Outreach Meeting Summary
2014 Marin County Housing Element

Housing Element Stakeholders Meeting
Marin Community Foundation
2/24/14 and 3/4/14

The following is a summary from a group of stakeholders invited to share their ideas on outreach with County staff. Ideas were shared on positive public meetings and ways to engage the public in a civil dialog.

- Tell stories – human face on housing, focus on the needs of seniors
- Provide examples of what affordable housing looks like
- People can’t come to daytime meetings, provide opportunities in the evenings and on weekends
- Small community meetings – get on the agenda of other meetings
- Use social media, such as Next Door, Facebook, etc.
- Reach out to service organizations, Rotary, Lions, etc.
- Reach out to local business community
- Offer opportunities for small groups to work together
- Provide a facilitator/group leader at meetings
- Ask community for advice
- Focus on reaching out to existing groups, get on their agendas “Up-reach not outreach”
- More than one microphone at meetings for public comment
- Staff should provide quick responses to all e-mailed questions
- Outreach should come from within the community, “Next Door”, e-mail lists, posters, signs, etc.
- Simplification of e-mail subscription process
- Informational outreach before a plan is drafted, outcome should not be predetermined
- Set expectations clearly up front
- Opinions of neighboring communities should have more weight than people who live elsewhere
- Evening meetings
- Advertise in the IJ
- Materials and staff reports available well before the hearings
- Use postal mail to notice meetings
Community Service Districts and Design Review Boards

Staff asked to be on the agenda to give a brief courtesy update on the schedule for updating the 2014-2023 Housing Element, provided an overview of our outreach and asked for any additional ideas or feedback on ways to reach the community.

Marin City Community Services District Meeting
630 Drake Avenue, Marin City
Thursday 3/6/14
- CSD Facebook page
- e-mail notifications via CSD listserv
- Possibly in the CSD newsletter, if one is published before workshops
- Important issue and the Board will reach out to raise public awareness

Strawberry Design Review Board
Strawberry Recreation Center
Monday 3/10/14
- ARC newspaper
- Posting at the Harbor Point Club and the Tiburon Club
- Posting around the community – coffee shops, senior centers, churches
- Green Building Council
- Mailers/door-to-door/door hangers
- The Cove Shopping Center
- Adequate time to notice before workshops
- “Next Door” Strawberry
- Community activists – through e-mail lists

Kentfield Planning Advisory Board Meeting
College of Marin
Wednesday 3/12/14
- “Next Door” web sites (there are multiple in Kentfield)
- Schools

Tamalpais Design Review Board Meeting
Log Cabin
Wednesday 3/19/14
- In outreach materials discuss the life cycle, youth and elderly often need affordable housing.
- Contributes to a vibrant community
- Focus on design in outreach materials – provide examples of well-designed developments at a range of densities
- TCSD Newsletter
Frequently Asked Questions

What is the Housing Element?
The Housing Element is a part of the Marin Countywide Plan, the County’s general plan, which guides planning and land use in the unincorporated areas of Marin County. The Housing Element is an eight year plan to meet housing needs in unincorporated Marin County at all economic levels, including low income and special needs households. The plan provides updates about the current demographics and housing data that serve as the basis for policies and actions to address unincorporated Marin’s needs. The plan also identifies a list of sites that have potential for future housing, based on State requirements.

Why update the Housing Element?
By law, every city, town and county in California must adopt a Housing Element as part of its General Plan. The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community, regardless of their income. The underlying premise of Housing Element law is that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. In the Bay Area, local governments must complete revisions to their Housing Elements by January 31, 2015.

An updated Housing Element provides a forum for the community and local decision-makers to work together to define community goals for future housing. It also provides an opportunity to incorporate ongoing housing policy discussions. It also allows the County to access critical state and federal infrastructure funds.

The Housing Element is an eight year plan to meet housing needs in unincorporated Marin County.

State law REQUIRES that every city, town and County in California adopt a Housing Element, subject to State approval, as part of its general plan.

This Housing Element update covers the planning period of 2014 to 2023.

Marin County must plan for a minimum 185 homes in the unincorporated area.

Didn’t we just finish with the 2007-2014 Housing Element process and have it certified by the State? Why is it being updated again so soon?
Marin County submitted its Housing Element in 2009, however, the State found it did not meet statutory requirements of identifying acceptable housing sites. As a result, Marin County re-submitted its 2007-2014 Housing Element in October 2013, and it was certified by the State in December 2013. We are now at the beginning of the next Housing Element cycle. The County must submit a plan for the 2014-2023 cycle to the State by January 31, 2015 for review and certification.

What is the “RHNA” and how much housing is unincorporated Marin required to plan for?
The Regional Housing Needs Allocation (RHNA) is a requirement that all California cities, towns and counties plan for their fair share of the regional housing need for all income levels and special needs populations. The specific housing allocation for each jurisdiction in the Bay Area are determined by the Association of Bay Area Governments (ABAG). The State of California has determined that the Bay Area needs to plan for 187,990 new homes for the planning period of 2014-2023. The entire County of Marin, including cities and towns and the unincorporated areas, is required to plan for 2,298 new homes, or 1% of the total Bay Area RHNA.

The unincorporated area of Marin is required to plan for a minimum 185 new homes, in three income categories: 61 market rate/above moderate income homes; 37 moderate income homes; and 87 lower income homes. The County will identify sites for where these homes could be located; however, the property owner decides whether to pursue development on these sites.

### What is our fair share of RHNA in unincorporated Marin?

<table>
<thead>
<tr>
<th>RHNA by Income Level</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Market Rate</strong></td>
<td>61 homes</td>
</tr>
<tr>
<td><strong>Moderate</strong></td>
<td>37 homes</td>
</tr>
<tr>
<td><strong>Lower Income</strong></td>
<td>87 homes</td>
</tr>
</tbody>
</table>

### Income Levels

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Income Range*</th>
<th>Affordable Rent or Mortgage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
<td>above $116k</td>
<td>above $2,900 per month</td>
</tr>
<tr>
<td>Moderate</td>
<td>$116k to $89k per year</td>
<td>$2,425 - $2,900 per month</td>
</tr>
<tr>
<td>Lower</td>
<td>$88k per year and below</td>
<td>$300 – $2,200 per month</td>
</tr>
</tbody>
</table>

*Income for a family of four
What is included in the Housing Element?
The Housing Element will include the following:

- An analysis of current and future housing needs
- An inventory of sites suitable for development of housing for all economic levels, sufficient to provide for 185 homes
- An inventory of financial and programmatic resources
- Analysis of governmental and non-governmental constraints to meeting housing needs
- A statement of the County’s goals, policies, and programs for meeting its housing need for the planning period of 2014-2023
- A review and assessment of the County’s implementation of the current Housing Element (2007-2014)

How is the Housing Element implemented?
The County implements its Housing Element through housing programs, decisions by the Planning Commission and Board of Supervisors about housing development, and regulatory tools such as zoning. The County also works with a variety of interested organizations to facilitate housing options for all County residents.

Get Involved! We want to hear from YOU!
The update timeline depicts the overall process for completing the next Housing Element for 2014-2023. This includes community workshops and public hearings with the Planning Commission and Board of Supervisors. The workshops provide an opportunity for community members to work in small groups to share different perspectives about housing, and to collaborate in identifying locations for future housing in unincorporated Marin. The community is encouraged to attend one or more workshops to provide input, and is able to share further feedback at the public hearings. Details for upcoming events can be found on the Housing Element website (see link below), where the community can also participate in the 2014 Marin Housing Survey through June 1, 2014.

How can you find out more?
For more information on the Housing Element and the update process, visit: www.marincounty.org/housingelement.
Questions and comments can be emailed to housingelement@marincounty.org, or you can leave a message for staff at 415-473-6697.

Population & Housing

**Population (unincorporated Marin) = 67,427**
- **Seniors** = 11,196
- **Disabled** = 8,195

**Households (unincorporated Marin) = 26,193**
- (69% owners, 31% renters)

**Median Household Income = $97,100**

**Median Housing Prices:**
(unincorporated Marin, Feb 2014)
- **2 bedroom apartment**
  - $2,600 monthly rent
- **Condo**
  - $625,000 median price
- **Single-family home**
  - $1,025,000 median price

**Housing Needs**
- **Seniors** (unincorporated Marin) = 6.7% living in poverty
- **Disabled** (unincorporated Marin) = 20% do not have accessible affordable housing
- **Homeless** (Countywide) = 933 individuals
- **At-risk of becoming homeless** (Countywide) = 4,388 individuals
- **Households living on less than $25,000 a year** (unincorporated Marin) = 2,892
- **Workforce** (Countywide): 60% of County’s local workforce commutes from surrounding counties. Many cannot afford to live in the area where they work.

**29,581 Total Housing Units** (unincorporated Marin):

- **Single-Family Detached**
  - 22,178
  - 76%
- **Single-Family Attached**
  - 1,897
  - 7%
- **Two-Four Units**
  - 1,406
  - 5%
- **Five+ Units**
  - 2,993
  - 10%
- **Mobile Homes**
  - 576
  - 2%
Marin County Housing Element

Community Workshop
Goals for Workshop

- Sit in the seat of a decision-maker
- Share your perspectives
- Update about the Housing Element
Workshop Guidelines

1. Listen actively -- respect others when they are talking.

2. Speak from your own experience instead of generalizing (use "I" instead of "they," "we," or "you").

3. Encourage different perspectives.

4. Focus objectively on ideas. It’s okay to disagree.

5. Participate to the fullest of your ability -- community growth depends on the inclusion of every individual voice.
Marin is a Slow Growth County

- 82% of land is preserved for open space and agriculture
- Strong environmental protections
- Slowest projected population growth of all nine Bay Area counties
Sustainable Future for Marin

Sustainable Communities:
- healthy
- balanced
- vital
- diverse

Countywide Plan
- based on principles of building sustainable communities
What is a Housing Element?

**What:** plan to meet local housing needs at all income levels

**Who:** all California cities, towns and counties

**Where:** unincorporated Marin County only

**When:** 2014-2023
What is included?

• Housing Needs
• Constraints
• Policies and Programs
• Sites

Toussin Affordable Senior Apartments
Kentfield
Bay Area Housing Needs

- Marin County: 2,298 homes (1%)
- Unincorporated Marin: 185 homes (0.0001%)
- Bay Area: 187,990 homes (99%)

185 minimum =
- 61 market rate
- 37 moderate income
- 87 lower income
## Income Categories: Marin County

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Income Range*</th>
<th>Example Jobs</th>
<th>Affordable Rent or Mortgage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above Moderate</td>
<td>above $116,000 per year</td>
<td>Software Engineer, Financial Consultant</td>
<td>above $2,900 per month</td>
</tr>
<tr>
<td>Moderate</td>
<td>$116,000 - $89,000 per year</td>
<td>School Administrator, Program Manager</td>
<td>$2,900 - $2,425 per month</td>
</tr>
<tr>
<td>Lower</td>
<td>$88,000 - $10,000 per year</td>
<td>Physical Therapy Trainer, Pharmacy Tech, Teacher Assistant, Disability Income</td>
<td>$2,200 - $300 per month</td>
</tr>
</tbody>
</table>

*Income for a family of four
Home Prices & Rents in Marin

2 bedroom apartment
$2,600 monthly rent

Condo
$625,000 median price

Single-family home
$1,025,000 median price

*unincorporated Marin, February 2014
Housing Stock in Marin

- **Market Rate**: 28,523 homes (99%)
- **Lower Income**: 968 homes (0.03%)
- **Moderate Income**: 90 homes (0.003%)

*unincorporated Marin*
Our unmet needs

• 2,974 residents are lower income and paying more than 50% of income for rent
• Homeless
• At-risk of homelessness
• Overcrowded
Our unmet needs

Seniors
More than 700 seniors live below the poverty line:
- Homeless
- Living in substandard housing
- Paying more than they can afford for housing

Special Needs
- More than 8,000 disabled persons live in unincorporated Marin

Young people
- Many cannot afford to live where they grew up

Residents & Manager of Tam House
Affordable Senior Housing
San Anselmo
Our unmet needs

Local Workforce
- 60% commutes from surrounding counties
- A classroom assistant at a local special needs school can afford $816 for housing
Affordable homes

- **968** existing homes are affordable to lower income families in our communities

- **90%** of residents were already part of the community before moving in
How the Housing Element is meeting our needs

- Engaging with the community
  - Meetings & Workshops
  - Housing Survey

- Planning for minimum 185 homes

- Focusing on 15 sites from the existing Housing Element
  - Pre-approved by State
  - Initial environmental review conducted
What are the roles?

**County:**
- Work with community to recommend sites for future housing
- Review proposed development plans

**Property Owner/Developer:**
- Apply for development on their site
- Go through full project review, including environmental review

**Community:**
- Share perspectives
- Give input
## Schedule

<table>
<thead>
<tr>
<th>March - June</th>
<th>April - May</th>
<th>May - June</th>
<th>July - August</th>
<th>November - January</th>
<th>December - January</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Survey</td>
<td>Community Workshops</td>
<td>Update Housing Element</td>
<td>Planning Commission</td>
<td>Board of Supervisors</td>
<td>Submit to State</td>
</tr>
</tbody>
</table>
Clarifying Questions
Planning Exercise – Purpose

• Sit in the seat of the decision-maker

• Listen and share different perspectives

• Discuss possible housing sites
Ways to Give Input

- Small group discussion - share your perspectives
- Small group recommendations - locations for housing
- Large group debrief
- Notes from your group
- Evaluation
Instructions

1. Nominate a Recorder
2. Nominate someone to use the Scenario Card to keep a running tally of the homes that your group places on the map
3. Begin your small group discussion about where to place your homes
4. Complete the group Scenario Card
5. Debrief with your small group
6. Debrief with the large group
7. Turn your Scenario Card and notes in to your Facilitator
# Exercise: Scenario Card

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of homes per prior Housing Element</th>
<th># Market Rate Homes (61 minimum)</th>
<th># Moderate Income Homes (37 minimum)</th>
<th># Lower Income Homes (87 minimum)</th>
</tr>
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<tr>
<td>Marinwood Plaza</td>
<td>82</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Oak Manor</td>
<td>10</td>
<td></td>
<td></td>
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<tr>
<td>California Park</td>
<td>50</td>
<td></td>
<td></td>
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<tr>
<td>Old Chevron Station</td>
<td>10</td>
<td></td>
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<tr>
<td>St. Vincent’s / Silveira</td>
<td>221</td>
<td></td>
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<tr>
<td>Easton Point</td>
<td>43</td>
<td></td>
<td>43 Legal settlement for 43 Market Rate homes</td>
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<tr>
<td>Tamarin Lane</td>
<td>3</td>
<td></td>
<td></td>
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<tr>
<td>Indian Valley</td>
<td>5</td>
<td></td>
<td></td>
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<tr>
<td>Manzanita</td>
<td>3</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Grandi Building</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>650 North San Pedro</td>
<td>240</td>
<td></td>
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<tr>
<td>Golden Gate Seminary</td>
<td>60</td>
<td></td>
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<tr>
<td>Marin City CDC</td>
<td>15</td>
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<tr>
<td>Armstrong Nursery</td>
<td>10</td>
<td></td>
<td></td>
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<tr>
<td>Inverness Valley Inn</td>
<td>2</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Location is not included in final Site Inventory for the certified Housing Element</td>
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<tr>
<td>Total</td>
<td>---</td>
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</tbody>
</table>
Planning Exercise – Purpose

- Sit in the seat of the decision-maker
- Listen and share different perspectives
- Discuss possible housing sites
We want to hear from you

- Community Workshops
- Planning Commission Hearings (summer)
- Board of Supervisors Hearings (winter)
- 2014 Marin Housing Survey
- Website [www.marincounty.org/housingelement](http://www.marincounty.org/housingelement)
- Email staff [housingelement@marincounty.org](mailto:housingelement@marincounty.org)

Pilgrim Park
Affordable Family Homes
San Rafael
Workshops

• Tuesday, April 8 at 6:00-8:30pm
• Saturday, April 26 at 1:00-3:30pm
• Saturday, May 3 at 2:00-4:30pm
• Tuesday, May 6 at 6:00-8:30pm
• Saturday, May 10 at 10am-12:30pm
## Countywide RHNA

### Appendix C: Final Regional Housing Need Allocation (2014-2022)

<table>
<thead>
<tr>
<th>Marin County Unincorporated</th>
<th>Low 51-80%</th>
<th>Very Low 0-50%</th>
<th>Moderate 81-120%</th>
<th>Above Moderate 120%+</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marin County</td>
<td>55</td>
<td>32</td>
<td>37</td>
<td>61</td>
<td>185</td>
</tr>
<tr>
<td>Totals</td>
<td>618</td>
<td>367</td>
<td>423</td>
<td>890</td>
<td>2298</td>
</tr>
<tr>
<td>Sausalito</td>
<td>26</td>
<td>14</td>
<td>16</td>
<td>23</td>
<td>79</td>
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<tr>
<td>Tiburon</td>
<td>24</td>
<td>16</td>
<td>19</td>
<td>19</td>
<td>78</td>
</tr>
<tr>
<td>Novato</td>
<td>111</td>
<td>65</td>
<td>72</td>
<td>167</td>
<td>415</td>
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<tr>
<td>San Rafael</td>
<td>240</td>
<td>148</td>
<td>181</td>
<td>438</td>
<td>1,007</td>
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<tr>
<td>Ross</td>
<td>6</td>
<td>4</td>
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<tr>
<td>San Anselmo</td>
<td>33</td>
<td>17</td>
<td>19</td>
<td>37</td>
<td>106</td>
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<tr>
<td>Larkspur</td>
<td>40</td>
<td>20</td>
<td>21</td>
<td>51</td>
<td>132</td>
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<tr>
<td>Mill Valley</td>
<td>41</td>
<td>24</td>
<td>26</td>
<td>38</td>
<td>129</td>
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<tr>
<td>Fairfax</td>
<td>16</td>
<td>11</td>
<td>11</td>
<td>23</td>
<td>61</td>
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<tr>
<td>Corte Madera</td>
<td>22</td>
<td>13</td>
<td>13</td>
<td>24</td>
<td>72</td>
</tr>
<tr>
<td>Belvedere</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>16</td>
</tr>
</tbody>
</table>
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)

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of homes from prior Housing Element</th>
<th># Market Rate Homes (61 minimum)</th>
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</tr>
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<tbody>
<tr>
<td>1. Marinwood Plaza</td>
<td>82</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2. Oak Manor</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3. California Park</td>
<td>50</td>
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<tr>
<td>4. Old Chevron Station</td>
<td>10</td>
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<td>8. Indian Valley</td>
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<tr>
<td>10. Grandi Building</td>
<td>2</td>
<td></td>
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</tr>
<tr>
<td>11. 650 North San Pedro</td>
<td>In March 2014, the property was purchased to preserve from development</td>
<td></td>
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<tr>
<td>12. Golden Gate Seminary</td>
<td>60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Marin City CDC</td>
<td>15</td>
<td></td>
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<td>Location is not included in final Site Inventory for the certified Housing Element</td>
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<tr>
<td>16. Grady Ranch</td>
<td>240</td>
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<td></td>
</tr>
<tr>
<td>17. Roosevelt</td>
<td>2</td>
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<tr>
<td><strong>Totals</strong></td>
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</tbody>
</table>

(Please turn over for debrief info)
Debrief

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

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

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

Notes:
### SCENARIO CARD

**Date:** ___________________________  **Group Number:** ___________________________

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of homes from prior Housing Element</th>
<th># Market Rate Homes (61 minimum)</th>
<th># Moderate Income Homes (37 minimum)</th>
<th># Lower Income Homes (87 minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Marinwood Plaza</td>
<td>82</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Oak Manor</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. California Park</td>
<td>50</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Old Chevron Station</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. St. Vincent’s / Silveira</td>
<td>221</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Easton Point</td>
<td>43</td>
<td></td>
<td>Legal settlement for 43 Market Rate homes</td>
<td></td>
</tr>
<tr>
<td>7. Tamarin Lane</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Indian Valley</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Manzanita</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Grandi Building</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>11. 650 North San Pedro</strong></td>
<td><strong>In March 2014, the property was purchased to preserve from development</strong></td>
<td><strong>---</strong></td>
<td><strong>---</strong></td>
<td><strong>---</strong></td>
</tr>
<tr>
<td>12. Golden Gate Seminary</td>
<td>60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Marin City CDC</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Armstrong Nursery</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. Inverness Valley Inn</td>
<td><strong>Location is not included in final Site Inventory for the certified Housing Element</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. Grady Ranch</td>
<td>240</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Roosevelt</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>---</strong></td>
<td><strong>---</strong></td>
<td><strong>---</strong></td>
<td><strong>---</strong></td>
</tr>
<tr>
<td>Region</td>
<td>Very Low</td>
<td>Low</td>
<td>Moderate</td>
<td>Above Moderate</td>
</tr>
<tr>
<td>----------------------</td>
<td>----------</td>
<td>-------</td>
<td>----------</td>
<td>----------------</td>
</tr>
<tr>
<td>Belvedere</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Corte Madera</td>
<td>22</td>
<td>13</td>
<td>13</td>
<td>24</td>
</tr>
<tr>
<td>Fairfax</td>
<td>16</td>
<td>11</td>
<td>11</td>
<td>23</td>
</tr>
<tr>
<td>Larkspur</td>
<td>40</td>
<td>20</td>
<td>21</td>
<td>51</td>
</tr>
<tr>
<td>Mill Valley</td>
<td>41</td>
<td>24</td>
<td>26</td>
<td>38</td>
</tr>
<tr>
<td>Novato</td>
<td>111</td>
<td>65</td>
<td>72</td>
<td>167</td>
</tr>
<tr>
<td>Ross</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>San Anselmo</td>
<td>33</td>
<td>17</td>
<td>19</td>
<td>37</td>
</tr>
<tr>
<td>San Rafael</td>
<td>240</td>
<td>148</td>
<td>181</td>
<td>438</td>
</tr>
<tr>
<td>Sausalito</td>
<td>26</td>
<td>14</td>
<td>16</td>
<td>23</td>
</tr>
<tr>
<td>Tiburon</td>
<td>24</td>
<td>16</td>
<td>19</td>
<td>19</td>
</tr>
<tr>
<td>Unincorporated County</td>
<td>55</td>
<td>32</td>
<td>37</td>
<td>61</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>618</td>
<td>367</td>
<td>423</td>
<td>890</td>
</tr>
</tbody>
</table>

**FY 2014 Marin County Income Limits**

<table>
<thead>
<tr>
<th>Household size</th>
<th>Very low</th>
<th>Low</th>
<th>Moderate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>38,750</td>
<td>62,050</td>
<td>81,600</td>
</tr>
<tr>
<td>2</td>
<td>44,300</td>
<td>70,900</td>
<td>93,250</td>
</tr>
<tr>
<td>3</td>
<td>49,850</td>
<td>79,750</td>
<td>104,900</td>
</tr>
<tr>
<td>4</td>
<td>55,350</td>
<td>88,600</td>
<td>116,500</td>
</tr>
<tr>
<td>5</td>
<td>59,800</td>
<td>95,700</td>
<td>125,900</td>
</tr>
<tr>
<td>6</td>
<td>64,250</td>
<td>102,800</td>
<td>135,200</td>
</tr>
<tr>
<td>7</td>
<td>68,650</td>
<td>109,900</td>
<td>144,500</td>
</tr>
<tr>
<td>8</td>
<td>73,100</td>
<td>117,000</td>
<td>153,850</td>
</tr>
</tbody>
</table>

The “30% of Median,” “Very Low Income” and “Low Income” schedules shown above were published by the U.S. Dept. of Housing and Urban Development (HUD), effective 12/18/2013. The “Median Income” schedule shown above is based on the FY2014 median family income for Marin County, CA of $97,100 for a four-person household, issued by HUD effective 12/18/2013, with adjustments for smaller and larger household sizes. The “Moderate Income” schedule shown above represents 120% of median income. For additional information, you may consult the HUD website at [www.huduser.org/datasets/il.html](http://www.huduser.org/datasets/il.html)
# Marin County Housing Examples

<table>
<thead>
<tr>
<th>Market Rate/Above Moderate income housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Image" /> <img src="image2.png" alt="Image" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Moderate income housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image3.png" alt="Image" /> <img src="image4.png" alt="Image" /> <img src="image5.png" alt="Image" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lower income housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image6.png" alt="Image" /> <img src="image7.png" alt="Image" /> <img src="image8.png" alt="Image" /></td>
</tr>
</tbody>
</table>
## Marin County Income Categories

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Income Range*</th>
<th>Example Jobs</th>
<th>Affordable Rent or Mortgage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Above Moderate</strong></td>
<td>above $116,000 per year</td>
<td>Software Engineer, Financial Consultant</td>
<td>above $2,900 per month</td>
</tr>
<tr>
<td><strong>Moderate</strong></td>
<td>$116,000 – $89,000 per year</td>
<td>School Administrator, Program Manager</td>
<td>$2,900 – $2,425 per month</td>
</tr>
<tr>
<td><strong>Lower</strong></td>
<td>$88,000 – $10,000 per year</td>
<td>Physical Therapy Trainer, Pharmacy Tech, Teacher Assistant, Disability Income</td>
<td>$2,200 – $300 per month</td>
</tr>
</tbody>
</table>

*Income levels are for a family of four
| Site # 1 | Marinwood Plaza | 100 Marinwood Avenue  
| (4.75 acres) |
| Community | Marinwood |
| Proximity to bus route/services | Close (within ¼ mile) |
| Environmental considerations | Highway noise and air quality. Remediation from dry cleaner currently in process. |
| Site status | Underutilized. Strip mall with grocery. Affordable housing developer in contract and proposing 72 lower income homes and 10 moderate income homes. Identified in the 2007 Countywide Plan as a Housing Overlay Designation site. Housing proposed is in addition to existing uses. |

* Maximum of 100 homes allowed; however the pending application includes only 82 homes.

---

![Location Map](image-url)
<table>
<thead>
<tr>
<th>Site # 2</th>
<th>Oak Manor</th>
<th>2400 Sir Francis Drake Blvd. (1.58 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Fairfax</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Minimal.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Underutilized. Commercial complex with local serving business and vacant storefronts. Large underutilized surface parking area. Identified in the 2007 Countywide Plan as a Housing Overlay Designation site. Housing could be in addition to current uses.</td>
<td></td>
</tr>
</tbody>
</table>
### Site # 3: California Park

<table>
<thead>
<tr>
<th>Community</th>
<th>San Rafael</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>On SMART right of way, noise and vibration considerations for residents.</td>
</tr>
<tr>
<td>Site status</td>
<td>Vacant. Dirt parking lot close to downtown San Rafael, near services and regional bus. Identified in the 2007 Countywide Plan as a Housing Overlay Designation site for up to 50 homes.</td>
</tr>
</tbody>
</table>

![Map of California Park](image-url)
<table>
<thead>
<tr>
<th>Site # 4</th>
<th>Old Chevron Station</th>
<th>204 Flamingo Rd. (0.79 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Almonte</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Vacant. Flat lot on Shoreline Highway (HWY 1). Affordable housing allowed at the high end of the Countywide Plan density range. Could be scattered development with Site #14.</td>
<td></td>
</tr>
</tbody>
</table>

![Map of Old Chevron Station](image-url)
| Site # 5 | St. Vincent’s/Silveira | St. Vincent’s Dr.  
(55 acres developable) |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>St. Vincent’s</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Moderate (within ¼ to 1 mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Agricultural sensitivity and within the baylands corridor. Some areas subject to ridge and upland greenbelt (RUG) policies.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Underutilized. St. Vincent’s school for boys and church operate on a portion of the site. Housing could be in addition to current uses.</td>
<td></td>
</tr>
</tbody>
</table>

![Map of St. Vincent’s/Silveira](image-url)
<table>
<thead>
<tr>
<th>Site # 6</th>
<th><strong>Easton Point</strong></th>
<th>Paradise Drive, unincorporated Tiburon (110 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Tiburon</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Limited (more than 1 mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Partially in ridge and upland greenbelt (RUG). Slope instability and landslides. Rare plants. Average slope 38%.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Vacant. *Stipulated judgment allows entitlement for 43 market rate single-family residential lots, inclusionary policy will not apply. Proposed guidelines would provide for future home sizes of 5,500 to 8,750 square feet each.</td>
<td></td>
</tr>
</tbody>
</table>

![Map of Easton Point](image_url)
<table>
<thead>
<tr>
<th>Site # 7</th>
<th>Tamarin Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Black Point</td>
</tr>
<tr>
<td>Proximity to bus route/services.</td>
<td>Limited (more than 1 mile)</td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Minimal</td>
</tr>
<tr>
<td>Site status</td>
<td>Vacant. Subdivision approved in 2007 for 3 developable lots, entitlements expired.</td>
</tr>
</tbody>
</table>

![Site map of Tamarin Lane](image-url)
<table>
<thead>
<tr>
<th>Site #</th>
<th>Indian Valley</th>
<th>1970 Indian Valley Rd. (7.7 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Indian Valley</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route / services</td>
<td>Limited (more than 1 mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Negative Declaration of Environmental Impacts was granted.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Underutilized. One unit existing home, subdivision approved in 2009 for 5 new residential lots, entitlements expired.</td>
<td></td>
</tr>
<tr>
<td>Site # 9</td>
<td>Manzanita</td>
<td>150 Shoreline Hwy (0.56 acres)</td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Community</td>
<td>Almonte</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Highway noise and portion of property in a flood hazard area.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Vacant. Precise development plan for Deli and 3 units approved, however entitlements have expired.</td>
<td></td>
</tr>
</tbody>
</table>

![Map of Manzanita Mixed Use](image)
**Site # 10**

**Grandi Building**

<table>
<thead>
<tr>
<th>Community</th>
<th>Pt. Reyes Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Septic capacity concerns</td>
</tr>
<tr>
<td>Site status</td>
<td>Underutilized. Blighted historic hotel shell. Project received entitlements for 2 employee units on-site in addition to the rehabilitation of this landmark hotel; however entitlements expired.</td>
</tr>
</tbody>
</table>

*Map showing the location of Grandi Building.*

**Location Fact Sheets**

*Community Workshop for Marin County Housing Element*
<table>
<thead>
<tr>
<th>Site # 11</th>
<th>650 N. San Pedro</th>
<th>650 N. San Pedro Rdd. (14.8 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Santa Venetia</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Moderate (within ¼ to 1 mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Wetlands, steep slopes, tree removal, visual impacts, traffic, drainage, community compatibility, and biological resources.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>*In March 2014, the property was purchased to preserve from future development.</td>
<td></td>
</tr>
</tbody>
</table>

![Map of Site #11](image)
### Site # 12  
**Golden Gate Seminary**
Seminary Drive  
(73.57 acres)

<table>
<thead>
<tr>
<th><strong>Community</strong></th>
<th>Tiburon</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proximity to bus</strong></td>
<td>Limited (more than 1 mile)</td>
</tr>
<tr>
<td>route/services</td>
<td></td>
</tr>
<tr>
<td><strong>Environmental</strong></td>
<td>Traffic and visual impacts.</td>
</tr>
<tr>
<td>considerations</td>
<td></td>
</tr>
<tr>
<td><strong>Site status</strong></td>
<td>Underutilized. Partially developed site with 103 existing units. Golden Gate Baptist Seminary operating educational and residential uses. Affordable Housing combining district allows up to 60 units on 2 acres. Housing could be in addition to current uses.</td>
</tr>
</tbody>
</table>
| Site # 13 | Marin City Community Development | 441 Drake Ave.  
(3.87 acres) |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Marin City</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Potential stream conservation area, large trees.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Existing offices of Marin City Community Development Corporation. Site is adjacent to established neighborhood, close to community center and retail services. Large lot with small existing footprint. Affordable Housing combining district allows up to 15 units on half an acre. Housing could be in addition to existing use.</td>
<td></td>
</tr>
</tbody>
</table>

![Map of Site # 13]
<table>
<thead>
<tr>
<th>Site # 14</th>
<th>Armstrong Nursery</th>
<th>217&amp; 221 Shoreline Hwy. (1.77 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Almonte</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Underutilized. Large surface lot and small retail on Shoreline Highway (HWY 1). Affordable housing allowed at the high end of the general plan density. Housing providers have expressed interest in the site. Locate development within the existing footprint to minimize impacts.</td>
<td></td>
</tr>
</tbody>
</table>

[Note: Site #15 intentionally omitted, not included in certified Housing Element]
<table>
<thead>
<tr>
<th>Site # 16</th>
<th>Grady Ranch</th>
<th>Lucas Valley Road (240 acres*)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Lucas Valley</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Limited (more than 1 mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Road access intersects creek. Lack of water and sewer connections, and local services. Stream conservation area. Moderate to steep slopes.</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Vacant. Property owner has announced intent to study affordable housing development potential on site.</td>
<td></td>
</tr>
</tbody>
</table>

*Acreage by Assessor’s Map totals 229, however not necessarily accurate. 240 acres reflects property owner’s recent site plan.*

![Map of Grady Ranch](image)
<table>
<thead>
<tr>
<th>Site # 17</th>
<th>Roosevelt</th>
<th>30 Roosevelt St. (0.18 acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>Santa Venetia</td>
<td></td>
</tr>
<tr>
<td>Proximity to bus route/services</td>
<td>Close (within ¼ mile)</td>
<td></td>
</tr>
<tr>
<td>Environmental considerations</td>
<td>Minimal</td>
<td></td>
</tr>
<tr>
<td>Site status</td>
<td>Vacant. County owned property; flat lot in residential neighborhood.</td>
<td></td>
</tr>
</tbody>
</table>
Question 1: What are your top three takeaways?
- Number of homes and the locations
- Better understanding of density, in terms of how many homes can be placed on specific locations
- Finding perspectives, trying to find healthy balance between existing neighborhoods and potential changes that new homes could bring.
- Difficult to reach consensus about any potential sites.
- Would be more productive to have focused on particular area rather than the entire County.

Question 2: What was it like listening to everyone’s perspectives?
- We would like to have better communication between the County and Marin City community about the Housing Element.
- Engaging conversation, learned about perspectives, histories, and talked about possibilities
- Difficult to begin conversation, but were able to eventually come to mutual understanding.
- Focusing on issues we had control over helped us reach consensus and progress through the exercise.

Question 3: What did you discover about placing the homes?
- Focused on housing in Marin City rather than other areas, since that is the community we are most familiar with.
- There is a housing need that needs to be addressed, and community needs to get involved.
- The County Supervisor needs to hear from the community and be involved.
- Affordable housing should be spread out equitably throughout the County rather than concentrated in focused areas.
- Needed more clarity about what the specific housing numbers for each site mean and where they come from.
- Unclear why those limits were there.
- Existing application at Marinwood provided guidance/starting point for placing homes.
- Tried to consider multiple factors that affect housing.
- Student housing in Indian Valley was discussed as an important consideration.
<table>
<thead>
<tr>
<th>should remain affordable – should be protected.</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• More information was needed to make better informed decisions.</td>
<td>• No trouble sharing perspectives and listening to one another.</td>
<td></td>
</tr>
<tr>
<td>• Need more community-specific engagement in the form of community meetings focused on specific sites.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• We need a process that more effectively incorporates the public’s recommendations into the decisions that are made about housing.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

N/A – no feedback on this question
### Community Workshop on the Housing Element

**April 26, 2014**

**Summary of Large Group Debrief**

<table>
<thead>
<tr>
<th>What are your top three takeaways?</th>
<th>What did you discover about placing the homes?</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Planners should take holistic approach and consider what towns and cities are doing.</td>
<td>• Frustrating process due to the time constraints.</td>
</tr>
<tr>
<td>• Public should know more about how affordable housing is financed.</td>
<td>• More information is needed about the specific sites and communities to make decisions.</td>
</tr>
<tr>
<td>• Be proportional in how the housing is distributed.</td>
<td></td>
</tr>
<tr>
<td>• Relieved that quota has been reduced to 185 homes.</td>
<td>• Our group used compromise and focused on logic.</td>
</tr>
<tr>
<td>• Surprised at the sites that are being considered.</td>
<td>• Places with overlap were discussed and agreed upon.</td>
</tr>
<tr>
<td>• People with different viewpoints came to consensus, appreciated being heard.</td>
<td>• We Agreed!!</td>
</tr>
<tr>
<td>• Process for getting second units approved should be streamlined and the fees should be greatly reduced. Second units could meet 25% to 50% of the RHNA numbers</td>
<td></td>
</tr>
<tr>
<td>• People have legitimate concerns about where housing is placed.</td>
<td><strong>N/A – no feedback regarding this question</strong></td>
</tr>
<tr>
<td>• Need to consider impacts and constraints (environmental, geological, public services, schools, and infrastructure).</td>
<td></td>
</tr>
<tr>
<td>• Object to the fundamentals of this exercise; why should we be limited to this list of sites?</td>
<td></td>
</tr>
<tr>
<td>• Concerned about sea level rise, toxics, financial feasibility, and more related to the specific sites being considered.</td>
<td>• High energy discussion.</td>
</tr>
<tr>
<td>• Want small infill projects, housing over retail, repurposing retail, in-law units.</td>
<td>• Everyone felt heard.</td>
</tr>
<tr>
<td>• Involve other jurisdictions in the planning process.</td>
<td>• Some agreement and some disagreement among group members.</td>
</tr>
<tr>
<td>• Don’t build socio-economic islands; infill development is preferred.</td>
<td>• Hard to get an answer to our specific questions.</td>
</tr>
<tr>
<td>• Planners should consult with local communities</td>
<td></td>
</tr>
<tr>
<td>• Avoid land toxicity and other environmental issues.</td>
<td></td>
</tr>
<tr>
<td>• Marin doesn’t want to be like San Jose.</td>
<td>• We have a common interest; we are Marin.</td>
</tr>
<tr>
<td>• Avoid land toxicity and other environmental issues.</td>
<td>• Want to preserve Marin County</td>
</tr>
<tr>
<td>• Marin doesn’t want to be like San Jose.</td>
<td>• It was good process and discussion!</td>
</tr>
<tr>
<td>What are your top three takeaways?</td>
<td>What did you discover about placing the homes?</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>• Disagreed with the sites that were chosen for this exercise.</td>
<td>• Fascinating discussion, everyone was involved.</td>
</tr>
<tr>
<td>• Should have also considered second units, equity sharing, Habitat for Humanity, etc.</td>
<td>• People felt heard.</td>
</tr>
<tr>
<td>• No housing development should be more than 20% affordable.</td>
<td>• We all recorded and agreed upon sites.</td>
</tr>
<tr>
<td>• Don’t build near transit because that means building near highway pollution.</td>
<td></td>
</tr>
<tr>
<td>• Non-profit rental developments are “BS”; they wind up making a profit at the expense of the taxpayers.</td>
<td></td>
</tr>
</tbody>
</table>
### Community Workshop on the Housing Element

**May 3, 2014**

**Summary of Large Group Debrief**

<table>
<thead>
<tr>
<th>What are your top three takeaways?</th>
<th>What did you discover about placing the homes?</th>
</tr>
</thead>
<tbody>
<tr>
<td>• We thought the goal was to place homes at the locations given.</td>
<td>• It was a confusing process.</td>
</tr>
<tr>
<td>• Had a difficult time with the lack of focus of the workshop/exercise.</td>
<td>• There is a lot of diversity of opinion concerning the suitability of several of the sites, such as Grady Ranch.</td>
</tr>
<tr>
<td>• Had a much more positive feeling at this workshop compared to the 4/26 workshop.</td>
<td>• Our process began with determining whether all those at the table shared the same opinions or not.</td>
</tr>
<tr>
<td>• Should not be building poverty clusters; don’t ignore ground contaminations; don’t create traffic impacts.</td>
<td></td>
</tr>
<tr>
<td>• We learned why things are the way that they are, for example why it’s so hard to make these decisions.</td>
<td>• We thought it would take a longer discussion to become a group that could compromise and make these kinds of decisions.</td>
</tr>
<tr>
<td>• We also learned that our conversations give good and informative feedback.</td>
<td>• Needed more time to reach consensus.</td>
</tr>
<tr>
<td>• We all have very strong opinions, which made it difficult to make decisions.</td>
<td>• We need further education about costs of housing development. For example, what are the economics of developing at Grady Ranch or the Marin City site?</td>
</tr>
<tr>
<td>• We didn’t know enough about the process to make informed decisions.</td>
<td>• It was an inspirational process.</td>
</tr>
<tr>
<td>• Need more integrated outreach with community organizations, door-to-door, schools, and others to get more of the community involved.</td>
<td></td>
</tr>
<tr>
<td>• Our voices are too far removed from the decision-makers for our opinions to matter.</td>
<td>• It’s a difficult process.</td>
</tr>
<tr>
<td>• Want to ensure that more of the people who are actually impacted by the outcome are involved in this process.</td>
<td>• We weren’t able to decide on placement of any homes.</td>
</tr>
</tbody>
</table>
## Community Workshop on the Housing Element

**May 6, 2014**

### Summary of Large Group Debrief

<table>
<thead>
<tr>
<th>What are your top three takeaways?</th>
<th>What did you discover about placing the homes?</th>
</tr>
</thead>
<tbody>
<tr>
<td>• We had an active engaging conversation, but did not get into the takeaways.</td>
<td>• N/A – no feedback on this question</td>
</tr>
</tbody>
</table>
| • There is not enough public comment on the pros and cons of any of these sites or the whole issue.  
  • How are we assured about Environmental Review and that there will be community involvement, given streamlining options?  
  • County should show impact of potential density bonus units. | • We are not going to vote on sites until we get more information.  
• No one should vote on sites until they know what they’re doing. |
| • Poorly put together process; felt pressure to make choices within confines that we don’t necessarily agree with.  
• Would’ve been more helpful to have other options.  
• This is bad politics and represents old style technology.  
• Many code issues have not been dealt with.  
• Important to identify the impacts of any future development and locate where impacts would be met geographically.  
• Reject the idea that car-free workers would live at potential workforce housing at SMART stations.  
• Resent poverty clusters, having personal experience of being raised in the inner city.  
• Poverty clusters and low income housing surrounded by affluence are not good places to raise a family. | • We had an engaged and strong-willed exchange; are used to having a high level impact exchange. |
| • We thought we were going to receive Housing Element education tonight, but the staff’s presentation and handouts did not meet that goal.  
• Unhappy that our taxpayer dollars were spent on these two housing videos, money would be better spent on education of public on the Housing Element. | • We all listened to each other and had a civil conversation. |
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<tr>
<th>What are your top three takeaways?</th>
<th>What did you discover about placing the homes?</th>
</tr>
</thead>
</table>
| • Too much misinformation presented on both sides, felt that the process was not trust-building in County staff and decision-makers.  
• The Housing Element process countywide needs to be challenged.  
• It would’ve been more helpful to ask us for “big picture” housing criteria instead. | • We had a good conversation, but there were too many facilitators at our table. |
| • Some attendees declined to participate, because they felt it was a disingenuous process.  
• Water and traffic are key issues to be considered.  
• Building housing near the freeway doesn’t alleviate any traffic/environmental issues.  
• Concerned about state-mandated housing planning at the local level. We will have the opportunity to voice our opinions during the Planning Commission hearings to ensure that our viewpoints are heard.  
• Learned a lot about the Housing Element and the update process. This process feels like a charade, but it is important to keep showing up and sharing our perspectives.  
• It is disingenuous to discuss sites that you don’t know anything about. | • We had a lively back and forth discussion with varied perspectives and listened to one another. |
| • We should work toward a combined consensus of the local people, cities and County all working together, but excluding the State from the process.  
• High density is unacceptable as it is currently defined in this County.  
• We want the Tam Valley sites removed from consideration and real environmental problems addressed not ignored.  
• No sites were selected because Tam Valley is our home and traffic impacts alone make us not want to place additional housing here. We don’t want supervisors taking our input at these workshops and turning it against us. | • The process was excellent and everyone had a lot to contribute.  
• We could’ve discussed this in length, beyond the end of the workshop time. |
| • We rejected the sites offered and provided a discussion of alternatives instead.  
• Alternatives are not being provided to us by the County to meet our housing needs such as junior second units and increased minimum wage.  
• With the exception of three Tam Junction sites, we can’t recommend selection of any sites due to lack of knowledge about public services, traffic congestion, water supply, schools, infrastructure, and the environment.  
• The Tam Junction sites present issues where there is a convergence of... |
<table>
<thead>
<tr>
<th>What are your top three takeaways?</th>
<th>What did you discover about placing the homes?</th>
</tr>
</thead>
</table>
| unmitigable constraints, which should not be visited upon future residents.  
- Traffic, water, flooding and sea level rise, air toxins from highway pollution, noise pollution, all other health impacts, high seismic risk and liquefaction, hazardous material and presence/possibility of endangered species should all be discussed and considered.  
- In spite of repeated feedback over several years, we feel that our input and expertise has been ignored by the County as evidenced by the repeated inclusion of Tam Valley’s known constrained sites in the attempted pre-determined outcome of this exercise. |
| • Very unhappy with process of this workshop.  
• We believe this discussion should have begun with letting residents provide the criteria that should be used to evaluate and prioritize housing sites.  
• We object to having to choose from pre-selected sites with very few choices.  
• We want to discuss other ways to meet Marin’s housing need. |
| • We had a very nice discussion, but didn’t like process overall.  
• The number of units shown next to the sites on the map are inaccurate and do not represent the total number of units that could actually be built.  
• In order to select sites, people need to know how it would impact the environment, public health and safety, infrastructure, public services, and neighborhood character. |
| • We noted that there is so much opposition to affordable housing in Marin that it seems impossible to reach civil discourse about where to place affordable housing.  
• We need to look at the problems of the “Wincup” development as the poster child example of developers taking over the process from the community.  
• We need solutions that come from deep green retrofitting. |
| • A lot of passionate feelings came out of discussion.  
• Many felt they did not have enough information.  
• We have very different emotional perspectives, so it was important to listen to each other’s perspectives.  
• We tried to place homes on sites, but were very split as a group and felt we didn’t know enough to make informed conscientious decisions about placing homes.  
• We need hubs around transportation such as in West Marin. |
| • We had 8 or 9 significant points to discuss, so we spent our time today discussing the process rather than the content.  
• We prefer locally created solutions to solve affordable housing issues.  
• Building codes should be meant to protect us, but are hindering creativity and supply of affordable housing.  
• We would like to seek emphasis on Section 8 housing incentives for people in the local community to build housing for Section 8, not top-down planning like this exercise.  
• We do not feel comfortable being pinned against others in community. |
| • The process was very helpful and we had a rich group of diverse backgrounds.  
• Aging is a team sport.  
• We did not place any homes for exercise. |
## Community Workshop on the Housing Element
### May 10, 2014

### Summary of Large Group Debrief

<table>
<thead>
<tr>
<th>What are your top three takeaways?</th>
<th>What did you discover about placing the homes?</th>
</tr>
</thead>
</table>
| • There was insufficient information provided to make measured or thoughtful decisions.  
  • One-line sentences were provided about each site, but the information was not clear. For example, at site #8 the map is not clear at all and the info states that it is zoned for 5 units, but it is unclear whether it will be rezoned.  
  • It is unclear if the number of sites on the materials will remain the same if sites are included in the Housing Element. | • Unanimously agreed (one group member at table). |
| • We felt the exercise puts the cart before the horse.  
  • We don’t agree with the 185 units.  
  • We don’t have enough information on the sites, such as impacts on traffic, schools, water, etc.  
  • Why were some of these sites picked?  
  • Some sites have constraints.  
  • The housing video made it seem like everyone has a right to live in Marin even if they can’t afford it, but we don’t agree with this. | • We had a hard-working group earnestly trying to do the exercise but found there was too little information.  
  • We really respected and listened to each other carefully, and agreed on most things. |
| • Agree that we don’t know enough about the sites. An example is Marinwood – there is something planned there, but there are toxic issues at that site. We don’t know enough to make judgment about sites.  
  • Let’s separate “density” from “affordable”; high density is incentivized for developers. Let’s incentivize opportunities to build affordable housing instead.  
  • We received great useful information about housing and relevant legislation from staff today.  
  • We haven’t yet had an opportunity to just become more informed about the Housing Element, legislation, and housing issues in general, we need more opportunities for this. | • Excellent process. |
| • There was frustration among our group because we all felt that it is not our place to comment on sites that are not in our own community.  
  • Each respective community should be involved in choosing sites in their | • We had a civil discussion and listened to one another. |
<table>
<thead>
<tr>
<th>What are your top three takeaways?</th>
<th>What did you discover about placing the homes?</th>
</tr>
</thead>
<tbody>
<tr>
<td>area.</td>
<td>• We listened to each other, but one member left early in the workshop.</td>
</tr>
<tr>
<td>• Transparency is an issue because we were informed that there were no sites in my area (unincorporated Novato).</td>
<td></td>
</tr>
<tr>
<td>• More discussion needs to take place because everyone has interest in learning more about housing related issues such as development along freeways and related air quality impacts that need to be addressed.</td>
<td></td>
</tr>
<tr>
<td>• We feel that most of the locations we looked at were unable to handle low income housing because of limited access to transportation.</td>
<td></td>
</tr>
<tr>
<td>• One group member felt that having input from the community is extremely valuable and acknowledges that this is a difficult job, but questioned whether this exercise is intended for the County to simply be able to say they’ve reached out to community and done their due diligence.</td>
<td></td>
</tr>
<tr>
<td>• Housing numbers were handed out by ABAG, but the community should have local control over this.</td>
<td></td>
</tr>
<tr>
<td>• We didn’t like the housing video, and questioned the PowerPoint which listed many stats but did not provide sources for those figures to validate them.</td>
<td></td>
</tr>
<tr>
<td>• We had a very interesting discussion.</td>
<td>• We learned a lot, and hope everyone else did today.</td>
</tr>
<tr>
<td>• There are hidden costs to Marin taxpayers when people with special needs move out of Marin to other counties, in which case Marin has to pay costs for those moving to other counties, and these costs in turn impact our local tax bill.</td>
<td></td>
</tr>
<tr>
<td>• We should be given alternatives rather than being presented with one plan, so that we can decide which is the best alternative based on all factors.</td>
<td></td>
</tr>
<tr>
<td>• Before we get to point of approving sites, we should know what alternatives there are and what the relative cost to community is.</td>
<td></td>
</tr>
<tr>
<td>• We believe that each community knows its own area best, and that a premium should be placed on local control rather than decisions made by those who live outside the area.</td>
<td></td>
</tr>
<tr>
<td>• Therefore we could not place housing numbers on sites we’re unfamiliar with.</td>
<td></td>
</tr>
<tr>
<td>• We don’t have all the information that County planners do to make informed decisions.</td>
<td></td>
</tr>
<tr>
<td>• We are not presented with various potential impacts on different communities, such as sea level rise, schools, traffic, and social services,</td>
<td></td>
</tr>
<tr>
<td>What are your top three takeaways?</td>
<td>What did you discover about placing the homes?</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>which all come at a social price.</td>
<td>• We had an exhausting but exhilarating conversation.</td>
</tr>
<tr>
<td>• We need those facts to make a decision.</td>
<td></td>
</tr>
<tr>
<td>• We currently have a 20% inclusionary requirement for new housing development, which shows we are already doing something about housing.</td>
<td>• Our process was better than expected given the diversity of opinion around the table.</td>
</tr>
<tr>
<td>• We agreed on many things, one was that citizen participation is valuable if some identification is done to insure Marin residents [vs non-residents]. We are not competent to comment on most of these areas and didn’t comment on those which we have no knowledge of. The ones we commented on had site specific constraints and should be removed from list. A third party consultant ensures impartiality, but we didn’t have that today. A consultant is also meant to ensure that all individuals are heard, represented, and noticed about all meetings and draft proposals.</td>
<td>• We got stuck in disputes around facts that no one had documentation for.</td>
</tr>
<tr>
<td>• We agreed on one issue: to preserve agricultural areas, ridgelines, and wetlands. We reached no complete agreement but shared strongly held positions on the following: Tam Valley/Almonte sites are unsuitable for housing; sites adjacent to the freeway create air quality impacts for residents; we tend to exaggerate the negative impacts of lower income housing (such as traffic, water consumption and impact on local infrastructure). There should be a focus on other options, such as 2nd units</td>
<td>• It was a useful discussion.</td>
</tr>
<tr>
<td>• We are not going to become San Francisco if preventable. This process is set to confuse and deceive participants. The housing allocations are developers’ smoke screen to build high density profitable housing. The information presented is inefficient and inaccurate. Building high density housing in our community is inappropriate, we should instead be looking earnestly at 2nd units and smaller developments built by local property owners who can personally manage the sites.</td>
<td>• Decided as a group that we didn’t want to be confined by the exercise, and shared a reluctance to plan housing in areas where we don’t live.</td>
</tr>
<tr>
<td>• The sites the planners have presented are not the most suitable for housing. Other alternatives to be considered are second units, and sites not close to the freeway because of air quality issues.</td>
<td>• The sites the planners have presented are not the most suitable for housing.</td>
</tr>
<tr>
<td>• We reached no complete agreement but shared strongly held positions on the following: Tam Valley/Almonte sites are unsuitable for housing; sites adjacent to the freeway create air quality impacts for residents; we tend to exaggerate the negative impacts of lower income housing (such as traffic, water consumption and impact on local infrastructure). There should be a focus on other options, such as 2nd units</td>
<td>• Other alternatives to be considered are second units, and sites not close to the freeway because of air quality issues.</td>
</tr>
</tbody>
</table>
The total for each location cannot exceed the maximum indicated in column B below. "XXX" indicates where homes cannot be placed for a particular income category. These assumptions are based on zoning and land use policies as they apply to specific locations. Totals for columns C-E represent the minimum number of homes needed for each income category.

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

Date: 4-8-14 Name: Keiko Ehret 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 $88,000, 4-person household)

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

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

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

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

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

Thank you so much for your feedback!
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[Handwritten notes]

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Notes:

1. That you should engage the residents of this community
2. This
3. Did not use more info which we were not given — Decision has not been made what housing will be put on the acreage need main city resident input
Marin City
Market rate will not sell
afraid of crime-
would improving schools & crime make it more
desirable
How to make it more desirable
those homes would struggle
Golden Gate better community to come together
(tech) what happens if not build on
up to owner

Most reasonable would be moderate
there is a severe need for affordable

Public housing in smaller grouping
30% of income should be directed towards rent

Rotaract Rotaray housing there because & medical
reasons
Decided on 15 moderate
traffic is not bad
Shopping not in Marin City
low income market (selling land)
Marin City cont.,
- Lots of room in Sausalito unit
  - Lack of density 10 units/Acre
  - 30 units would better unit
  - 300-900 with no more public housing
  - No more parolees
  - Hard working low income
  - Donahue/Drake lots of crime

St. Vincent/Marinwood
- Worse corridor in Marin traffic is terrible

Problems with Hamilton
- Mandate from state is bull

- Small pieces of affordable housing all through county
  - Should be mixed to where neighbors do not know who is low, moderate, or market
  - Tremendous concern on infrastructure
    - No place to go
      - 30 min from SR to San Anselmo
      - Cuts down on activities
      - Not participate in BART
      - SMART rail in 2 years

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

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

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

3. Only concerned about Marin City
   Didn't feel the right to designate for other cities
   There is a housing people need to do
   Supervisor needs to step up
Ground Rules
- Listen actively
- Be helpful
- Focus objectively
- Participate to the fullest
- Focus on solutions
- Focus on needs
- Participate
- Feelings
- Make a difference
- Less is good enough
- Adjust

185 = 61 people
Highway needs money to go, plan for 2023
Regional housing needs more funding
Community: unincorporated
San Jose: $3,985

Equity: Environment
Hawaii County

Manu: Slope
82% proposed open space area

Local waters: 60 to commute to nearby
hearsings - Nov. to Jan.
It might be helpful to address the overall number of total units county-wide.

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

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

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

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

Golden Gate Seminar - Very restrictive already so we have proposed the same as what was in the documentation.
My there will be no deal

Potential of it not a given

Café Courtyard Plans going after correspondence

because they want to do

What is the intent?

Pam - is about the facts

125 units where

Curtis - what does go where - what fits
go deeper to what the intention

Terry - Do the location hand

Chipotle - W W - 82

Curtis - group can do - can we get more than?
The first line seems to be a question about Terry, asking about the truth. The next line mentions something about a main event and an 82 units comment.

Below, there is a mention of a development plan where something about a water shaft is mentioned.

Further down, there is a mention of Lee and Martin, with reference to an environmental venue.

Further down, there is a mention of a ready care, no application, and an old plan.

Lastly, there is a note about a state regiment not far as feasible.
Many other things happen - we are still on
the PDA.
We still get transported, etc.

Dane this is a concept.

Holmgren elements to identify the
aspects

W. and J. Community Dev.

900 the
15 units
50 over the future
Nancy Johnson - "Private, be Equity" -
Economic Equity - Environment

after that

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

Curtis - Based on what Nancy and Google are saying that Nancy is coming
too soon. Economy comes first - how will people afford to pay for
housing?

Dane Zone, Perpetual Segregation.
Terry: Ok, I'd like to see the zoning change to hold more on the land where the "pole homes"

Waving - Minimum wage + Zoning
Deed restrictions

Supposed to be an over write
Terry - add 20 more homes for 25 and five for students in Indian Valley
also add multi unit + a mix of condo

Brown - added from varied ideas
Golden Gate Seminary increase +
from 60 to - 100 to 170

Job creation is a must - Economy

Trans portable

Zoning +

Protection for Hany

Multi use - Mix

Multi use + Mixed use - services

#2

12,000

how many acres

how many acres in 67 sites
Disappointed that it was not a meeting about this really.

- If you are going to put housing, it should include:
  - transportation
  - density & number of housing units

- Info on vacancy of rental/st housing
  - Marin City

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

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

- Make sure what you have is healthy

Wrong approach

Questions

1. Lack of info
   - thought it was going to be more community specific & have more community participation
   - felt being used
   - for it to be a democratic process, can't expect to have a more emotional discussion re: the topic
   - process is not balanced
   - process for the sake of process
   - should have affordable housing developers assess the sites
- a lot of questions unanswered.
- Mann City issue
- Can't consider Mann City a dumping ground for housing
- Feel like being asked to come up with conclusions that are beyond ability expertise/knowledge, etc.
- Concerned that affordable housing project may not get approved.
- Mann = largest oldest population
- Concerned with the Mann City Shopping Center
- Consider Mann City Shopping Center site for housing
- Mann City - Negative pass
- History of nongrowth - how do you get passed that
- Preliminary process & lack of info to be able to participate
- Came to believe it was about NC specifically - Meeting should be community specific.
- Would like a grocery store in the Mann Shopping Center.
- Would like to get rid of the stigma of discrimination of Mann city.
- Need Jonathan Logan – go into every community.
Debrief

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

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

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

Notes:

- Process should be more like a community meeting instead of a centralized exercise.
- Community-centric issue versus planning for the county.
- What other site is
#3 Marin City Site
- Disappointed in turn out at my. There should have been 200 people there.
- Need more information + community discussion to be even be able to determine the 
  # of homes
- Marin City is not the dumping ground.

- Need to address the growing needs of seniors
- The shopping center site should be considered for mixed use at Marin City
  but cannot assess certain #s since they need more information.
- The newspaper needs to stop reporting negative information about the 
  MC community. There are a lot of good things about the 
  community.
- Housing needs to be built throughout the county.
- There is discrimination. They are not respected when they go to 
  shopping
  + shop.
- Need a real community meeting.
- We don’t know a lot about the.
- Need to focus on transportation + a range of density.
- What is the # of rental units + vacancy rate for Marin City
  would be good information to have.
- Need to ensure what we have
- take Crowdy Ranch off the site. Not close to

---

Notes:

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

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

Questions to consider for discussion:

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

Debrief
Debrief

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

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): ________________________________

1. What is the most valuable thing you are taking away from this workshop? That this process is flawed - it tried to justify that the input would bring useful decisions.

2. What other input would you like to give us about the Housing Element? It must be backed by facts, match present and future needs. Insure that the final plan is doable financially feasible, able to meet the county 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)

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Continued on back
April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional):

1. What is the most valuable thing you are taking away from this workshop?
   - How challenging it is to put on and control that community cares about what happens with housing & affordability.

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

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)
   - I tried to complete online survey but the cookies had me go to another site that was confusing. So did not do it (tried several times).

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

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3501 Civic Center Drive • Suite 308 • San Rafael, CA 94903-4157 • 415-473-0269 T • 415-473-7880 F • 415-473-2255 TTY • www.marincounty.org/plan-times.
April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional):

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

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

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

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Continued on back
April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): KELLO ETRET

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

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

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

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April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Belle Block

1. What is the most valuable thing you are taking away from this workshop?
   That they need to change the workshops to be local residents.

2. What other input would you like to give us about the Housing Element?
   Marin City x each community need to decrease future you are the
   constraints

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

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April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): Dave Coors

1. What is the most valuable thing you are taking away from this workshop?
   
   [Handwritten text: What staff says unwilling to hear open discussion or you provide facts]

2. What other input would you like to give us about the Housing Element?
   
   [Handwritten text: What is jobs/housing match? How many acres are in unincorporated COLOMBIA. Now many acres are in unincorporated area._simps consolidated.]

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)
   
   [Handwritten text: You know I want to reach me.]

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April 8, 2014
Community Workshop: Housing Element

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional):  

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

2. **What other input would you like to give us about the Housing Element?**
   - Need more people, real conversation, open.
   - A format that allows for all conversation.

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**
Additional Comments:

need new ways to engage.

Confrontation can be turned into a healing experience.

defensive + controlling behavior is met with defiance.

Listen more.

99% lessplant.

have more graphic exchanges.

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

Participant Feedback

Your feedback will help us prepare for future workshops.

Name (optional): ________________________________

1. What is the most valuable thing you are taking away from this workshop?
   - [Handwritten: The need to spread affordable housing throughout County.]

2. What other input would you like to give us about the Housing Element?
   - [Handwritten: Meetings of more community centers.]

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)
   - [Handwritten: Participation by Housing Authority]

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<td>82</td>
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<td>20</td>
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<tr>
<td>2. Oak Manor</td>
<td>10</td>
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<tr>
<td>3. California Park</td>
<td>50</td>
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<td>4. Old Chevron Station</td>
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<td>5. St. Vincent's / Silveira</td>
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<td>6. Easton Point</td>
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<td>7. Tamarin Lane</td>
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<td>10. Grandi Building</td>
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<td>11. 650 North San Pedro</td>
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<td>12. Golden Gate Seminary</td>
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<td>13. Marin City CDC</td>
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<td>14. Armstrong Nursery</td>
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<td>15. Inverness Valley Inn</td>
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<td>16. Grady Ranch</td>
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<td>17. Roosevelt</td>
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<td><strong>Totals</strong></td>
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In March 2014, the property was purchased to preserve from development.

Location is not included in final Site Inventory for the certified Housing Element.

Legal settlement for 43 Market Rate homes.
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<td><strong>53</strong></td>
<td><strong>63</strong></td>
<td><strong>161</strong></td>
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</table>

*25% to 50% from 2nd units*

In March 2014, the property was purchased to preserve from development

Location is not included in final Site Inventory for the certified Housing Element
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Legal settlement for 43 Market Rate homes

In March 2014, the property was purchased to preserve from development

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

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<thead>
<tr>
<th>Location</th>
<th>Number of homes per location</th>
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### SCENARIO CARD

**Date:** 4-26-14  
**Group Number:**

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In March 2014, the property was purchased to preserve from development.

Location is not included in final Site Inventory for the certified Housing Element.
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)
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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:

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

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

Notes:

need a holistic perspective
jurisdiction
Instructions for Group Exercise

Date: ___________  Name: ___________________________  Group #: 16

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

Notes:

Avoid building isolated islands
Consult with local communities
Address toxics

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

Have concerns about setting precedents for future housing elements.
Instructions for Group Exercise

Date: ___________________ Name: ___________________ Group #: ___________________

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Notes:

- Frustrating - time constraints + lack of information
  Reality check - liked listening.

- Topic is not well known
  Community's perspective
  Improve the neighborhood
Instructions for Group Exercise

Date: 4/26/14  Name: JUSTIN KAI  Group #: 17

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Notes: Marin's affordability problems stem from lack of supply vs too much demand. Increasing Marin's supply or market rate homes is the best way to influence lower prices and defending essential services.
Instructions for Group Exercise

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

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Notes:

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Instructions for Group Exercise

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Notes:

- Consensus process worked at our table.
- Can be done with a consensus process.
Recording Notes:

1. Alyssa presented some data. What has been looked like.
2. Map will be available describing all sites.
3. Christine asked everyone to read scenario and to understand the description.
4. Deny: Alyssa: We have not included all information to site. This may add to confusion. Call planners to answer question.
Kate: expert facilitator will bear every meeting.

Kristina: asked for idea to get started?

A. Put in a word of concern about Oak Trees site due to unbearable site conditions.

B. Any alternative?

C. Maybe St. Vincent site?

D. That is our backing and this may impact traffic.

E. Oak Trees only sites will this truly increase traffic?
Fresh hour traffic may increase.

* Any other thoughts on that topic?
  - Base sites close to bus route may be better.
  - St. Silvanina land?

Leelee: Only 5% of 55 houses.

Describe: St. Vincent Silvia. There is only 5%

Leelee: The minimum 185 can place man throughout.
= looking at whole map

= Marsett Pata

= Sites further away from
freeway

= MR residents will have
their own car

= MI > Place limits close
BRT to grocery stores,
parking (close, close)

= Tamarind Ave = TR

= Agree w/ MR further away

= Balance LT and TR

= TrainWood w/ store on
site / mixed use impact to
school district - to offset
cost to school district
Good well served site.

Krist: Some people who haven't talked?

Sina: ? = Mixed and separation. Point Reyes has a dearth of homes for low income. Do we want to make West Marin inaccessible to LI folks?

Stagecoach is not adequate but support for diversity of income.

Conversation about LI and what other mixed housing programs are available.
- Areas that are out:
  don't meet state requirements.

- XXX: Redefine credit cannot be attained in this area.

- Cal Park: Entrance to tunnel -> Good place to be so I do.

- You would be creating a ghetto:
  location, gang change, community
- Good Artemal - Part of a long term improvement
  upgrade area so people want to live here.
- Be careful w/ freeway.
- Some people don't like mind being close to freeway.

- Blend of socio-economic strata is a better way to create an identity of diversity.

- Even split of income category. It may be a prime location for mixing.

- Propose to country where is proposed for location.
- Create an interesting endave.

- South Beach, UCSF changed the entire ev...
Cal Park - There to a consensus.

30 L1
10 M1
10

Grand Site Hod

Grady Ranch? How are we planning this many?

Silvana? Masa transit route to SF

Diversity is good - there is no reason to subdivide.
Can the projects be proposed to go close to Smith Ranch?

There are policies in place that establish the house will be built.

Looking at Southern Marin:

Seminaries: If we plan all 60 units there, does it make more likely Leeeeee:

Affordable housing at least 30 units?

Access to SF?

Is more emphasis going to be placed on Southern Marin?
It is ultimately up for the owner and developer.

Affordable housing: Most residents work in County.

30 units in Seminary.

Seminary: A H. designated

30 units of housing

2 acres within planners.
1. We disagree with the selection of housing sites for this exercise. We see the opportunity for other areas to be used for which the CDA would not be included, e.g., Oakview, Hatfield.

2. I disagree with regard to responding to AB 1.

3. I object to not including alternative housing to meet the goals of their criteria, e.g., 2nd unit, elderly sharing housing, Habitat for Humanity, others.

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

5. Non-profit development is a bullshit.

6. How affordable housing is done is a problem, e.g., non-profit developer does not pay taxes, sells tax credits.
7. Location of 100% affordable development to one area in detriment mutually to community.

8. Location of site on transit used does not work - solution.

9. Subsidies by government are being paid by people in community increase in service.

10. What is the cost to community for non-profit developers to build. e.g. non-profit of property taken, minimal payment of parcel taken e.g. non-profit developer pays for 2 parcel taxes for 52 units whereas single family owner pays in taxes then developer.

11. Leads us to solution not taking the comments into housing plant.

12. Sites should be designated E0120 and this will meet requirements.
Not liking the fundamental premise of this exercise w/ locations already chosen. Framework is broken from start.

1. Design for 100% affordable via 2nd units in fill, above commercial, re-purposed commercial.
   - Expand the process to involve other jurisdictions, rehab housing above stores but also ask small development sites.
   - Need to locate real sites where we can get affordable housing.
     - E.g., Yardbirds, likes Marinwood, as a viable possibility. Niable sites.
     - Basic division between groups who want enviro preserved vs. "dreambridge" thinking.

2. Infill or small development.
## Table A: Environmental Constraints & Hazards at the Tam Junction Affordable Housing Opportunity Sites

<table>
<thead>
<tr>
<th>Environmental Constraints</th>
<th>Site #4</th>
<th>Site #9</th>
<th>Site #14</th>
<th>Site #18</th>
<th>Site #19</th>
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<tr>
<td>Traffic Congestion (LOS “F”)</td>
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<td>Flooding, 100 Year Floodplain</td>
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<td>Sea Level Rise</td>
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<td>High Seismic Activity with High Liquefaction, Subsidence, &amp; Mud Displacement</td>
<td>✔️</td>
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<td>Toxic Air &amp; Noise Pollution from Hwy 101</td>
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<td>Toxic Air &amp; Noise Pollution from Hwy 1</td>
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<td>Cancer Causing TACs from Dry Cleaners</td>
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<td>Probable Contaminated Groundwater, Soil &amp; Vapors from Hazardous Materials at Gas Stations</td>
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</table>
TAKENAWAYS. FROM ALL TABLES

Planners should take holistic approach and consider what towns and cities are doing.
Public should know more about how affordable housing is financed.
Ecoproportional in how the housing is distributed.
Believe that quota has been reduced to 185 homes.
Surprise at some of the sites.
People with different viewpoints came to consensus, appreciated being heard.
People have legitimate concerns about where housing is placed.
Need to consider impacts and constraints (schools, geology, etc.)
Object to fundamentals of this exercise, why be limited to the list of sites.
Concerned about sea level rise, storm, etc., financial feasibility.
Want small infill projects, housing over retail, repurposing retail.
Involves other jurisdictions in the planning.
One person suggested we have Bob Silvestri present too.
Balance the county's presentation.
Don't build socioeconomic islands, prefer infill.
Planners should consult with local communities.
Avoid land toxicity issues.
Marin doesn't want to be like San Jose.
Disagree with the sites that were chosen for this exercise.
Should have also considered second units, equity sharing.
Habitat for Humanity, etc.

No project should be more than 20% affordable.
Don't build near transit because that means building near highway pollution.
Nonprofit rental developments are bullshit, they wind up making a profit at the expense of the taxpayers.
April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional):

1. How did you hear about this workshop? 
   
   Radio

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

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

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

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April 26, 2014
Community Workshop: Housing Element

Participant Feedback
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Name (optional):

1. How did you hear about this workshop? email

2. What is the most valuable thing you are taking away from this workshop?
   That universally, everyone wants infill housing over
   pettel (i.e. Northgate) and 2nd wants to be used to meet RHA. #1 is,

2. What other input would you like to give us about the Housing Element?
   We (unice. co) do not need anymore market rate SF housing.

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

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Additional Comments:

Allow certain homeowners to create 2nd units for low & moderate income housing.

Reduce property taxes for these as an incentive.

Thank you so much for your feedback!
April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional): ________________________________

1. How did you hear about this workshop? __________

2. What is the most valuable thing you are taking away from this workshop? Ability to learn diverse issues with people who have different perspectives.

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

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

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April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional): David Kuhnhardt

1. How did you hear about this workshop? e-mail invitation from Co.

2. What is the most valuable thing you are taking away from this workshop?
   I found it could sit in a small group and actually agree with Richard Hall; and disagree respectfully
   2nd units need to be added

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

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April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional): Joaquin Schiebmann

1. How did you hear about this workshop? Web/Email

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

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

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

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April 26, 2014  
Community Workshop: Housing Element  

Participant Feedback  
Your feedback will help us prepare for future workshops.

Name (optional): Elizabeth Ferris

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

2. What is the most valuable thing you are taking away from this workshop?  
Need more info and time.  
The existing framework is broken.

2. What other input would you like to give us about the Housing Element?  
Too dense, too meeting public, too dismissive of communities.

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

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April 26, 2014  
Community Workshop: Housing Element

**Participant Feedback**  
Your feedback will help us prepare for future workshops.

Name (optional): ______________________________________

1. How did you hear about this workshop?  

   Justin Kui

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

   Many people are misinformed and need more community input

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

   Please listen to the community and be proportionate in division of housing in density and income level

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

   More presentations

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Community Workshop: Housing Element

Participant Feedback
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Name (optional):

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

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

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April 26, 2014
Community Workshop: Housing Element

Participant Feedback
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Name (optional): PAMELA KINGS

1. How did you hear about this workshop? Flyer

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

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

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

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Thank you!!!
I really enjoyed the workshop.

Thank you so much for your feedback!
April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional): Jan Gregory

1. How did you hear about this workshop? Justin [Car

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

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

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

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Continued on back
April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional): _________________________________

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

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

3. What other input would you like to give us about the Housing Element? It's a very serious topic

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

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April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional):

1. How did you hear about this workshop?
   EMAIL

2. What is the most valuable thing you are taking away from this workshop?
   The similarity of views by local homeowners on how they see development in Marin.

2. What other input would you like to give us about the Housing Element?
   Need to set out of ABAG

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

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Continued on back
April 26, 2014
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Name (optional): Jim Robinson

1. How did you hear about this workshop?
   Wife pointed it out by itself

2. What is the most valuable thing you are taking away from this workshop?
   Dislike in Marin for stuff we affordables down other neighborhood's throat is quite large (90%)?

2. What other input would you like to give us about the Housing Element?
   I don't feel that we have party to satisfy AB 1. We should recall legis. Steinberg

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

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* It convinced me more than ever not to want to wish this on anyone else.
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.*

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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.
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*(Please turn over for debrief info)*
Instructions for Group Exercise

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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 processes

   #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 opinion to matter

4. Dialogue about getting people to be home.

#2

#3
Instructions for Group Exercise

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

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(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 (needs 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

PER & EAH would put in good homes.

* Density should be considered by county.

How do we

Finding 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 maker to make decision.
The county process was less coercive than the plan Bay Area, feels like voice being heard is far from truth. Its fantasy.
TABLE #3

Tam Junction: Traffic/Flooding - not good

Steve likes: Marinwood
Marilyn: Marinwood: Seniors

Debrief:

Top takeaways:

Jim: Misleading: wanted to actually place sites.
Steve: Hard to keep focused on the task at hand. Focus.
Marilyn: will leave feeling positive, liked the open communication.

Mandy 04/18:

Clayton: We should build in project 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

Mandy Miller, Facilitator

1.) Marinwood Plaza:

Marylin: Education, Schools, Basic Aid District, Dixie School, Capital, Children brought house have 2 children,

New Children: Property Tax Question

1b.) Grady Ranch:

Lack of transit, How many homes, Market Rate.

Marylin: Local workers.

Steve: Freeway proximity

Senior Issue Marinwood Mixed Moderate, would senior housing
Jim
Steve
Clayton
Marilyn

- Manpowered concerns
- Education - 1 more kid? Is school impact bigger?
- Environment
  - Tax concerns

- Where will the developers come from?
  - Would like to see more local labor.

- Mixed development

- What about pensions? Senior
debris

- Hand housing focused on task
- We didn't place our house
- Good property tax/school tax work dispute
- 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
  elo
- People need to be good informant gets
  listeners very nice interpreted
- Placing homes can't satisfy everyone.
- We should build poverty clusters.
- Traffic.
- Broad involvement up community needs to have buy-in.
- 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 Hathaway

1. How did you hear about this workshop?
   Email

2. What is the most valuable thing you are taking away from this workshop?
   More knowledge - met more folks

3. What other input would you like to give us about the Housing Element?
   It is frustrating that H.E. is only virtual - not required

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)
   Discuss about change in
   Life style

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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 building consensus

3. **What other input would you like to give us about the Housing Element?**
   - Will email

4. **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.edwardsone@gmail.com

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

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

1. How did you hear about this workshop?

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 income, market).

2.b. What other input would you like to give us about the Housing Element?
Although we all learned something, some of the three fables of five came to the decision results w/ #6 in w/ of 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
Your feedback will help us prepare for future workshops.

Date: 3 May 14  Name (optional): KML

1. How did you hear about this workshop?  
   News paper

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

 Participant Feedback
 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 gvt is not evil.

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

**Participant Feedback**
Your feedback will help us prepare for future workshops.

Date: 5/3/14
Name (optional): Jim Graduate

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.

3. **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

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: ________________________ Name (optional): ____________________________

1. How did you hear about this workshop?

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

3. 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

Participant Feedback

Your feedback will help us prepare for future workshops.

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 each 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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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

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

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 unincorporated areas of Marin.

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

itoria94147@yahoo.com

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Additional Comments:

Let's remember, the wildlife needs their habitats also.

Thank you so much for your feedback!
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? email

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 clarify on density in new housing element. Will that be posted on website?

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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? News Paper AD

2. What is the most valuable thing you are taking away from this workshop? Doing able to provide feedback to the decision makers.

2. What other input would you like to give us about the Housing Element? It must be seen as "quantifying" the actual need "applying an element 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)

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5-2-14 Name (optional): Tam Drey

1. How did you hear about this workshop? 805 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 2012 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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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.

Thank you so much for your feedback!
Community Workshop: Housing Element

**Participant Feedback**
Your feedback will help us prepare for future workshops.

**Date:** 5/3/14  
**Name (optional):** JHZ ORTEGA

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

2. **What is the most valuable thing you are taking away from this workshop?**
   - People at table were moving to share and discuss.

3. **What other input would you like to give us about the Housing Element?**
   - No one from council.

4. **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 Attender Reports

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<th>Please rate the extent to which you agree with each statement. (Check one box for each item.)</th>
<th>Strongly Disagree</th>
<th>Disagree</th>
<th>Neither agree nor disagree</th>
<th>Agree</th>
<th>Strongly Agree</th>
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<tbody>
<tr>
<td>1. The information was presented in a clear way.</td>
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<td>2. I shared perspectives and ideas with other participants.</td>
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<td>3. My understanding of the Housing Element and the update process has improved.</td>
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<td>4. The handouts and other meeting materials were informative and helpful.</td>
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<td>5. Sitting in the decision-makers’ seat was valuable.</td>
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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 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 opportunity 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
   - It was in 2003 H.E. given entitlements in 2004

6. On one hand, we're given 185 homes. On other hand, we hear 60% workforce commute 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 PHNA 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".
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High density - 20 units/acre - are unacceptable

In March 2014, the property was purchased to preserve from development

Location is not included in final Site Inventory for the certified Housing Element

See back of sheets
4, 9, 14 - Traffic, sensitive habitat, flooding
6 - Keep, legal settlement
12 - Remove, given unknown traffic
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**SCENARIO CARD**

**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 | | | |
7. Tamarin Lane | 3 | | | |
8. Indian Valley | 5 | | | |
9. Manzanita | 3 | | | |
10. Grandi Building | 2 | | | |
11. 650 North San Pedro | | | | |
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** | **---** | | | |

*We do not recommend any of these sites especially the constrained Tam Valley Sites, we seek alternative approaches which we do not have available here.*

*Legal settlement for 43 Market Rate homes*

*In March 2014, the property was purchased to preserve from development*
### SCENARIO CARD

**Date:** 5/10/14  
**Group Number:** 3

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Instructions for Group Exercise

Date: __________________ Name: __________________ Group #: __________________

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

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

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

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Totals

(Please turn over for debrief info)
Debrief

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

Questions to consider for discussion:

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

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

Notes:
Instructions for Group Exercise

Date: 5-6-2014 Name: ____________________________ Group #: 20

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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:

Top Three Takeaways

1. Prefer local, creative solutions to solve affordable housing issues.
2. Building codes meant to protect us are now hindering creativity, and the supply of affordable housing. We should emphasize Section 8 housing incentives.
3. We did not do this exercise of selecting specific affordable housing sites, because we do not feel comfortable pitting us against other people.

Process was very participative and very rich as we had knowledgeable and diverse group of participants. We had at our table current and former Marin County Assessment and Planning employees, a former carpenter, a former HUD analyst, homeowners, renters, and retirees. Aging is a team sport. We did not artificially place any homes.
Instructions for Group Exercise

Date: 5-6-14 Name: D. Hathaway Group #: 18

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Legal settlement for 43 Market Rate homes

Page 1 of 2
Instructions for Group Exercise

Date: __________________ Name: ____________________________ Group #: __________________

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

Notes:

1. The county is only doing this so as not to lose federal funds.
2. This event was a waste of county taxpaying money.
3. Stafford facilitates rude and cut people off who were speaking and did not allow others to speak.

- Recording of final aspect was not good in transcribing people’s summary of their table.
Instructions for Group Exercise

Date: 5 6 14 Name: BRENDAN BURKE Group #: 9

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Notes:

I was not willing to take a site designate any # of units without first visiting each site and due proper diligence as to the current neighborhoods, roads, etc. That surrounds each site.

Before any additional units are added, before any locations are approved for development the infrastructure needs to be thoroughly explored and a plan developed.
Instructions for Group Exercise

Date: 5/6/127  Name: Edward Hawkins  Group #: 1

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Notes:
1. What gives the state the right to tell us what to do with our community?

2. Feels that there is some disengagement in having us do this drill since we do not have the skills to do this and it is on the information to do.

3. Considers that the video is biased for high density housing.

4. What are we here for?

5. Carolyn - Volunteer

6. State Mandate of Housing Requirements

7. Don't feel our involvement will necessarily be valuable "Nutty" process as well since we don't have expertise or policy data
8. "Sit in the Role of the Planner —— seems not be possible for us to do.

9. #4, #9, #14 —- these 4 sites surround an area that gets an "F" grade. And not possibly of improve agent (false sense and traffic engineers)

Therefore it would be a mistake to put housing at #4, #9, #14.
Also Overcrowded Schools & Not enough Water.

10. Ray: Useful Comments

11. Regarding site #6 all 43 homes and are Market Rate.

12. Re Golden State Seminary

13. 2 new retirement units - use the possibilities to go a long way toward satisfying
Table 6:

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1) Marinwood Plaza: Toxic Site Mitigation Issues

- Sally: County Employee, Tam Valley
- Susan: Tax breaks + Incentives for infill development
- Vic: Concur, relax reg to allow for more intense use of the existing housing stock
- Basra: 2nd units
- Dave: Preference to unaffordable housing
- For diversity against proportional allocation of obsc income to building permits

MANZANITA: Flooding. TRAFFIC

- Susan: Disperse the impact, more economic diversity

Vic: Bad Politics, Cadastreial Maps, Land Use Capability Analysis
Basia: Clayton: No job growth!
Dave: Place where the jobs are

Susan: Poorly put together, feels pressured to make choice in too narrow of poor options.

Dave: More affordable housing.

Basia: Workforce housing along SMART, train, urbanize/traffic, loose the life we live.

VC: Old style technology. Code issue. Identify impact and locate where the impacts will be met. Urbanizing / clustering.

Clayton: Poverty clusters, ignoring impacts.
5/6/14 Workshop

Parets have development potential. Market rate has the highest impact. More water, traffic, & kids

Affordable housing would be more valuable

Low cost housing has changed Novato for the worse.

No homes (2 of the group) doesn't feel anyone should provide affordable housing

Empty nesters want to walk to stores & in an active area.

The idea is to provide more options not single family homes.
DF is extremely dense & highly desirable. Density isn't a problem; it's the quality of life.

Water agency responsible for water consumption should not be built if we have not allowed for infrastructure.

Tremendous traffic.

Whatever happens we all should share in good or bad. (special needs, halfway housing, college housing)

Equity appeals.

BOS should personally visit sites. Bring environmental specialist in to look at sites.

Not comfortable deciding on sites without knowing about sites.

Total community always divided; sea level is significant issue subject to flooding.

Traffic is a consideration; where do we go, can't do what we've been doing.
20 units for Tular Valley may be minimum. Only zoning in place.

Each unit 2 people 2 cars. How many people in each unit. Look at water usage impact on schools.

Land owner has the right to be developed. County trying to develop policies for affordable housing.

Federal Funding - County doesn't want to give up.

What to stop land owners from blocking development.

Issues: Grandchildren, children would like to live in county they grew up in.

What if someone decides to build million dollar homes. Is that okay?

There is no room for people to live here. We don't have resources. Renting rooms is an option for extra income.
Low income can look good and not be noticed.

Special needs housing can hold up to six people cannot stop it. Not a noticeable impact. Nominally impact on house.

Hence, develop in Coate Madero (winchyp), 10% affordable housing. Exemption giving by council member. Primarily market rate. Not affordable. Did not provide original goal of providing homes for workforce.

Whole foods would not come unless condo's placed on top.

Cannot trust politicians. Fight for own little piece of heaven.

Individuals need to ban together for movement. (must agree on movement)
Debrief

1. No guarantee that work
   - Preference for people who work here
     - Should be consideration for people who work here
   - Skeptical of process

If live in Santa Rosa parents cannot get schools or home to kids in traffic
Recorder:

need: Sue - don't feel that I can make anymore choices for Tam Valley.
Kathy: That pertinent to all sides - don't give the basic info.
Francine: feel manipulated.=
Arina: Response not adequate.

Dear Betty, Green cover income.

Maria - Should include: 20% 30% 30%

Residents need to see that we are becoming the Bermuda: Traffic.
Traffic: divided issues. Traffic 60% of secure people who come here to work.

Strawberry - my child's head is huge. Transported: Patients come from all over.
Traffic: that's Bunge to maintain.

E. Blothoria: No sense. Already had no sites.
We need to include renewal & retrofit costs.

Major concern: suggests cuts.

Environmental issues in.

Economic

Transportation

Not qualified - if you are

Strain: try to find out where we can fit housing - to help make suggestions - embarrassed.

If this the county are want to live in?

We need to come to be open to learn about the site.
1. Take aways from the exchange:
   - So much support to hang we are unable to conduct a credible, last and direct from civil discussion. I am discouraged.
   - Innovation/Solution instead deep green retroactive difficult process to find consensus.
   - Passion: picture of a postcard. We need to look at the problems. Winces.
   - We need to be careful because you did need it and did.

2. I react passionately:
   - Some of these issues were caused.
   - What should one school bus?

3. We do have very different emotions:
   - Perspectives + visions.
   - Conflict came to a consensus about China here.

   - Don't know, don't know.
   - Need innovative solutions.
   - New science.
Staten support small -

Bally any city feeds into 101 *

Smart developing

I doubt less

Consensus couldn't plan housing

but did have 3 advocates for affordable housing

Innovative HUBS @ Marin City

Transp. Hubs - mixed use

a strong voice to caution adding
We are very unhappy with the process and instead would prefer that you let us make suggestions on the criteria for selecting locations for housing and not be given pre-selected sites.
1. With the exception of the 3 Tam Junction Sites, we cannot recommend the selection of any site due to the lack of knowledge about infrastructure, public service, traffic congestion, water supply, tax base impact, the environment etc.

2. Tam Junction Issues - Convergence of Unmitigable Constraints
   1. Traffic congestion
   2. Water
   3. Flooding & Sea Level Rise
   4. Town's Noise Pollution from Highway 1
   5. High Seismic Activity - liquefaction
   6. Hazardous material
   7. Possible endangered species

3. Alternatives are not being provided for fulfilling the need for affordable housing needs such as Jr 2nd units, living wage increases, support, etc.

4. In spite of repeated feedback from the community, we feel our input and expertise has been ignored as evidenced by the repeated inclusion of Tam Valley's known constrained sites and attempted predetermined outcome of this 'exercise'.

5. We rejected the choices offered and provided discussion of alternatives.
Sites in TAM Valley are clearly unusable due to numerous environmental impediments. The planning bd ignored these problems in the 2007-14 Rehoma cycle. These environmental restraints have increased markedly in the last two yrs. We will not select any sites to judas goat my fellow marinites.

One person at this table thinks 87 units is fine spread throughout the county. He fails to recognize under state law building bonuses that number could soar.

We are concerned that what the community decides will be pre-empted by the state laws recently enacted. The glaring lack of conversion units meeting RHNA yet no new building is a problem.

3 TOP TAKEAWAYS

1. We need a combined consensus of people, city, county working together including the state.

2. High density is unacceptable as currently defined in this county.

3. We want sites in TAM Valley removed and real environmental problems acknowledged, not ignored.
4) We are not necessarily against

We don't want the Supervisors using this information as confirming their selections. The Supervisors should lift the state on the bogus projections.

The Planning Commission lies outright and by omission. "AB 375 is a law we must comply with." "There will be an EIR when they know under streamlining there are situations where we as will be done.

We want the Baylands corridor changes to the Countywide Plan reversed. Not targeted, but any property can be built.
Table 7

1. I came for education on Housing Element. None provided.
   - Votes: 5 out of 6
   - 1 person understands Housing Element process and has information to move forward.

2. Bigger issue. The housing element county wide needs to be challenged. We feel too rigid in challenge rules and compliance.

3. Only 1 out of 6 has been to the site.

4. Upset that the County spent tax payer money on that video.
   - 4 out of 6 votes

5. Not enough information on anything for meaningful discussion.
   - 6 out of 6 votes

6. Too much misinformation presented.
   - 6 out of 6 votes

This exercise would have been more trust building and less divisive if they asked what criteria they should use for selecting and approving sites.

This was not a trust building exercise or either side.
Instructions

1. Begin group discussion. The study should be built.

   Should not assume 1850 and any numbers.

2. Do not have any information we're merely speculating.

Example:

Marinwood:

   Should state what conclusion is.

Bigger issue: St. Augustine + CDR

   of each site.

Even bigger issue. Why don't we wait for the EIR to be completed so that we're all dealing with the most correct info.
Take it site by site for full discussion and field
divulging of sites

750 Homes for Rewilad

get out of ABAG

Make copies for everyone

Frustration

Armstrong Nursery has been identified many times (East last one)
and has failed to to
- too close to streets
- boggy area - build-up will have to be too tall because of considerable foundation
- winds cap severely encroaching on surrounding neighbors' lots
Houses.
The County acknowledges this fact
insists on keeping this site anyway - that
Key Issues

2. How are we assured about environmental impact reports (Re wireup) and that there will be community involvement (CEQA, streamlining, etc.)

Decided not to vote until we get more information

1. Not enough public comment of pros and cons

3. Stated impact of state bonus laws on these sites
Table 4  Mill Valley  5/6

Marinwood Plaza concern re: enviro hazards
If Larkspur Station Area Plan - 700+ units impacts on unincorporated areas, can I'll equipped to answer q's re: where housing should be located (potential)
EIR evaluated all housing sites

Not informed enough to make start decision

Removing non-enviro sound sites - need
Benzene is a major concern everyone
If remediation incomplete, can be on the hook Developer responsible
Look at sites w/ more cars
Question should be rephrased - don't make it so you don't have to place homes Should specify remediation process in instructions

Marinwood has to be cleared to rec. stds. before housing can be developed
Bay Area WQD requires cleaning too, but not as much Even if we id great site, process must be completed Acceptable if benzene is removed

Need public comment period eg. Marinwood, many spoke against it, Grady Ranch creek issue
Public hearing at each stage, e.g. CEQA doc
EIR on website

For any site, has City thought re:
- St. Vincent Silvera - near transit, jobs @ County
  large employer

750 homes (on sites approved by State) need to
  narrow it down.

State law requires every City adopt housing elem
  - Want to get out of ABAG
  - Marin has 1% of projected area, want 185 homes
    SF, San Jose, Oakland
  Last cycle planned for 773

Very few low income ppl live in Marin b/c expensive housing
  - Armstrong nursery on bog land - multiple enviro review
  process, public keeps doing same thing

What makes a potential site? 30 units/acre or more
  Corte Madera winery cut project

State density bonus
Community Workshop: Housing Element

**Participant Feedback**
Your feedback will help us prepare for future workshops.

Date: 5/16/14  Name (optional): Edward Harkins

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

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

   THAT THE PROCESS NEEDS TO BE TOTALLY REWORKED TO PROVIDE MORE INFORMATION, MORE VETTING OF PERTINENT ISSUES, MORE PRO AND CON ARGUMENT, MORE COMPLETE COUNTRYWIDE BIG PICTURE INCLUDING INFRASTRUCTURE NEEDS

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

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/6/14  Name (optional):  [Redacted]

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 waste of time. It is a charade.

2. What other input would you like to give us about the Housing Element?
   We need to have six inspections of each site.

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 need clarification on how State Laws influence local control.

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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?

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

I agreed with most other participants.

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

We need more information.

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
Your feedback will help us prepare for future workshops.

Date: May 6, 2014 Name (optional): Elizabeth Moody

1. How did you hear about this workshop? E-mails and Marin Independent Journal

2. What is the most valuable thing you are taking away from this workshop?
The number of people not wanting housing increases. (No one else now I am here)

2. What other input would you like to give us about the Housing Element?
The current Housing Element was helpful with information about county sites and programs

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)
Not much info from this meeting. Certainly the Housing Element needs to present as much information as possible behind every decision.

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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? friend

2. What is the most valuable thing you are taking away from this workshop? It was good to hear people who are not surrendering to top down policies.

3. What other input would you like to give us about the Housing Element? I think it is driven by corporations and not communities.

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you) Not interested in staying current, interested rather in going forward that means beginning a truly democratic process.

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: May 6
Name (optional):

1. How did you hear about this workshop?
   Via Next Door

2. What is the most valuable thing you are taking away from this workshop?
   Not local creative solutions are stifled by this process

2. What other input would you like to give us about the Housing Element?
   Current county codes prevent us from experimenting with new forms of affordable housing

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

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Community Workshop: Housing Element

**Participant Feedback**
Your feedback will help us prepare for future workshops.

**Date:** 5/6/13  
**Name (optional):**

1. **How did you hear about this workshop?**  
   
2. **What is the most valuable thing you are taking away from this workshop?**
   
   Opportunity to meet and talk with people who have diverse perspectives.

3. **What other input would you like to give us about the Housing Element?**
   
   Find a way to work with the community where we can have access to materials and process them as a group.

4. **What more information do you need to stay current with the Housing Element?** (Please provide your contact information if you would like staff to follow-up with you)
   
   Would like to increase and update our web presence.

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Community Workshop: Housing Element

**Participant Feedback**

Your feedback will help us prepare for future workshops.

Date: May 6, 2014  Name (optional):

1. **How did you hear about this workshop?**
   - County website and ad in Marin Independent Journal

2. **What is the most valuable thing you are taking away from this workshop?**
   - Housing solutions should be local not top-down and coerced by political elites and bureaucrats with affordable housing mandates.

3. **What other input would you like to give us about the Housing Element?**
   - This housing element exercise was very slanted and biased to force affordable housing development.

4. **What more information do you need to stay current with the Housing Element?** (Please provide your contact information if you would like staff to follow-up with you)
   - More informative county website. Schedule other discussion meetings.

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**Continued on back**
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5-6-2014 Name (optional): RAY MODONUTI

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? CONSIDER SECOND UNITS!

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.)

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Community Workshop: Housing Element

**Participant Feedback**
Your feedback will help us prepare for future workshops.

**Date:** 5/6/14

**Name (optional):** Andy A

1. How did you hear about this workshop?
   From my neighbor who is paying close attention to the situation.

2. What is the most valuable thing you are taking away from this workshop?
   I have come to believe that the structure of this "workshop" seems upside down for the benefit of big builders and developers. Have we lost our minds? Remember, water, environment, traffic, schools, firehouses, police.

3. What other input would you like to give us about the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)
   I want to know where the money goes?

---

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**continued on back**
Come to our senses

Water

Traffic

Environment

Schools

Police

Fire

NO More houses...Period

There are more creative way to do this.

Thank you so much for your feedback!
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/6/2014 Name (optional): Karen Gerbosi

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

2. What is the most valuable thing you are taking away from this workshop? the participants were disappointed parts of the process. And feel there isscant value in evalution of proposed areas we know nothing of.

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)

   How were these sites selected? what was the criteria? etc.

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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?  The housewise network

2. What is the most valuable thing you are taking away from this workshop?  The inadequacy of planning - county & town/cities

2. What other input would you like to give us about the Housing Element?  "Housing Element" does not describe what "affordable" means.

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)

   Local government, special districts, school districts & related JPA joint power agencies need to come clean as to costs of projected sites for "affordable housing." What workforce are we planning for? Is this not just a "field of dreams" approach?"

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/6/14                                      Name (optional): Steven Faxe

1. How did you hear about this workshop? Emails, IS

2. What is the most valuable thing you are taking away from this workshop? we need to find ways to become civil over matters of importance. There is now a war against housing of all types. I question whether this is where I want to live out my years!

2. What other input would you like to give us about the Housing Element? More emphasis on the need to house those of low moderate & middle income, independently of state law reqs.

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
Your feedback will help us prepare for future workshops.

Date: 5/6/14
Name (optional): JF Fielder

1. How did you hear about this workshop?
FROM A FRIEND (WE ATTENDED TOGETHER)

2. What is the most valuable thing you are taking away from this workshop?
THAT A GROUP DYNAMIC REALLY WORKS, IF ONE LISTENS TO ALL VIEWPOINTS.

2. What other input would you like to give us about the Housing Element?
NOT AT THIS TIME, BUT THANK YOU FOR AN INFORMATIVE EVENING.

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’LL FOLLOW VIA WEBSITE, ETC.

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Participant Feedback  
Your feedback will help us prepare for future workshops.

Date: **MAY 6, 2014**  Name (optional): **BASIA CRANE**

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

2. **What is the most valuable thing you are taking away from this workshop?**
   INADEQUATE PLANNING BY AMATEURS

2. **What other input would you like to give us about the Housing Element?**
   IT'S NOT AFFORDABLE

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 AM READING DAILY REPORTS BUT WONDER WHAT HAPPENED TO THE WORKFORCE HOUSING THAT WAS SUPPOSED TO LINE THE 14 STOPS ALONG THE SMART RIGHT OF WAY.

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: __________________________ Name (optional): ______________________________________

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

3. 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)

In many ways the meeting felt insinuous + manipulative.

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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? From TV

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

3. 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)

   Cleaner more specific information

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: [Handwritten] Name (optional): S. Levine

1. How did you hear about this workshop?

2. What is the most valuable thing you are taking away from this workshop?
   
   NO ONE LISTENS TO THE COMMUNITY.

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)

   THIS WAS A FLAWED SITE SELECTION PROCESS.
   GAVE US A LIMITED SET OF CHOICES WITH A 
   PREDETERMINED OUTCOME!!! WHAT A JOKE!!!

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5 7 14 Name (optional): BERNARD Linsk

1. How did you hear about this workshop? EMAIL

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

3. What other input would you like to give us about the Housing Element? DO NOT CLUSTER

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.)

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/4/14       Name (optional): Luana Rames

1. How did you hear about this workshop? email

2. What is the most valuable thing you are taking away from this workshop? The process does not like

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

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)

   lramesagmail.com

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Additional Comments:

A manipulation designed to achieve the answer the County wants to hear. Thank goodness Tom Valley didn't call for the prayer.

Thank you so much for your feedback!
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? email

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

   A sense of frustration at the continued presentation of intractable constrained sites in Tomales Bay area.

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

   It is in our notes. We reject the choice offered and would like to see alternative for affordable housing preserved. "Jr." 2nd unit, sectioning, living wage tax.

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
Your feedback will help us prepare for future workshops.

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

1. How did you hear about this workshop? [ ]

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

2. What other input would you like to give us about the Housing Element?
   This county does not have any more room for 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)
   More truthfulness to the public, not selected data.

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5-6-14  Name (optional): Ora Hatheway

1. How did you hear about this workshop?

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

3. 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

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 6 May 2014  Name (optional):

1. How did you hear about this workshop? 
   local supervisor  online notice

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)
   provided email @ check-in

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

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

1. How did you hear about this workshop? Email via community group

2. What is the most valuable thing you are taking away from this workshop? That many attendees agree that there is not enough information to select sites.

3. What other input would you like to give us about the Housing Element? I believe there are many unmitigable hazards to Tam Valley sites and should be removed from the housing element list.

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
Your feedback will help us prepare for future workshops.

Date: 5-6-14 Name (optional): Randy Krings

1. How did you hear about this workshop?
   Community information network on housing

2. What is the most valuable thing you are taking away from this workshop?
   Community sentiment about process.
   Doubts over current planning process

3. 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

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5-6-14
Name (optional): David Leon

1. How did you hear about this workshop?
   Email

2. What is the most valuable thing you are taking away from this workshop?
   Very heated topic that raised a lot of hostility

2. What other input would you like to give us about the Housing Element?
   Please consider a blue ribbon panel or grand jury type panel.

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)
   Email updates

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/06/2017 Name (optional): Michele Hayden

1. How did you hear about this workshop?

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

    That this was a premature approach to the planning process. Affordable housing has to be more affordable housing.

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

    I have no problem with discussing between ABAG/MTC driven development.

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 think we need to be creative and stay aware of municipally

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/16/14  Name (optional): Brendan Burke

1. How did you hear about this workshop?  
   
2. What is the most valuable thing you are taking away from this workshop?  
   Our supervisors won't listen or defend us

2. What other input would you like to give us about the Housing Element?  
   Stop the Streamlining team at The Civic Center  
   We do not want their input

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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The county is sickened by how our supervisors have dealt with the housing element. The real nimby's are King Rat Kinsey and Bob Luce. No hi density where they live.

Thank you so much for your feedback!
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 9/6/14  Name (optional): DAVE COURY

1. How did you hear about this workshop? FROM UDF/EMAC

2. What is the most valuable thing you are taking away from this workshop? HOW BUSY PEOPLE ARE ON THEIR OPINIONS

2. What other input would you like to give us about the Housing Element? THE COUNTY HAS IMPROVED ITS PRESENTATION AND I SUPPORT THE PROPOSALS

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) SUPPORT FAIR HOUSING

I WOULD LIKE TO UNDERSTAND THE UDHRC REPORT TO NCO AND IN THE COW PLAN

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OUR REPORTER IGNORED ANY AND SUPPORTIVE OF AFFORDABLE AND FAIR HOUSING IN ACCOUNT ALL OF MY COMMENTS.

THE GROUP WAS HITTED BY THE SUSTAINABLE TAN VALLEY CASUAL AND DISSEMINATE VOICES WERE IGNORED. THE PRESENTATION FROM STAFF WAS VOTALLY IGNORED. ALSO THE INFORMATION ON SITES WERE NOT LOOKED AT.

Thank you so much for your feedback!
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: May 6, 2014  Name (optional): Penny Bow

1. How did you hear about this workshop? Email a flier.

2. What is the most valuable thing you are taking away from this workshop?
Many - almost all groups - did we sort the board to be better equipped to place units.

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

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
Your feedback will help us prepare for future workshops.

Date: 5/06/14
Name (optional): Bob Hickey

1. How did you hear about this workshop?

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

3. 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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</table>

Continued on back
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?  Email from Kate Seeks

2. What is the most valuable thing you are taking away from this workshop?  Before the site visits (Ellis, etc.) How can we pick sites if we don't know them, and makes too many assumptions.

2. What other input would you like to give us about the Housing Element?  Needs a lot of work to be useful, I did not find it valuable, as it peels the cart off the horse

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.)

<table>
<thead>
<tr>
<th>Statement</th>
<th>Strongly Disagree</th>
<th>Disagree</th>
<th>Neither agree nor disagree</th>
<th>Agree</th>
<th>Strongly Agree</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The information was presented in a clear way.</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>2. I shared perspectives and ideas with other participants.</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>3. My understanding of the Housing Element and the update process has improved.</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>4. The handouts and other meeting materials were informative and helpful.</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>5. Sitting in the decision-makers' seat was valuable.</td>
<td>☐</td>
<td>☐</td>
<td>☒</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>

Continued on back
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5-6-18  Name (optional): Carolle Parks

1. How did you hear about this workshop?

friends

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

the concept needs work

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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<tr>
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Continued on back
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 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.?
Questions to Ask at the Housing Element Workshop

- Would you please elaborate on the State laws that allow streamlining and exemption of environmental review, including SB-375, SB-743 and the CEQA law itself?

- Would you please elaborate on the Density Bonus Law that can increase densities and reduce development standards, such as height, set back and parking restrictions?

- Why are you considering sites next to busy roadways where residents will be at greater risk of developing chronic and life-threatening illnesses?

- Why are you asking us to select sites when we don’t know much about them?

- Why are you asking us to make decisions about other communities and vice versa?

- What sites are within a ½ mile from a “Major Transit Stop” so that streamlining of environmental review allowed by Senate Bill 375 and Senate Bill 743 could apply to the sites?
Subject: ACTION ALERT! Please Attend the Upcoming County Housing Element Workshops!

From: Joan Bennett (brutusndrucie@yahoo.com)
To: brutusndrucie@yahoo.com;
Date: Sunday, May 4, 2014 9:50 PM

Subject: ACTION ALERT! Please Attend the Upcoming County Housing Element Workshops!

Spread the word...

**ACTION ALERT! Please Attend the Upcoming Marin County Housing Element Workshops!**

Hi all,

Please attend the remaining Marin County Housing Element Public Workshops:

**TAM VALLEY**  
WHAT: Tam Valley Public Workshop re: next Marin County Housing Element [2014 to 2023]  
WHEN: Tuesday, May 6, 2014 - 6 pm to 8:30 pm  
WHERE: Mill Valley Community Center, Cascade Rm., 180 Camino Alto, Mill Valley

**STRAWBERRY**  
WHAT: Strawberry Public Workshop re: next Marin County Housing Element [2014 to 2023]  
WHEN: Saturday, May 10, 2014 - 10 am to 12:30 pm  
WHERE: Westminster Presbyterian Church, Findlay Hall, 240 Tiburon Blvd. Tiburon, CA 94920

Please plan to do the following:

1) **Make copies of the flyer**  
Please make at least 25 copies of the attached two-sided flyer. The flyer demonstrates how flawed the Housing Element Workshop process is. If you don't have time to make copies, please still do action item # 2 below.

2) **Arrive early to pass out flyers**  
Please arrive 15 to 20 minutes early to pass out flyers.

3) **Ask questions during the "Question & Answer" period**  
First they will present a promotional video, then they will give a presentation about the need for affordable housing, and then they will let attendees ask questions. If you don't know what to ask, here are some suggested questions: (These questions are also attached to bring to the workshop):

   Possible Questions to Ask at the Housing Element Workshop:
### Environmental Constraints & Hazards at the Tam Junction Housing Opportunity Sites

<table>
<thead>
<tr>
<th>Environmental Constraints</th>
<th>Site #4 (Chevron)</th>
<th>Site #9 (Manzanita)</th>
<th>Site #14 (Armstrong)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Congestion (LOS “F”)</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Flooding, 100 Year Floodplain</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Sea Level Rise</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>High Seismic Activity with High Liquefaction, Subsidence, &amp; Mud Displacement</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Toxic Air &amp; Noise Pollution from Hwy 101</td>
<td></td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Toxic Air &amp; Noise Pollution from Hwy 1</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>Probable Contaminated Groundwater, Soil &amp; Vapors from Hazardous Materials at Gas Stations</td>
<td>✔</td>
<td>✔</td>
<td></td>
</tr>
<tr>
<td>Probable Endangered Species</td>
<td>✔</td>
<td></td>
<td>✔</td>
</tr>
</tbody>
</table>
Flooding at Manzanita

Traffic at the Hwy 1/ Stinson Beach Exit off Hwy 101
(Traffic was backed up across the entire span of the Richardson Bay Bridge)
COMMUNITY MEETING

Join Us to Learn About

THE LARKSPUR STATION AREA PLAN

WHEN:  Saturday, May 17, 2014
TIME:   2:30 to 5:00 p.m.
WHERE:  Redwood High - Small Gymnasium
         395 Doherty Dr., Larkspur, CA

Hosted by:

Marin Against Density (MAD)
www.marinagainstdensity.org

Larkspur Fights Back
www.larkspurfightsback.com

Introduction by Dick Spotswood
Special Presentation at 3:00PM
By Bob Silvestri

Beyond Plan Bay Area
"If You Plan It, They Will Build"

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

**Date:** 5/10/14  
**Group Number:** 8

<table>
<thead>
<tr>
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<td>1. Marinwood Plaza</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Oak Manor</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. California Park</td>
<td>50</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4. Old Chevron Station</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. St. Vincent's / Silveira</td>
<td>221</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 6. Easton Point              | 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**                   | ---                                       |                                  |                                      |                                    |

*No units were placed.*
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<td>0</td>
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<td>10</td>
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<td>?</td>
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<td>3. California Park</td>
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<td>7. Tamarin Lane</td>
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<td>?</td>
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<td>8. Indian Valley</td>
<td>5</td>
<td>did not get this far</td>
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<tr>
<td>9. Manzanita</td>
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<td></td>
<td>0</td>
<td>0</td>
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**Totals**

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- 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:

- This exercise improperly assumes we cannot:
  1. amend the Housing Element
  2. withdraw the County from ABAB
  3. decline State Transportation funding in favor of determining a zero-growth policy

- The tables appear to be in disagreement with this point, i.e., that we must accept a housing allocation

- Why did the County spend money on a sales pitch video? It clearly overlooks pits like Kroger Pines, to put a glow on what affordable housing in.

- I am not willing to tell other neighborhoods, they must have high-density housing and I do not want them telling Strawberry must have.
Instructions for Group Exercise

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Instructions for Group Exercise

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Notes:

1. This exercise put the cart before the horse in that we don't agree with 185 units and don't have information about all these sites.
   Before making any decisions on any of these properties, we want to know:
   - impact of 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 hardworking group, really tried to do our job, listened carefully to each other.
3. Insufficient info. to place homes
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Notes:

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

County planners should develop 3-5 show alternative plans so we can choose other approaches to 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, don’t make decisions about sites where we don’t live.

Not presented with impacts of development (social & financial price) such as schools, traffic, seism settings, etc.

We have 2026 vision — develop Co. as not like we are not doing anything.

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

No development of Tom Valley constrained sites.
Community Workshop: Housing Element

**Participant Feedback**
Your feedback will help us prepare for future workshops.

Date: 5/10/14  Name (optional): Ann Spake

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

3. **What other input would you like to give us about the Housing Element?**  
   Develop alternative approaches to meet present/future needs

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

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<td>3. My understanding of the Housing Element and the update process has improved.</td>
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<td>4. The handouts and other meeting materials were informative and helpful.</td>
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<td>5. Sitting in the decision-makers’ seat was valuable.</td>
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**Continued on back**
Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/12/2014 Name (optional): Dean Weeden

1. How did you hear about this workshop?
   County Employee

2. What is the most valuable thing you are taking away from this workshop?
   Improve, people, admirable county housing goals

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

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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 NEED 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

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

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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 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)

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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?**
   
   KAR SEARS

2. **What is the most valuable thing you are taking away from this workshop?**
   
   THAT THERE IS A CLEAR MESSAGES TO THE COUNTY THAT THE DEVELOPER PROFITING 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?**
   
   I'D LIKE TO SEE DENSITY DEVELOPMENT AREAS AND COMMUNITIES WILL 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)
   
   BROWN/LEE SHOULD DO A ROAD SHOW AND EXPLAIN WHY WE'RE TAKING THE APPROACH WE ARE

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: May 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? Good info came from community, how income, buildings should not be tied to high density. Community needs info on various laws and their impact on development - SB 375, SB 743, SB 1

2. What other input would you like to give us about the Housing Element? State your views and their impact on development

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.)

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Additional Comments:

Developments should be well planned, and not tied to high density. In-fill, 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: 05/10/14 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)

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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)

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/10/2014
Name (optional): [Name]

1. How did you hear about this workshop?
   - Marin IF

2. What is the most valuable thing you are taking away from this workshop?
   - How the public is being manipulated with false choices and insufficient data.

3. What other input would you like to give us about the Housing Element?
   - The majority of the residents have serious process problems with basic assumptions 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)

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Additional Comments: Facilitators were nice people.

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): Kay Harris

1. How did you hear about this workshop?

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

   MAKE WORK NEEDS - EACH COMMUNITY WOULD WANT 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)

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: Sted Name (optional): Al Duran

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 Completes 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 Completes Info

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: _______10 30 14____ Name (optional): Catherine Dunlop

1. How did you hear about this workshop? Yes Next door

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

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 force.

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 list.
   Start over with each community's input.
   Film was slanted to affordable housing.

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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?

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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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 5/10/14
Name (optional): MARK MUNBODY

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

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 ABAG.

3. What more information do you need to stay current with the Housing Element? (Please provide your contact information if you would like staff to follow-up with you)
   None.

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3501 Civic Center Drive · Suite 308 · San Rafael, CA 94903-4157 · 415 473 6269 T · 415 473 7880 F · 415 473 2255 TTY · www.marincounty.org/plen
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 11 - 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 TO ENGAGE RESIDENTS
   OF SITES

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)
   GREAT FACILITATORS! thank you!

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

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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? 
Website

2. What is the most valuable thing you are taking away from this workshop? 
We need more information before we make any decisions on any new housing needs 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.)

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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: 5-10-12          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/16v 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.

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*Our facilitator Jean Reynolds was a peach!
Community Workshop: Housing Element

**Participant Feedback**

Your feedback will help us prepare for future workshops.

**Date:** 5/10/1A  
**Name (optional):** VIA BLACKLER

1. **How did you hear about this workshop?**  
   Supervisor Scan's 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.  
   Don't ask us to analyze sites about traffic, educational, environmental, etc.  
   We have no business making these decisions without this information, if we should wait for city planners.

2. **What other input would you like to give us about the Housing Element?**  
   Emails on further meetings, etc.

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Community Workshop: Housing Element

Participant Feedback
Your feedback will help us prepare for future workshops.

Date: 6/10/14  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 should withdraw from ABAG.

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

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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 Gay

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 THIS WORKSHOP IN MARIN CNTY

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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few mem

Nov - same sit, choosing sites = challenging
Com Ad Hoc group - rep members
reg, long process -> consenus. + sites
How have say in other Comms?
Also not fair. Conc about JA said
No sites in I.V.
For every area.

How were sites selected?

A: from community.
Leelee: In housing element just passed
Did straw pick their sites?
Leelee: County did it w/ task force.
Which task force? Gov't Agency?
Wants clarification on these sites in
strawberry.

Kentfield Advisory Mtg member - need now
S & D are new good sites, forced to make
selection
Best of possible suggestions
Task force did a survey

Sop did not tell about I.V. sites.

I.V she is fam, but entire Nov 1 task force
wasn't involved bec. JA said not included
so fees can't comment = surprise
Jim wants to discuss Straw Wincup - is it related
Asking if we/county doesn’t know why

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

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

Trish: chemical/toxic pollution

How about Marin City? Did they select it? Who chose?

Lee Lee

Catherine thinks good site.

terrified of gentrification

Catherine: PKS, ag use, 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 yet

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 Dowers
to do this public workshop?
Describing CAL PARK site

Debrief

- Development along freeway proposes residents to poor air quality
- Frustration w/ process on their community they know/they lived
  - Prevents "d-m" not county wide e.g., "Ind"
  - 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: Transparency funding — where came strawberry/where PDA from?
  - Does this have anything to do w/ MTC?
  - So SK + KR + KS

"Regional Planning"
Don't know enough
Incentivize OP
Group #8] **3 members** Recorder: "Tablee"

Jean Reynolds - Facilitator/not expert. Probation Dept City.

"Tablee" will come.

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

Remove from list #7 Not approved for high density 3 2A 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 wildlife.

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, lots respond. "Reactor doesn't"
Site #16 Too remote should be greenbelt
Site #1 should remain commercial
(Also visual impact
People can walk to I-101 (green buffer/open space)
Site #5 Both respondents say leave agricultural
Site #8 Both respondents say leave agricultural

3rd Takeaway
Respondent: A 3rd party planning consultant insures impartiality (We don't have that) - insures that all individuals are heard and represented and noticed about all meetings + draft proposals are distributed county wide 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 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 knowledge
1) AGREE THAT WE DON'T KNOW ENOUGH TO DECIDE - 185 OVER 8 YEARS
2) LET'S SEPARATE DESERT FROM AFFORDABLE - OR ANY - 22/41A?
   IF WE'RE GOING TO INCENTIVIZE, LET'S INCENTIVIZE ECONOMIC OPPORTUNITIES FOR
   INNOVATION AND OPPORTUNITIES NOT DIVIDENDS
   INCENTIVE LEVELS
3) PROVIDE LEGISLATION AND 375/793
   A LACK OF CLARITY MARGINAL STRATEGIC

OUR PERSPECTIVES WERE PRETTY SIMILAR
1. Marin Wood
   - 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.
   - So is too many units.

4. Old Chevron Site
   - Contaminated soil.
   - Flood area.
   - 10 is too many units

5. St. Vincent Silveira
   - Toxins from site flow to this area.
   - Agricultural area needs to be preserved.
   - 221 is too many

6. Easton Point
   - 43 houses already approved
   - We approve these 43 court stipulated homes provided that it undergoes rigid environmental review.
7. **Tamarin Lane**
   We don't have enough information about this site.
   We like trees.

8. **Indian Valley**
Luke - The exercise makes no sense. The Tam Valley "Almost Cook" 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 subsidizes single-family homes. 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.

Hikes Neda 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.
units and stacked units.


Dave - From 1995 to 2003, Marin population grew by 12%, but traffic increased by a much higher 2%. Affordable housing 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 pesky pill of fees + hookup fees to legalize second units.


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

Agreement: Preserve agricultural areas, ridgelines, and wetlands.

Dave - 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.

Key - County should hold community meetings, one meeting in each community.
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 - Almonde sites are unsuitable due to flood zone and traffic.
- Sites immediately adjacent have an 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).
"I don't know anything about these sites. I don't feel that we should be cottoning sites we don't know about."

- Lil' Bean

Mrs. Realness

I am opposed to high density living. I say the forcing. It's just not healthy.

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 sensible way. Let's protect our environment. In seven to death it will collapse.

'It's supportive, affordable housing. We do need affordable housing. This is not about'

"This whole thing is way too me."

Notes from Luke
"I don't know why about time due."
I don't feel that we should be very on sale.
We don't know about. L. Bowery.

I am opposed to high density living alone.
Table 10

| for us to sit around and say... put some heroes in fact flood zone... that makes no sense. |
Strawberry Housing Workshop:

Vic: "We are not going to become San Francisco."

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

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

Steve: "Not enough info to make decisions. begs the question, what is this really about. Nonprofits pay little taxes and are therefore subordinate."

Facilitators:

Amy Brown: Federal Grants
D'Angelo: 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. Set with it." Rotary Village (10 units) doesn't recognize the effort middle-class people make to establish themselves in the community. Their sacrifices are not recognized here.

Clayton: Tam Valley Sites? Traffic, popu!

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 scarmble to make useful decisions on.

7) Income alone cannot be sufficient.

8) Numbers and the science don't mix truly fairly.

9) Too much regulatory expense to effectively do suit development.
1. Indian Valley 0 Law Income
   - No churches
   - No sidewalks
   - No grocery within several miles
   - Services from Sheriff

2. Barry and Esther are so frustrated and leaving.

3. Tamarind Lane 0 Low
   - No transportation
   - No sidewalks

4. Grady Road 0 Law
   - Bus service was extended
   - Water

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

5. Marinwood: Live/Work
Solar or other greenhouse should be included in this.

St. Vincent - Nothing

6. Easton Point
   - No transportation
   - Difficult to build steep

1. Gold Gate Seminary - 0
   - Nothing but shark bait

Most all local villagers are unable to handle low income.

The valuable to here countries perspective. Job is difficult.

These numbers are handed out by ABC and I feel the local people should have control.
After viewing the film, we question where the numbers were based. Please add footnote on film.

We were not happy with Kate Powers speaking over people. Very annoying.
CONCERNS & SPECIAL NEEDS: Families have to go to other countries to get care but taxes from Hawaii are still increasing to take care of them. Ed. disabled housing advocate - "Hidden tax on homeowners. Tax implication on redistributing people with special needs to other countries. Property tax gets sent to the state that doesn't get recycled into Hawaii."

High density - some areas have many, some have more renters than homeowners - not enough revenue to offer the rentable. They aren't paying taxes.

Homes cost $500K to build, permit which taxpayers subsidized. It was unfair to people with special needs. Vulnerable people in the most vulnerable areas of the county. The choices of location are unreasonable. 20% of the kids on the island 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 of the sites named are contaminated and environmentally unsound.
Tam Valley area should not be developed if we approve projects without understanding the impact. Each community should know the areas they do not want to lose. Special needs have access to services. The #5 on the exercise sheet identifies the sites that request potential build out. A developer could apply for a site plan. Reviewing streamlining of reviews.
TABLE 1

REORDERED AS DNUN

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.
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 or # of subs at per hour
  - Purchased today aren't prime street
  - Other hours - in their values

GROWTH VS JOBS

2.1.1 Use Mr. Perry

Number of jobs in Dallas
of city department vs. City Council variance

90% of implementation or policies as cost A.E.

90% of

Low tech

100% variance or farm hosting in plant

Except for "Oil Saw" (Period
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
<table>
<thead>
<tr>
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<th>Date</th>
<th>Reference</th>
<th>Increase/Decrease</th>
<th>Expenditures</th>
<th>Contract Balance</th>
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<td>invited</td>
<td>5,012.50</td>
<td>12,000.00</td>
</tr>
</tbody>
</table>
# Environmental Constraints & Hazards at the Tam Junction Housing Opportunity Sites

<table>
<thead>
<tr>
<th>Environmental Constraints</th>
<th>Site #4 Chevron</th>
<th>Site #9 Manzanita</th>
<th>Site #14 Armstrong</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic Congestion (LOS “F”)</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Flooding, 100 Year Floodplain</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Sea Level Rise</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>High Seismic Activity with High Liquefaction, Subsidence, &amp; Mud Displacement</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Toxic Air &amp; Noise Pollution from Hwy 101</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Toxic Air &amp; Noise Pollution from Hwy 1</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Probable Contaminated Groundwater, Soil &amp; Vapors from Hazardous Materials at Gas Stations</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Probable Endangered Species</td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
</tbody>
</table>
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 $12,000.

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.alliancemarin.org.

Thank you for your support!

Marin Community Alliance Team
Housing Element (2015-2023)
Summary of 2014 Outreach

Stakeholders meetings (2):

- 2/24 and 3/4 at the Marin Community Foundation

Other (requested):

- 2/28 Marin Partnership to End Homelessness
- 5/18 Marinwood Community Day
- 5/22 Grassroots Leadership Network, Marin Boards and Commissions Leadership Institute

Design Review Boards and Community Service Districts:

- 3/6 Marin City Community Service District
- 3/10 Strawberry Design Review Board
- 3/12 Kentfield Planning Advisory Board
- 3/19 Tamalpais Design Review Board

Community Workshops (5):

- Tuesday 4/8, 6 PM, Marin City Senior Center, Marin City
- Saturday 4/26, 1 PM, Marinwood Unitarian Universalist Congregation of Marin, Marinwood area, San Rafael
- Saturday 5/3, 12:30 PM, Albert J. Boro (Pickleweed) Community Center, Canal neighborhood, San Rafael
- Tuesday 5/6, 6 PM, Mill Valley Community Center, Tam Junction area, Mill Valley
- Saturday 5/10, 10 AM, Westminster Presbyterian Church, Strawberry neighborhood, Tiburon

Housing Survey:

- Online late February through June 1 on Open Marin
- 579 responses received

Email Outreach:

- GovDelivery Subscribers (1,400)
- HOAs
- Chambers of Commerce
- North Bay Leadership Council
- Marin County Bicycle Coalition
- Service districts (schools, water, wastewater)
- Marin Economic Forum (also reposted in their Newsletter)
- Sustainable Marin
- Non Profit Housing Association (also sent announcements to their members)
- Supervisors mailing lists
Flyers:
- 3/29 Marinwood Scoping Session Lucas Valley Community Church (100 flyers)
- 3/10 Starbucks Strawberry Shopping Center (flyer posted)
- 3/9 Laundromat Oak Manor (flyer posted)

Advertisements:
- 4/3, 4/21, 4/29, and 5/2 in the Marin Independent Journal: Half page ad and an online banner announcing the Community Workshops
- 5/2 Craigslist Community events
- 5/2 The Patch Community calendar
- Spanish speaking media
- West Marin Citizen
- Point Reyes Light
- Stinson Beach Times

Media and Press Releases:
- Marin Independent Journal
- West Marin Citizen
- The Ark
- The Point Reyes Light
- Pacific Sun
- Marinscope weekly papers
- Marin magazine
- Marin County Post (Marin City)
- Bay City News
- Patch
- El Impulso (Spanish language)
- La Voz (Spanish language)
- Avance (Spanish language)
- Univision TV (Spanish language)
- Telemundo TV (Spanish language)
- KWMR West Marin radio
- CMCM public access TV
- NPAT public access TV
- Bay City News
- CalCountyNews
- The Patch
- Radio KCBS
- Radio KGO
- Radio KQED
- Radio KWMR
- SF Chronicle
- Tiburon Ark
- TV Marin 26 Public Access
- TV ABC7
- TV CMCM
- TV KPIX
- TV KQED
- TV KRON
- TV KTVU
- TV NBC Bay Area stories
- Various major TV and radio stations in Bay Area

**Videos:**

- Two short videos on housing need were produced and shown at the community workshops and posted on the County’s YouTube site and Marin 26 Public Access.

**Social Networking:**

- Facebook
- NextDoor Tam Valley, Strawberry and Marinwood
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

All Responses sorted chronologically

As of June 12, 2014, 9:23 AM

As with any public comment process, participation in Open Marin is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Introduction

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing – what is going well and what is needed – by filling out this survey. This survey is one of several ways the County will be gathering community input over the next few months, and the results will be provided to decision-makers later in the process for consideration.

The purpose of the Housing Element is to plan for Marin County’s needs in unincorporated areas by supporting a diversity of housing types, densities, and prices to meet the needs of current and prospective residents of all income levels and ages. This year, the County is required to plan for 185 new homes for the planning period of 2014-2023. It is important to note that the Marin County Housing Element does not address housing needs in the incorporated cities and towns of Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon, who are each responsible for adopting their own housing elements.

Stay tuned for upcoming Housing Element discussion topics addressing the future of housing in Marin. To find out more, visit the Marin County Housing Element website (www.marincounty.org/housingelement), and sign up for our email list to get the latest updates on events and other announcements at https://public.govdelivery.com/accounts/CAMARIN/subscriber/new?topic_id=CAMARIN_69. Click “Post” below to begin taking the survey.
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

As of June 12, 2014, 9:23 AM, this forum had:
Attendees: 1183
All Responses: 569
Hours of Public Comment: 28.5
## Responses

### How long do you plan on staying in your current residence?

<table>
<thead>
<tr>
<th>Duration</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than one year</td>
<td>6.0%</td>
<td>34</td>
</tr>
<tr>
<td>1 - 2 years</td>
<td>7.4%</td>
<td>42</td>
</tr>
<tr>
<td>2 - 5 years</td>
<td>12.0%</td>
<td>68</td>
</tr>
<tr>
<td>5 - 10 years</td>
<td>10.7%</td>
<td>61</td>
</tr>
<tr>
<td>I have no plans to leave</td>
<td>64.0%</td>
<td>364</td>
</tr>
</tbody>
</table>

### If you have plans to leave, please identify your reason for leaving:

<table>
<thead>
<tr>
<th>Reason</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing size doesn't meet family needs</td>
<td>5.0%</td>
<td>28</td>
</tr>
<tr>
<td>Cost of rent / house payment</td>
<td>10.4%</td>
<td>59</td>
</tr>
<tr>
<td>Want to move to a different neighborhood</td>
<td>6.2%</td>
<td>35</td>
</tr>
<tr>
<td>Housing doesn't meet accessibility needs</td>
<td>4.1%</td>
<td>23</td>
</tr>
<tr>
<td>Other</td>
<td>11.9%</td>
<td>67</td>
</tr>
<tr>
<td>I do not have plans to leave</td>
<td>62.5%</td>
<td>353</td>
</tr>
</tbody>
</table>

### If you will be moving, please indicate whether you plan to stay in Marin County:

<table>
<thead>
<tr>
<th>Plan to stay in Marin County</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, I plan to find a new home in Marin County</td>
<td>22.3%</td>
<td>127</td>
</tr>
<tr>
<td>No, I plan to find a new home outside of Marin County</td>
<td>13.2%</td>
<td>75</td>
</tr>
</tbody>
</table>

All Responses sorted chronologically

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

I have no plans to move

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>64.5%</td>
<td>367</td>
</tr>
</tbody>
</table>

Please identify what would most improve your current housing situation:

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>More indoor space</td>
<td>13.5% 77</td>
</tr>
<tr>
<td>More outdoor space</td>
<td>16.2% 92</td>
</tr>
<tr>
<td>Lower cost of rent / house payment</td>
<td>25.8% 147</td>
</tr>
<tr>
<td>Better neighborhood</td>
<td>7.6% 43</td>
</tr>
<tr>
<td>Home / yard improvements or repairs</td>
<td>16.5% 94</td>
</tr>
<tr>
<td>Better weatherization</td>
<td>10.9% 62</td>
</tr>
<tr>
<td>Lower utility costs</td>
<td>17.2% 98</td>
</tr>
<tr>
<td>Lower Homeowner Association dues</td>
<td>3.0% 17</td>
</tr>
<tr>
<td>Better access to transit</td>
<td>16.3% 93</td>
</tr>
<tr>
<td>Other</td>
<td>35.9% 204</td>
</tr>
</tbody>
</table>

The most significant housing problem in unincorporated Marin County is:

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost of rent / house payment</td>
<td>40.1% 228</td>
</tr>
<tr>
<td>Cost of utilities</td>
<td>8.8% 50</td>
</tr>
<tr>
<td>Rent deposit</td>
<td>4.0% 23</td>
</tr>
<tr>
<td>Housing size doesn't meet family needs</td>
<td>7.2% 41</td>
</tr>
<tr>
<td>Lack of temporary transitional housing</td>
<td>5.8%</td>
</tr>
<tr>
<td>Lack of affordable housing</td>
<td>37.3%</td>
</tr>
<tr>
<td>Lack of emergency shelters</td>
<td>7.2%</td>
</tr>
<tr>
<td>Poor weatherization</td>
<td>4.4%</td>
</tr>
<tr>
<td>Unacceptable housing conditions</td>
<td>5.6%</td>
</tr>
<tr>
<td>Other</td>
<td>36.7%</td>
</tr>
</tbody>
</table>

Which of the following housing types are most needed in unincorporated Marin County?

| Affordable rentals | 43.2% | 246 |
| Market-rate rentals | 11.8% | 67 |
| Affordable condos for sale | 18.3% | 104 |
| Market-rate condos for sale | 6.7% | 38 |
| Affordable single-family houses for sale | 33.9% | 193 |
| Market-rate single-family houses for sale | 19.7% | 112 |
| Affordable senior housing | 38.3% | 218 |
| Low-income assisted living | 16.2% | 92 |
| Housing near transit | 15.8% | 90 |
| Large housing units | 2.5% | 14 |
| Housing near services | 15.8% | 90 |
| Other | 20.7% | 118 |
Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

<table>
<thead>
<tr>
<th>Scenario</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Focus on multi-family housing in centralized locations</td>
<td>12.5%</td>
<td>71</td>
</tr>
<tr>
<td>Promote mixed-use housing in specific parts of unincorporated Marin County</td>
<td>22.5%</td>
<td>128</td>
</tr>
<tr>
<td>Encourage townhome style housing throughout unincorporated Marin County</td>
<td>9.3%</td>
<td>53</td>
</tr>
<tr>
<td>Focus on single-family housing on vacant and under-utilized land</td>
<td>26.9%</td>
<td>153</td>
</tr>
<tr>
<td>Other</td>
<td>28.8%</td>
<td>164</td>
</tr>
</tbody>
</table>

Do you live and/or work in Marin County?

<table>
<thead>
<tr>
<th>Scenario</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live only</td>
<td>28.1%</td>
<td>160</td>
</tr>
<tr>
<td>Work only</td>
<td>2.3%</td>
<td>13</td>
</tr>
<tr>
<td>Live and work</td>
<td>64.5%</td>
<td>367</td>
</tr>
<tr>
<td>Other</td>
<td>5.1%</td>
<td>29</td>
</tr>
</tbody>
</table>

If you live in Marin County, do you live in the unincorporated area or in a city/town?

<table>
<thead>
<tr>
<th>Scenario</th>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)</td>
<td>59.4%</td>
<td>338</td>
</tr>
</tbody>
</table>
### Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

**A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon)**

<table>
<thead>
<tr>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>38.5%</td>
<td>219</td>
</tr>
</tbody>
</table>

**I do not live in Marin County**

<table>
<thead>
<tr>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1%</td>
<td>12</td>
</tr>
</tbody>
</table>

### Do you rent or own your residence?

<table>
<thead>
<tr>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td>22.0%</td>
</tr>
<tr>
<td>Own</td>
<td>76.4%</td>
</tr>
<tr>
<td>Other</td>
<td>1.6%</td>
</tr>
</tbody>
</table>

### How much of your income is spent on housing costs?

<table>
<thead>
<tr>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30 percent</td>
<td>46.7%</td>
</tr>
<tr>
<td>30 to 50 percent</td>
<td>42.4%</td>
</tr>
<tr>
<td>Greater than 50 percent</td>
<td>10.9%</td>
</tr>
</tbody>
</table>

### Which of the following best describes your household?

<table>
<thead>
<tr>
<th>%</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person living alone</td>
<td>18.6%</td>
</tr>
<tr>
<td>Couple with no children</td>
<td>24.3%</td>
</tr>
<tr>
<td>Couple with children under 18 years old</td>
<td>25.1%</td>
</tr>
<tr>
<td>Household Type</td>
<td>%</td>
</tr>
<tr>
<td>---------------------------------------------------</td>
<td>----</td>
</tr>
<tr>
<td>Couple or single parent with grown children living at home</td>
<td>8.8%</td>
</tr>
<tr>
<td>Grandparent(s) raising grandchild(ren)</td>
<td>0.4%</td>
</tr>
<tr>
<td>Couple or single parent with grown children who no longer live at home</td>
<td>13.7%</td>
</tr>
<tr>
<td>Unrelated individuals living together</td>
<td>2.5%</td>
</tr>
<tr>
<td>Multiple families living together</td>
<td>0.9%</td>
</tr>
<tr>
<td>Other</td>
<td>5.8%</td>
</tr>
</tbody>
</table>

If you have any additional thoughts on the state of housing in Marin County, please share below:

Answered 359
Skipped 210

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move
Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (De-emphasize housing for moderate incomes and above.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
There should be extremely little new market-rate housing. Rentals guaranteed to REMAIN affordable (subsidized?) by low-income tenants are most needed.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Marin County Housing Survey 2014

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Maya Gladstern outside Marin County (on forum)  

How long do you plan on staying in your current residence?  
5 - 10 years  

If you have plans to leave, please identify your reason for leaving:  
Other (Will look for a retirement community.)  

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County  

Please identify what would most improve your current housing situation:  
Home / yard improvements or repairs  
Other (alternatives to septic)  

The most significant housing problem in unincorporated Marin County is:  
Other (limited senior housing)  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale  
Affordable senior housing  
Housing near transit  
Housing near services  
Other (assisted living for all income levels)  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
The SGV needs more housing alternatives. How about something like the Redwoods in West Marin?
Name not available (unclaimed)

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below: better transportation would encourage living in outlying areas.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (We are satisfied and can age in place)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of both affordable and market rate housing throughout the county)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Solution of the housing crisis here and elsewhere in the county will require empathy to those who are concerned about change and impact on quality of life. We must be specific about requiring quality context sensitive design and building additional capacity in to our transit, bicycle and roadway infrastructure. People need to be convinced that they personally and their children and grandchildren will benefit from well conceived evolution of our human environment. We will not succeed by forcing anyone to do anything or shaming folks into submission. The concept must stand on its merits and come about through a thoughtful and open process.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (More community gardens)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Other (Poor bus service)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple with no children

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
We need to encourage walkability
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (Making sure schools get enough money)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Schools, roads, services have enough to accommodate them for future)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
That each community has clear information and input into any plans
How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
More indoor space

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable condos for sale  
Affordable single-family houses for sale  
Affordable senior housing  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Rent

How much of your income is spent on housing costs?  
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
5 - 10 years

**If you have plans to leave, please identify your reason for leaving:**  
Housing size doesn't meet family needs

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
No, I plan to find a new home outside of Marin County

**Please identify what would most improve your current housing situation:**  
Better access to transit

**The most significant housing problem in unincorporated Marin County is:**  
Cost of rent / house payment  
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**  
Affordable rentals  
Affordable single-family houses for sale  
Affordable senior housing  
Low-income assisted living  
Housing near transit

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**  
Encourage townhome style housing throughout unincorporated Marin County

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**  
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin needs to build more housing that is affordable for the people who work in this county or who wish to keep on living in this county.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (Move closer to my family/grandchildren)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters
Other (Lack of enough emergency housing for Domestic Violence victims and their children)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living
Other (affordable housing for people with disabilities)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Other (Live with fiancee who owns home)

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need to focus on developing transit-oriented multi-use housing - we need to intelligently prepare for growth, rather than letting it happen without proper planning
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
May 27, 2014, 1:06 PM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (Owner is selling property.)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?

All Responses sorted chronologically
As of June 12, 2014, 9:23 AM
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
We really need incentives for affordable housing units that are done on a single unit basis because out in West Marin, large, multi-unit affordable housing projects will not really work or are not likely. Also, the amount of homes that are unoccupied as second or third residences is growing and destabilizing our communities. I am not sure if anything can be done about that, but possibly encouraging a occupation regulation or increased taxes on vacation rentals may help???
Name not shown inside San Rafael (on forum)  May 27, 2014, 11:59 AM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Other (I currently receive assistants from Marin Housing and was given a $500 increase in my rent leaving me only half of my salary to live off of. The rental rate for a 3brd is $2150 which in Marin is impossible to find and on top of that no one wants to accept)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (Single parent with children 7 and 17 years old with a grandchild due date 7/30/2014)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside San Rafael (on forum) May 27, 2014, 10:17 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (lower taxes)

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown inside Unincorporated Marin County (on forum)  May 27, 2014, 9:59 AM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Other (Couple with children under 18, plus 1 senior)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please continue to support the creation of affordable workforce housing, for example the work of CLAM- the Community Land Trust Association of West Marin- that is creating permanently affordable housing for full time residents. Make it easier to build second units. For West Marin, design smaller scale projects that would fit in in our small towns. Be receptive to innovative solutions to the housing problem.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Housing size doesn’t meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
I think destroying a nice place that has a good educational system is a shame. You are letting people know that no matter how hard you work to have a nice place the local government will keep trying to destroy it for you.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (none)

Which of the following housing types are most needed in unincorporated Marin County?
Other (none)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (no new housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No new housing in Marin!
Name not available (unclaimed)  

May 27, 2014, 8:26 AM

**How long do you plan on staying in your current residence?**  
2 - 5 years

**If you have plans to leave, please identify your reason for leaving:**  
Other (County is too car oriented)

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
No, I plan to find a new home outside of Marin County

**Please identify what would most improve your current housing situation:**  
Better access to transit

**The most significant housing problem in unincorporated Marin County is:**  
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**  
Affordable rentals  
Market-rate rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**  
Own

**How much of your income is spent on housing costs?**  
30 to 50 percent

**Which of the following best describes your household?**
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Density for Marin is urban. The density should be less, and therefore designated as suburban.
Name not available (unclaimed)  

May 27, 2014, 7:47 AM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Rent

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Second-home owners in West Marin should be encouraged to rent their homes out at affordable rates to locals during the times they are not occupying them
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 27, 2014, 6:39 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Increase road safety)

The most significant housing problem in unincorporated Marin County is:
Other (Access to public transit)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (housing near existing transit access)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

May 27, 2014,  6:34 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (air conditioning)

The most significant housing problem in unincorporated Marin County is:
Other (too many apartments and too much traffic congestion)

Which of the following housing types are most needed in unincorporated Marin County?
Other (none of the above)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
I don't think we have any more room for housing. More houses and apartments add more traffic. Everyone drives a car and highway 101 is way too jammed up already.
Name not available (unclaimed)  
May 26, 2014, 10:18 PM

How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  
Home / yard improvements or repairs  
Better weatherization  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Other (Too many houses built in high hazard zones)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Building unrestricted new housing is not the solution. Copy Mono County's innovated county-owned rentals and interest free loans for first time buyers. This will help more than a few new units that will be snatched up by speculators.)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Name not available (unclaimed)

May 26, 2014, 9:22 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Sunnier weather)

The most significant housing problem in unincorporated Marin County is:
Other (Persistent and ineffectual efforts to "manage' production of housing by County government, responding to State laws)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Would like to see County actually build more affordable housing units
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better neighborhood
Home / yard improvements or repairs
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Other (I am on SSDI)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Way too noisy here in downtown Pt. Reyes)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood
Other (The traffic noise is deafening 24/7 at 988 Mesa Rd, Pt. Reyes)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living
Other (Housing in quiet neighborhoods)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

**Which of the following best describes your household?**
One person living alone

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
Like to see low cost housing clustered around central kitchen, other share amenities.....more community minded. Rent the place where you sleep, eat communally as an option, work on the land communally. Basically shared work & kitchen facilities, use of yurts.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Help with rent)

The most significant housing problem in unincorporated Marin County is:
- Cost of rent / house payment
- Lack of affordable housing
- Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Affordable senior housing
- Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
- Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
For people like me, 63yr old, who have lived in my home for 18 1/2 yrs. and need Section 8 to help pay rent so that we can have some money to pay other bills. Or buy my grand children a Birthday Gift. I do not want to live in Senior Housing and just want to stay in my home. There is No help for me. They help the people with children before me, the single elder disabled old lady
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) 

How long do you plan on staying in your current residence? 
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County? 
Affordable rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County? 
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence? 
Rent

How much of your income is spent on housing costs? 
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

May 26, 2014, 3:18 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Better access to transit

The most significant housing problem in unincorporated Marin County is:  
Cost of utilities  
Housing size doesn't meet family needs  
Lack of temporary transitional housing  
Lack of affordable housing  
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Market-rate rentals  
Affordable condos for sale  
Affordable single-family houses for sale  
Affordable senior housing  
Low-income assisted living  
Housing near transit  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San
Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Multiple families living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
I'd like some focus on multi-use housing
Name not available (unclaimed) May 26, 2014, 2:58 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Nothing - housing situation is perfect for me as it is.)

The most significant housing problem in unincorporated Marin County is:
Other (Our only housing problem is Marin Supervisors letting developers build high-density low-income housing in our area. Keep our neighborhoods the same!)

Which of the following housing types are most needed in unincorporated Marin County?
Other (We do not need additional housing; more housing would ruin the character of our neighborhood.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (No new housing at all! Supervisors should stand up to the state directives in defense of our neighborhood and quality of life!)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin has stood up to overdevelopment pressure for years and my middle-class neighborhood has a better quality of life because of it. We (and our elected officials) should continue to stand against development, even if the pressure is now coming from our state government instead of developers. Keep Marin housing green, low density, and free market!
Name not available (unclaimed)  

May 26, 2014, 1:10 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (None of the above)

The most significant housing problem in unincorporated Marin County is:  
Other (None)

Which of the following housing types are most needed in unincorporated Marin County?  
Other (None)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (No change in current housing.)

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?

Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Overcrowding of our schools is unacceptable. Marin does not need additional housing.
Name not available (unclaimed)  May 26, 2014, 11:42 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Fewer homes)

The most significant housing problem in unincorporated Marin County is:
Other (Too much construction)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Less housing is needed)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Eliminate the requirement.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
We should not be housing driven rather sustainable living within the natural resources of the area, most important of which is water.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
Less than one year

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More indoor space  
Lower utility costs  
Better access to transit

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing  
Other (more legal in law units apartments)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Other (in law units legal add ons apartments)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?
30 to 50 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
5 - 10 years

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (I am good where I am)

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment
Rent deposit
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Large housing units
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/ town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple with no children

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
I would like to see the county support and promote affordable land trust type (CLAM of W.Marin) housing. I think it is equally as important to assure the buildings are retrofitted to use as little heating and cooling-(utilities) as possible. Thus serving the global warming trend as well as making it cheaper to live in such dwellings.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
5 - 10 years  

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  
Home / yard improvements or repairs  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Rent  

How much of your income is spent on housing costs?  
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Cut down on traffic.)

The most significant housing problem in unincorporated Marin County is:
Other (Need more senior housing)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Any taxpayer subsidized affordable housing should go to seniors who already live here or to skilled essential workforce employees who already work in Marin. Any affordable housing should be distributed over multiple neighborhoods, rather than creating a concentrated subsidized housing zone.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Affordable single-family houses for sale
- Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Too many rental houses are being taken off the market, and instead used as vacation rentals through VRBO and Airbnb. That is increasing the "hollowing out" of our West Marin communities, whereby the majority of houses are either empty most of the year, or lived in for short periods of time by vacationers with no understanding of, or involvement in, the community. Locals stores cannot find people to work for them; local non-profits cannot find people to volunteer for them. At the rate things are going, within a few short years there will be no "communities" to speak of in West Marin. The older generations are dying off, younger people cannot afford to move in, and all that will be left is vacationers and the very wealthy, who will think of this area as their private playground. At the very least, the Board of Supervisors must pass legislation to reign in the use of our local housing stock as vacation rentals and B&B’s.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Improved broadband)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Other (Cap on 2nd units is too small)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
More options for affordable housing are needed for our children, our seniors, and our workforce
Name not available (unclaimed) May 25, 2014, 5:41 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (Moving to a smaller house)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (Smaller yard and home, lower overall costs)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Edwin Grundstrom (unverified) May 25, 2014, 5:13 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (lower taxes)

The most significant housing problem in unincorporated Marin County is:
Other (highest taxes in CA)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (low density housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

#8 Novato is totally inappropriate. Why would anyone plunk dense housing in an area zoned 1 acre minimums?? Next to million dollar homes? Would it be appropriate in Kent Woodlands? The 1 acre zoning is appropriate to the terrain and neighborhood, Novato has a barrier zoned at its limits to stop development from expanding to stimulate infill; which has not happened to any extent due to the economy for the last 10 years. The need for infill still exists. To extend services another 3/4 mile beyond Novato limits is counter productive and wasteful of limited resources. The location is 3 miles from commercial services, unfortunately the higher permitted density and government incentive will put the property in immediate play for development whereas there has been no market for its zoned use. The introduction of sewers in the 1 acre zone will also spur higher density use in the area and result in further urbanization of the area generally.
Name not available (unclaimed) May 25, 2014, 4:12 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (i dont know)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown inside Unincorporated Marin County (on forum)

May 25, 2014, 1:02 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Poor weatherization
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Thank you for asking. I do feel strongly that small portions of West Marin's MALT and other ranch lands need to be re-zoned to allow *some* clustered co-housing, i.e. those in Davis and other progressive towns across the country. There is so much land (150-200,000 acres of ranch land), and so little affordable housing, it seems truly odd that so much would be set aside for cows and views (I'm against any ridge line development, and I live in West Marin). I've lived and rented in unincorporated Marin for 20 years, and have seen the situation become worse (more demand, higher costs, etc.) every year. We have a tremendous amount of biological and geographic diversity, but VERY LITTLE SOCIO-ECONOMIC diversity. It is a strange mixture of militant environmental protection (if you can consider pasture-land as such) by factions of folks who already have their piece of paradise, and don't want anyone else to have the opportunity to 'spoil it.' It strikes me as selfish and narrow-minded.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
Marin County Housing Survey 2014
The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Discourage second home ownership
Name not shown inside Unincorporated Marin County (on forum) May 25, 2014, 7:03 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Other (Maintaining septic system.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Other (Use of second units in existing homes.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Encourage the use of second units in existing homes.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I am opposed to adding multi-family housing units in the unincorporated areas of Marin County.
Name not available (unclaimed) May 24, 2014, 7:56 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Home / yard improvements or repairs

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
- Affordable rentals
- Affordable condos for sale
- Affordable single-family houses for sale
- Affordable senior housing
- Housing near transit

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Other (Encourage construction and upgrading of second units as affordable housing. Create a loan program for construction of affordable housing units.)

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Multiple families living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (keeping the money grabbing developers and their in the pocket politicians out.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Hey politicians stand up and say NO to all this development with no water)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
The politicians need to start saying no and stop whoring themselves for more money from state, feds and private developers. Where is the water going to come from for all of these planned developments and this is only the beginning.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Ability to arrange a tenancy in common to access some of my equity; I cannot get a conventional loan in common)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Encourage & support attempts to establish co-housing, for multi-generational use in West Marin; this has been impeded by prioritizing "visitor use"; our W. Marin communities are losing their young people, and their very character as small town villages whose residents can enjoy their own common spaces!
Name not available (unclaimed)

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Why has there not been a county sponsored meeting in West Marin. There is NOTHING affordable here. When the Coast Guard Housing in Pt Reyes comes available I would like to see it used for mixed use housing (artist live/work space) and or commercial included. We don't need any more hotel rooms. Pt Reyes needs a real sewer system.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs
Other (a lease assuring I can stay for a long long time since affordable housing in west marin does not exist!)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities
Lack of affordable housing
Unacceptable housing conditions
Other (I have seen houses people have the nerve to charge money for and I wouldn't let my pet live in such a place!)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Other (affordable housing for single ...families are always chosen over singles)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (as I said above we need more affordable housing for single older people)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
When I arrived in west marin in 1075 there were about 2 bed & breakfasts now all the previous rentals are bed & breakfasts ... I don't know how to convince those people who own b&b's to turn them into rentals again ...many of the b&b owners do not necessarily need the b&b's to make a living
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
I wish that Marin County would take seriously the terrible conditions of housing for our Latin populations, especially on the ranches out here in west marin, and those that live in other counties, like Contra Costa and have to commute to work in Marin.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside San Rafael (unverified)  

How long do you plan on staying in your current residence?  
I have no plans to leave  
If you have plans to leave, please identify your reason for leaving:  
Other (If we are no longer able to stay in our home due to end of life care needs)  
If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  
Please identify what would most improve your current housing situation:  
Home / yard improvements or repairs  
Lower Homeowner Association dues  
Better access to transit  
The most significant housing problem in unincorporated Marin County is:  
Cost of utilities  
Lack of affordable housing  
Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing  
Low-income assisted living  
Housing near transit  
Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations  
Do you live and/or work in Marin County?  
Other (I work here; my husband works in Fremont; we live in San Rafael)  
If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  
Do you rent or own your residence?  
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
I am torn; I want our service personnel to have affordable housing here, but it is very disturbing to have bought a house in a lovely quiet neighborhood and soon 300 people will be moving into high density housing 3 blocks away in eastern San Rafael. Also, when we moved in here, there was bus service several times a day and now there is only an intermittent shuttle to downtown, if that.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (nothing)

The most significant housing problem in unincorporated Marin County is:  
Housing size doesn’t meet family needs

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent

Which of the following best describes your household?  
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Help West Marin organizations to take over the Pt Reyes Station Coast Guard housing.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
West Marin needs a cap on B&Bs and vacation rentals, tax incentives for owners to lower the rent, less red tape for owners wanting to modify existing structures for affordable housing, financial assistance for CLAM, help negotiate with the Feds to take over vacant Coast Guard housing.
Name not available (unclaimed) May 24, 2014, 6:34 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Satisfied with current house)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Lower property taxes; less traffic/shorter commute)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)       May 24, 2014,  1:54 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Jonathan Frieman (on forum) May 24, 2014, 12:25 AM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Other (lease will be up)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 23, 2014, 8:43 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters
Poor weatherization
Unacceptable housing conditions
Other (must vacate for owner use)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (support second/mother-in-law units)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 23, 2014, 7:11 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Other (Lack of coordination with other Marin municipalities, creation of master plan.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Market-rate condos for sale
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Senior affordable housing is the near future, as us baby boomers retire. Many of us do not, or will not drive,...thus senior housing if available and attractive,( close to downtown shopping cores ), "walkable". Will not only provide housing for seniors but will open up single family housing stock , and alleviate traffic congestion. no longer fitting its function of "Family" housing. These ideas are not new, but hould be a large part of any future housing plan of action.
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit
Other (Rehabilitation of blighted shopping area)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Home / yard improvements or repairs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of temporary transitional housing
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?

Own

How much of your income is spent on housing costs?

30 to 50 percent

Which of the following best describes your household?

Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (rental being sold)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Other (lack of long term rentals)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (screw required. )

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown inside Unincorporated Marin County (on forum)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs
Other (Better traffic controls. Supervisors who listened to their constituency instead of pretending to and not LISTENING.)

The most significant housing problem in unincorporated Marin County is:
Other (the desire to develop more residences for space already underserved by local government.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None of the above - Like the Supervisors those who drafted this inquiry ARE NOT LISTENING.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Focus on complying with the will of the people and changing the rules to avoid development where not sustainable.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
don't ignore this response. pay attention to the fact that we DO NOT WANT MORE DEVELOPMENT IN MARIN. Put the efforts now devoted to developing more housing, with servicing that which you already have which is being done poorly. LISTEN TO YOUR VOTERS, not your lobbieds or soon you will be no longer an incumbent.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Poor weatherization
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Victoria Sanders inside Novato (on forum)  
How long do you plan on staying in your current residence?  
2 - 5 years  

If you have plans to leave, please identify your reason for leaving:  
Housing doesn't meet accessibility needs  

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County  

Please identify what would most improve your current housing situation:  
Other (one story home)  

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable single-family houses for sale  
Affordable senior housing  
Other (single story homes)  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

Do you live and/or work in Marin County?  
Live only  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
30 to 50 percent
Marin County Housing Survey 2014
The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Disabled Veterans need homes too often they have served and cannot afford to return to Marin because of high housing costs. Affordable housing specifically for veterans so they can return to live near family and friends.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
185 houses is doable. Let's all calm down.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (rental house is being sold)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Better weatherization
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing
Other (second unit rentals)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

**Which of the following best describes your household?**
Unrelated individuals living together

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
The population of west Marin is aging and the younger generation cannot afford to reside in West Marin and provide the diversity and support to the older generation that is needed. Many of the houses are single-family homes that are rarely occupied while many individuals and families go without housing near their workplace. A mandate or incentive to share, rent or donate underutilized land or structures could alleviate all of these problems at once. The immigrant populations are also severely challenged to find housing that fits their families' size and needs while they are providing crucial work in our local food system. I have moved 7 times in the 4 years I've lived in west Marin due to properties being put on the market or becoming unaffordable. Rent control could be a great asset in West Marin in order to ensure that there is a community of residents rather than only visitors.
Name not available (unclaimed)  

May 23, 2014, 4:02 PM

How long do you plan on staying in your current residence?  
Less than one year

If you have plans to leave, please identify your reason for leaving:  
Other (I am living with family & would prefer my own place)

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:  
Other (To be able to "live like an adult" at 37 years old. I can't afford a decent place in Marin. Or even a not-very-decent place)

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment
Rent deposit
Housing size doesn't meet family needs
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals
Affordable single-family houses for sale
Other (Everything is just too expensive for young families to live here, but I don't see that changing)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Other (My parents own their home & I am staying with them)
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Since I can't afford to pay rent, the answer to the question above is misleading. If I were paying rent, it would take at least half of my income and probably more.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Other (No future in N California for housing security. If landlord asks me to leave, there are few alternatives in W Marin and rents are rising. Will probably be forced to leave the area)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (Home security. In W Marin housing is dependent on landlord's life plans.)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Other ("Affordable" means housing for normal incomes, under $80,000 per year)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
The lack of housing has reached critical levels. The diaspora has accelerated, displacement is more and more the norm, due to VRBO and airbnb.
Name not available (unclaimed)    May 23, 2014,  3:54 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of temporary transitional housing
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?

1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Unrelated individuals living together
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 23, 2014, 3:19 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Lower cost of rent / house payment

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**
- Affordable rentals
- Housing near transit
- Housing near services

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Focus on multi-family housing in centralized locations

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
We must undertake a massive education campaign on why more affordable housing is needed, in order to counter the hudge and growing NIMBY/No Growth attitudes which would merely push our state's needed growth into other counties, resulting in more greenhouse gases, less affordable homes here, and a greater inability for our youth and elders to stay here.
Name not shown inside San Rafael (on forum)  May 23, 2014,  3:09 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
We have enough single-family homes, sprawling over the landscape and spewing greenhouse gases. We need to preserve Marin's open space and revitalize Marin's traditional town centers with well-designed apartments and condos in walkable neighborhoods well connected by paths, bikeways, and transit. We need good planning to achieve zero-net-energy communities adapted to meeting and reducing the realities of climate change.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
1 - 2 years  

If you have plans to leave, please identify your reason for leaving:  
Other (We might want our son to be in a different school district.)  

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County  

Please identify what would most improve your current housing situation:  
More outdoor space  
Lower cost of rent / house payment  
Lower utility costs  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing  
Poor weatherization  
Unacceptable housing conditions  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
I am lucky to have a landlord who believes in affordable housing and rent. If I weren't so lucky I would not be able to live in this county anymore. Co-housing is another option to consider for the county.
Name not available (unclaimed) May 23, 2014, 2:07 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

**Which of the following best describes your household?**
One person living alone

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
I am lucky to have a landlord who believes in affordable housing and rent
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
I have several West Marin friends who've been kicked out of rentals and cannot find housing. All are currently in unpleasant transitional situations, and the rental market shows little hope. In the meantime, 5 houses on my street have been sold as second homes in the past 3 years, and they sit empty 99% of the time. It's only getting worse. If I ever get kicked out of my rental I'll probably have to move to Sonoma county.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside Unincorporated Marin County (on forum)  
May 23, 2014, 12:57 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (CA is expensive for a reason)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate condos for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Better access to transit  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  

Which of the following housing types are most needed in unincorporated Marin County?  
Housing near transit  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County  

Do you live and/or work in Marin County?  
Live only  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
30 to 50 percent  

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
May 23, 2014, 12:29 PM

**How long do you plan on staying in your current residence?**  
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move

**Please identify what would most improve your current housing situation:**  
More indoor space  
Lower Homeowner Association dues

**The most significant housing problem in unincorporated Marin County is:**  
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**  
Affordable condos for sale  
Affordable single-family houses for sale

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**  
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**  
Own

**How much of your income is spent on housing costs?**  
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No low income housing at Marinwood Plaza, please
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown inside San Anselmo (on forum)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Home / yard improvements or repairs  

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
Less than 30 percent  

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
My greatest fear is that Marin will become a place where only the upper class can live- a county that is, in essence, a large gated community. I love and honor the poor and the middle class as well as the wealthy, and want to be neighbors with all three.
Name not available (unclaimed) May 23, 2014, 11:52 AM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (We are retirement age and property taxes are sky high)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (lower property taxes and hospital bond measure will only increase it)

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Low-income assisted living
Other (supervised housing for mentally ill)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (SROs since no one else will allow it, and homeless shelters)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
allow more inlaw suites to expand capacity
May 23, 2014, 11:41 AM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Other (Retired, live here)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
Many Marin residents seem to resist low-income housing, but we really shouldn't be a wealthy, white ghetto.
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 23, 2014, 11:22 AM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Better neighborhood
Other (One story. Views.)

The most significant housing problem in unincorporated Marin County is:
Other (Too many people in County.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Reject the requirement.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Should use existing housing stock to supply affordable housing.
Name not available (unclaimed) May 23, 2014, 11:14 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (neighborhood blight)

The most significant housing problem in unincorporated Marin County is:
Other (None)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  May 23, 2014, 11:12 AM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Affordable housing for low-income families)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  May 23, 2014, 11:10 AM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn’t meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (SENIOR HOUSING W/AMENTIES, I.E. MEALS, ETC.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (DON'T LET OTHERS DICTATE REQUIREMENTTS FROM OUTSIDE OF  COUNTY)

Do you live and/or work in Marin County?
Other (LIVE & RETIRED)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 23, 2014, 10:32 AM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
Better neighborhood
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
If we develop more housing we need to consider water supply and demand first, and traffic impacts a close second. and that silly train isn't going to help traffic so we need to stop pretending it is.
Name not available (unclaimed) May 23, 2014, 10:26 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Other (Will leave when we die!)

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood
Home / yard improvements or repairs
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Other (retired--too old to work)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No more WinCup like projects!
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
Other (If I left it would be because Marin no longer remained the non-urban, small scale wonderful place to live. And that is rapidly becoming the case.)

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (Traffic abatement. There are jams everywhere now - and NO housing is good housing if you are always stuck in a traffic snarl.)

The most significant housing problem in unincorporated Marin County is:  
Other (Potential overdevelopment and traffic.)

Which of the following housing types are most needed in unincorporated Marin County?  
Other (We need to make better use of the housing we have, not build more, particularly as regards enabling an aging population to age in place - perhaps with 2nd units and legal in-home sub-rental opportunities.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Again, lets NOT continue with the urbanization of Marin.)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Yes. This housing mandate is top-down driven by ABAG and Sacramento, both of whom have demonstratedly overestimated growth in this county, and mandated new housing stock that will further clog our streets, overwhelm our schools and degrade our infrastructure and environment. County supervisors should exercise leadership and encourage an organized Marin to form its own "abag", with realistic growth estimates and the goal of maintaining liveable communities.
Name not available (unclaimed)

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
There needs to be some form of rent control in West Marin, wealthy people are renting homes to weekend in that local families need to live in.
Name not available (unclaimed) May 23, 2014, 10:16 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (See previous answers above. )

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)      May 23, 2014,  9:58 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Other (I work in Marin, live outside the county)

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (x)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (x)

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
increased housing for residents with mental health issues is needed
Name not available (unclaimed)  

May 23, 2014, 9:28 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (The presence of a public community center would have the largest impact on my neighborhood)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Many of Marin County roads are at capacity for traffic. Major roadway improvements need to be incorporated with incremental housing. Especially in Tam Valley, North San Pedro and the Sir Francis Drake Corridor.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 23, 2014, 9:04 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less housing density.)

The most significant housing problem in unincorporated Marin County is:
Other (Too much housing located near highway 101)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
Housing should be market driven, not government driven. Govt. should offer rental assistance programs but should not be working to develop neighborhoods.
Name not available (unclaimed) May 23, 2014,  8:52 AM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (Fear the repercussions of poorly executed housing plan shoving all low income housing into unincorporated areas and the development of stack and pack housing without any real understanding of the impact it will have on the surrounding infrastructures, or)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (Local government that actually listens to its constituents rather than pushing an agenda based on ideas that have proven time and again, but scientifically as well as anecdotally to be abysmal failures (look at Marin City!).)

The most significant housing problem in unincorporated Marin County is:
Other (County government forcing low income housing upon communities that have overwhelmingly said they do not want it.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None of the above. We live in a free market economy. If you want to live in an area, than you need to be able to afford it. If you can't, then why should tax payers subsidize you to live in places where they have worked to live? Perhaps if our government actually put more into schools and ALL schools were as good as the ones in the more desirable areas, people wouldn't be in such a hurry to move.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (All housing should be congruent with the predominant housing style in the area. If the majority of housing in an area is single-family, than that is what should be created. The county missed out on a great opportunity during the crash to buy up distressed)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
I work my butt off to live where I do, because that is where I choose to live. Please explain to me why I should be paying for someone else to live there who is not willing to work just as hard as I have over the past 30 years. It is true that we are not all granted the same opportunities, but America was founded on the idea that you can come here and, if you work hard, you can ACHIEVE what you want, not be handed it on a silver platter off of the hard work of others!
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Low income housing for seniors)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Always one eviction away from having to leave Marin County.
Name not shown inside San Rafael (on forum) 

How long do you plan on staying in your current residence? 
Less than one year

If you have plans to leave, please identify your reason for leaving: 
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County: 
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation: 
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is: 
Rent deposit

Which of the following housing types are most needed in unincorporated Marin County? 
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario: 
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County? 
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town? 
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence? 
Other (I rent a room in a house my parents own but don't occupy, and I know this house rents for way more than I'm paying and they need the money, so I basically need to move out in a few months so we can rent the whole place to just one family.)

How much of your income is spent on housing costs? 
30 to 50 percent
Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
My parents brought me here a long time ago, I grew up here, but can't afford to live here. The friends I grew up with that have been able to come back to Marin and buy a home in Marin, I can count on one hand. I'm still here because my parents bought 2 homes here a long time ago. Otherwise I probably wouldn't be here. We have a home in San Rafael that we're going to keep as an income rental, but the home we sold in Woodacre a year ago, we're going to replace with a home and land in Tuscany, where we can get more for our money with what we believe is a better quality of life in general (and Tuscany is the most expensive region in Italy).
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Other (none)  

The most significant housing problem in unincorporated Marin County is:  
Other (Not enough choices, aging housing inventory)  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable single-family houses for sale  
Market-rate single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
**Marin County Housing Survey 2014**

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

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**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Other (coordinated community services aligned with the County of Marin Goals. Schools with even greater alignment with regional resources including food production, marine science, natural environment and the County of Marin Goals. Healthy and safe options for families to move around the unincorporated area by biking and walking.)

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment
Lack of temporary transitional housing
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Access to transportation and affordable food is key to families being able to live-rent in West Marin.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Other (SMART coming thru our backyard)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
stop the high density housing
Name not available (unclaimed) May 23, 2014, 7:12 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (more community services and quality schools)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of temporary transitional housing
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Access to transportation and affordable food is key to families being able to live-rent in West Marin.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Artists and athletes, intellectuals and activists! Keep the talent local! Don't make us all move north!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Other (Mixed use housing )

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  

May 23, 2014, 1:38 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better access to transit
Other (Greater warmth and inclusiveness in the community.)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services
Other (Reducing barriers to second units within existing homes)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Affordable housing should be the priority and the majority of new housing to buy and rent.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
So many long-time Marin residents have been displaced or are barely hanging on or working two jobs which impacts health and community involvement, and for many who are secure, their children could never afford to move home again. We have so many service sector jobs and those employees sometimes can't afford the gas to commute let alone to live in Marin - plus this would be a great way to reduce greenhouse gases: by reducing commutes while giving consumers more money to spend in Marin by reducing their commuting costs. I don't want to be here when the big one comes and so many of our emergency personnel will be incapable of reporting for duty with bridges and roads potentially impassable. Marin will be a more vibrant and interesting community with a more diverse population living here. We are missing out on the leadership capacity and the benefit of diverse perspectives and experiences by having housing policies that favor homogeneity. I favor more outside the box solutions customized for each community. I would also be interested in opportunities for multi-income cohousing developments in Marin and eco-prefab housing that could make homeownership more affordable. LEED certification, sustainable materials, reuse of materials or existing structures, carbon neutral and resource saving building practices and housing is very important to me. We should not build in areas prone to flooding or anticipated to be affected by sea level rise. I support efforts to eliminate barriers to creating second units in one family homes which will help low-income and elderly people stay in their homes, provide more housing and have a minimal carbon impact by dramatically reducing the building materials needed compared to additions or new housing. The hostility, attacks on character and 'by any means necessary' of some anti-housing advocates are deeply distressing. It requires bravery for even those accustomed to standing up and speaking out to speak out about affordable housing. We need to conduct the housing discussion always with the greater context in mind - runaway climate change requires brave and novel approaches, business as usual will not work. I think we must not accept the battle lines as they have been drawn, instead we should put all the creative minds of Marin to work on outside the box solutions, working with professional facilitators (maybe the Getting to Yes people?) working in small groups including people of varied viewpoints. It would be interesting have an affordable housing solutions contest with cash prizes for the best ideas.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of utilities
Housing size doesn't meet family needs
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Housing near transit
Large housing units
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San...
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Multiple families living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (More open space. Less traffic. Less Ugly urbanization. )

The most significant housing problem in unincorporated Marin County is:
Other (Excessive urbanization, loss of suburban character. )

Which of the following housing types are most needed in unincorporated Marin County?
Other (Housing, other than infill, is not needed.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Do not comply with the increased housing requirement. The traffic funding and other incentives are not worth losing the character of Marin. )

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs
Lower Homeowner Association dues
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Name not available (unclaimed)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 22, 2014, 9:48 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (retirement)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (lower property taxes)

The most significant housing problem in unincorporated Marin County is:
Other (high property taxes - tough to get building plans approved)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Other (no new housing is needed)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (DO NOT LOOK AT MAPS FOR EMPTY LAND. THAT LAND IS EMPTY FOR A REASON - TEAR DOWN A BLIGHTED NEIGHBORHOOD AND REBUILD)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We do not need new housing. Many areas were inappropriately designated in the last plan. What makes Marin nice is the low density. Keep Marin the same and do not allow growth especially as there is no more water avail. Need a moratorium on new houses as there is no water
Name not available (unclaimed)  May 22, 2014, 9:45 PM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (recently lost my house (divorce))

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of temporary transitional housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (better bicycle path/road access)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Other (low available housing stock)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Other (retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move

**Please identify what would most improve your current housing situation:**  
Home / yard improvements or repairs

**The most significant housing problem in unincorporated Marin County is:**  
Other (not enough higher density housing)

**Which of the following housing types are most needed in unincorporated Marin County?**  
- Affordable rentals
- Affordable senior housing
- Other (lower fees to build 2nd units)

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**  
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**  
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**  
Own

**How much of your income is spent on housing costs?**  
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
I can't afford to move and stay in Marin County
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (too much traffic)

Which of the following housing types are most needed in unincorporated Marin County?
Other (none - we don't need any more housing because we don't have much population growth)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
I really don't think we need any more housing in Marin - there are always places for sale or rent, and there are lots of low income housing available
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (Lost home and cannot find another affordable one - Inverness/Pt. Reyes area)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (To have one.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of temporary transitional housing
Lack of affordable housing
Poor weatherization
Unacceptable housing conditions
Other (Lack of rentals due to properties being bought up as second homes - Inverness/Pt. Reyes area)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Affordable housing for single people - terribly hard to find!)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
The housing crisis has hit a critical point - I am far from alone in losing my home and not being able to find another. I am a doctoral level professional, not working much at the moment due to chronic illness though trying to get back on my feet, and I feel precariously close to "falling through the cracks." I lost my most recent home because my former landlady's son lost his home, and he moved into the place I was renting. I lost the previous home due to the property being sold as a second/vacation home - the small "guest cottage" I lived in, and loved, is rarely used. What is going on?! I am a Bay Area native, a good person, educated, with some financial resources, etc., etc., and I have just become homeless. Are homes now only for the rich? Terrible situation in West Marin, though also throughout the entire greater Bay Area.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better weatherization
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Better schools)

The most significant housing problem in unincorporated Marin County is:
Other (Threat of urbanization)

Which of the following housing types are most needed in unincorporated Marin County?
Other (I don't think we need more housing)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Survey seems biased. Most of options I would have picked are not listed. Don't know why Susan Adams is pushing for more affordable housing that will drain our school resources (more children living in homes that are exempt from property taxes). People don't want this and this issue seems to be omitted from most discussions or is never addressed directly. Be upfront with your constituents or you will lose this election.
Name not shown inside Unincorporated Marin County (on forum)  

May 22, 2014, 8:30 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
The amount of anger and hatred that this issue brings up in the county is disgusting. I am not sure I want to raise my children in a community that acts this way. What are we in Selma, AL??
Name not available (unclaimed)  
May 22, 2014, 8:27 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
More outdoor space

**The most significant housing problem in unincorporated Marin County is:**
Other (Too many people)

**Which of the following housing types are most needed in unincorporated Marin County?**
Other (Single family)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin needs more open space and less concrete
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 22, 2014, 8:27 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Lack of quality schools in my neighborhood)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Better neighborhood
Other (Access to better schools)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside Unincorporated Marin County (on forum)  
May 22, 2014, 8:19 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
An admix of affordable housing must predominate so to level the financial inequality..in short I’d say that primarily such housing ought to predominate for the next decade AND in places where the "elite" reside as much as where such housing is normally placed: in marginal areas. The county could use more of a mixed housing structure.
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Home / yard improvements or repairs  
Better weatherization  
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment  
Cost of utilities

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals  
Affordable condos for sale  
Affordable senior housing

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Focus on multi-family housing in centralized locations

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
5 - 10 years

If you have plans to leave, please identify your reason for leaving:  
Other (Middle school and HS not good enough)

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
More outdoor space
Better access to transit

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
High cost
Name not available (unclaimed)  May 22, 2014,  7:22 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Lack of emergency shelters
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (give homeowners a tax break for offering or building a second small home on their property that will be rented affordably.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
I am on the board of CLAM working towards providing more affordable housing in communities around Tomales Bay. The Community Land Trust model has never been used in Marin County. Sonoma County has a model community land trust. County officials need to become knowledgeable about the history and usefulness of CLT's to provide affordable housing in Marin County.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Downsize for easier care)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (smaller property less maintenance)

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
we’re retired and looking to downsize. don't want to leave the county (andx we can afford anything) but not many choices for easy care independant Sr. housingy
Name not available (unclaimed) May 22, 2014, 7:08 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Closer to the ocean)

The most significant housing problem in unincorporated Marin County is:
Other (Increased high density urban style housing)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None of the above)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (No high density housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Other (Affordable home ownership)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Local families, including families who raised their children on the ranches, are particularly in need of local rental and homeownership in West Marin
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
5 - 10 years

If you have plans to leave, please identify your reason for leaving:  
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:  
Other (Safety - Strawberry is becoming a mecca for burglars)

The most significant housing problem in unincorporated Marin County is:  
Other (too many renters - housing does not turn over owners - tax contributions from building owners not adequate)

Which of the following housing types are most needed in unincorporated Marin County?  
Other (owner occupied single family housing supplemented with section 8 funding for those in need)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (in Emeryville where transit is already in place that does not bring a single intersection to its knees)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Housing is being driven by transit - traffic details are badly misrepresented in many gov't (local, county and state) sponsored research. Train is lame, who will ride it, stations cannot handle true commuter volumes, and the ferry is a ridiculously polluting travel option.
Name not shown inside Unincorporated Marin County (on forum)  
May 22, 2014,  6:29 PM

How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Other (I am retired and live alone.  I own my home, have no loans on it.  I need a smaller, affordable home/condo/townhouse with less outdoor space.)

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable condos for sale  
Affordable single-family houses for sale  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 22, 2014, 6:25 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Better Retail and Less High Denisty Housing)

The most significant housing problem in unincorporated Marin County is:
Other (Too much high density)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
The county needs to maintain the suburban/rural character of Marin, not urbanize it with high-density housing
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Other (Over development, traffic, noise, NOT SO SMART TRAIN)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Better neighborhood
Lower utility costs
Other (Taxation without representation)

The most significant housing problem in unincorporated Marin County is:
Other (Saving our open space)

Which of the following housing types are most needed in unincorporated Marin County?
Other (NONE OF THE ABOVE)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (ONE SIZE DOES NOT FIT ALL THE COUNTIES IN CA.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
STOP THE STATE MANDATES ON HOUSING IN BUILT OUT AREAS
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Taxes too high)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Lower taxes)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of public transportation)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Increase housing in cities)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Better local and regional transportation is needed.
Name not available (unclaimed)  May 22, 2014,  6:11 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic getting to the freeway at all times of the day from East San Rafael)

The most significant housing problem in unincorporated Marin County is:
Other (I don't see any housing issues in our area. All is well.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Keep property values increasing. We live in a beautiful area taht we love. Don't ruin it. We are comfortable as is.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (What!!!??? Please spread it out and make the housing units small pods vs giant boxes of apartment units!!!!  )

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Other (Couple living with an 18 yr old and a 14 yr old.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Do NOT allow box housing in Marin County, anywhere. We all oppose it and is the reason we all live here. Small growth, beautiful environment that can sustain it's own infrastructure; water, traffic, schools, etc.
Name not available (unclaimed)  

May 22, 2014, 6:07 PM

How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing  
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable condos for sale  
Affordable single-family houses for sale  
Affordable senior housing  
Housing near transit  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Couldn't we have rent control at least for seniors? If not, the outcome is concerning.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Better neighborhood
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate condos for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (change the housing plan)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
1 - 2 years  

**If you have plans to leave, please identify your reason for leaving:**  
Housing doesn't meet accessibility needs  

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
Yes, I plan to find a new home in Marin County  

**Please identify what would most improve your current housing situation:**  
More indoor space  
Lower cost of rent / house payment  

**The most significant housing problem in unincorporated Marin County is:**  
Lack of affordable housing  

**Which of the following housing types are most needed in unincorporated Marin County?**  
Affordable rentals  
Affordable single-family houses for sale  
Affordable senior housing  
Low-income assisted living  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

**Do you live and/or work in Marin County?**  
Live and work  

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

**Do you rent or own your residence?**  
Rent  

**How much of your income is spent on housing costs?**  
Greater than 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
We must stop hemorrhaging the workforce to other counties
Name not available (unclaimed)

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Lower Homeowner Association dues
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Low-income assisted living
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  May 22, 2014,  5:54 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (I cannot think of anything that would "improve" my current situation - except the ability to park downtown near stores, which is rapidly disappearing, and the ability to get around Marin without getting into a traffic jam.)

The most significant housing problem in unincorporated Marin County is:
Other (Traffic)

Which of the following housing types are most needed in unincorporated Marin County?
Other (I see a lot of housing going up - most new stuff is multi-family. And then there is Win-Cup (no, not unincorporated, but still...) We need to use the houseing we have, and not turn Marin County into more of an urban mess.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (I think we should fight this. At some point, a community is filled and adding more and more changes its very character. That should not be acceptable.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Why aren't you fighting to preserve what we have, instead of forever planning to add more and more congestion and crowding and construction?
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown inside San Rafael (on forum)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Better neighborhood  
Home / yard improvements or repairs  
Better weatherization  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Other (I'm not familiar with alternatives)

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Please surpass the required 185 new homes! much more is needed!! Focus on affordable home ownership and rental)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (lack of senior housing)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Senior housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
more senior housing/ no high density
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 22, 2014, 5:10 PM

How long do you plan on staying in your current residence? 5 - 10 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Other (The refusal of planners to accept human nature and the DNA imperative)

Which of the following housing types are most needed in unincorporated Marin County?
Other (NO additional housing types are need in unincorporated Marin County)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Marin County should not be required to plan for 185 new homes, let the market govern this.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)      May 22, 2014,  5:04 PM

**How long do you plan on staying in your current residence?**
1 - 2 years

**If you have plans to leave, please identify your reason for leaving:**
Want to move to a different neighborhood

**If you will be moving, please indicate whether you plan to stay in Marin County:**
Yes, I plan to find a new home in Marin County

**Please identify what would most improve your current housing situation:**
Lower cost of rent / house payment
Other (Better high school)

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Rent

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
Other (Single with kid under 18)

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Bill McNicholas inside Unincorporated Marin County (on forum)  
May 22, 2014,  5:04 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (regeneration of the neighborhood. Over the years the properties have declined. Home owners either don't have the monies or desire to maintain their properties to the standards of past years.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Other (Taxes, many of the new families are concerned with the increasing taxes they have payment problems. the house payment takes most of their monies.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Market-rate single-family houses for sale
Affordable senior housing
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 22, 2014, 5:00 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Other (live in Marin retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Other (I rent but own a house here also.)

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
None of us want over crowded housing. There is a threat of the single family homes being removed and building multifamily condos. It's not right to take away the homes people have worked so hard to buy and care for.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (No stairs. I am 85 years old and love my home other than the stairs.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Other (Overcrowding of inappropriate areas.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
One person living alone

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
Do not add housing that will add more traffic in one area. Do not put affordable housing in school districts that will overload the district and cause financial problems - i.e. Dixie School District.
Name not available (unclaimed)  
May 22, 2014, 4:58 PM

How long do you plan on staying in your current residence?  
Less than one year

If you have plans to leave, please identify your reason for leaving:  
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
More indoor space  
Lower cost of rent / house payment  
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable condos for sale  
Affordable single-family houses for sale  
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (single parent with child)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
May 22, 2014, 4:49 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Other (less traffic congestion)

**The most significant housing problem in unincorporated Marin County is:**
Other (lack of senior housing - the good ones have a 3-year wait list)

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate single-family houses for sale
Affordable senior housing
Other (market-rate senior housing)

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Other (make sure they pay property taxes, no matter what kind of housing)

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
do not add any housing unless property taxes go with it to pay for schools and services
Name not shown inside San Rafael (on forum)  

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Lack of temporary transitional housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
May 22, 2014,  4:46 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Senior living)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (One story home)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed) May 22, 2014, 4:39 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate condos for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Instead of building huge clusters of "affordable" housing in certain areas, you should be distributing it throughout the county. Building affordable homes is indeed necessary. But it will have much less of a detrimental effect on existing homes if the new affordable homes appear in small pockets throughout the area. Then there's less burden on schools, services, etc. And there's less chance that it will burden adjacent neighborhoods. Cramming a large number of affordable housing units into Marinwood Plaza is ludicrous.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Other (Less Taxes & Assessments)  

The most significant housing problem in unincorporated Marin County is:  
Other (Density-)  

Which of the following housing types are most needed in unincorporated Marin County?  
- Market-rate condos for sale  
- Market-rate single-family houses for sale  
- Affordable senior housing  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

Do you live and/or work in Marin County?  
Live only  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Let individual residents decide by vote the type of housing best suited for their community.
Tom Childers inside Fairfax (on forum) May 22, 2014, 4:35 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower Homeowner Association dues
Other (Lower property taxes)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Other (Property tax rate)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

**Which of the following best describes your household?**
One person living alone

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
Name not available (unclaimed)

May 22, 2014, 4:34 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (Lack of senior living)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Districts 2-5 need to share the load no matter what)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Other (looking at local retirement homes)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (see above)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (Lack of affordable senior housing)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Districts 2-5 need to share the load no matter what)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Other (too many low cost housing units)

Which of the following housing types are most needed in unincorporated Marin County?  
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Reduce the size of the requirement)

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?  
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
I reject Marin's "requirement" in total!!
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of temporary transitional housing
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (Siblings living together.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin is becoming an elitist bubble where workers cannot afford to live. The elites complain about traffic as the workers come to Marin and then export their wages to where they live. 185 units will not begin to touch the need.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
More indoor space  

The most significant housing problem in unincorporated Marin County is:  
Other (I don’t see housing problems)  

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate rentals  
Market-rate single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
30 to 50 percent  

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Building high-density housing next to toxic freeways in not the answer. Keep density aligned with current state of the neighborhoods. Spread out affordable housing and don't put people who have limited alternatives on toxic/polluted sites.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate condos for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
keep it the way it is
Name not available (unclaimed) May 22, 2014,  4:09 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  May 22, 2014, 4:08 PM

**How long do you plan on staying in your current residence?**
2 - 5 years

**If you have plans to leave, please identify your reason for leaving:**
Cost of rent / house payment

**If you will be moving, please indicate whether you plan to stay in Marin County:**
Yes, I plan to find a new home in Marin County

**Please identify what would most improve your current housing situation:**
Lower cost of rent / house payment

**The most significant housing problem in unincorporated Marin County is:**
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred **housing scenario:**
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Rent

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple with no children

**If you have any additional thoughts on the state of housing in Marin County, please share below:**

No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less regulation)

The most significant housing problem in unincorporated Marin County is:
Other (strict regulation on 2nd unit)

Which of the following housing types are most needed in unincorporated Marin County?
Other (senior housing)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (second units)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
maximum density of 20u/acre in cities
Name not shown inside Unincorporated Marin County (on forum)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less congestion less crime in our neighborhood)

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (build Housing in incorporated area where established services are readily available like the surplus property at the civic center)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
The direction needed is for affordable senior housing which will free up homes in the future bringing additional jobs in construction, healthcare & maintenance just to name a few.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Other (I may be unable to live alone.)

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Other (Retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:
Affordable rentals are the greatest need.
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 22, 2014, 3:59 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (Couple with children and elder mother)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn’t meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (no stairs)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

May 22, 2014, 3:55 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood
Lower Homeowner Association dues

The most significant housing problem in unincorporated Marin County is:
Other (I am not sure there is a problem with the housing. I would like to see more high-end condos for working professionals.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
focus on housing for people with jobs. Single people, small families. Don't build these crazy multi-family
buildings in high density just to fill some quota. Keep with the character of the neighborhoods. There is nothing
wrong with folks living in smaller condominiums. We do not need to build a bunch of low income housing.
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move

**Please identify what would most improve your current housing situation:**  
More outdoor space

**The most significant housing problem in unincorporated Marin County is:**  
Other (The push for High Density a Housing!!!!!!)

**Which of the following housing types are most needed in unincorporated Marin County?**  
Affordable senior housing  
Low-income assisted living

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**  
Other (Senior Housing!)

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**  
Own

**How much of your income is spent on housing costs?**  
30 to 50 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No High Density! We need Senior Housing!
Name not available (unclaimed)  May 22, 2014, 3:54 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Smaller house)

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
NO HIGH DENSITY!!!
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Home / yard improvements or repairs  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate rentals  
Market-rate condos for sale  
Market-rate single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (traffic delays)

Which of the following housing types are most needed in unincorporated Marin County?
Other (no additional housing should be allowed - traffic is terrible already)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Marin is probably going to be able to avoid having to comply)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
no further development should be allowed - traffic is already terrible
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (More youth sports closer)

The most significant housing problem in unincorporated Marin County is:
Other (access/highways)

Which of the following housing types are most needed in unincorporated Marin County?
- Market-rate rentals
- Market-rate condos for sale
- Market-rate single-family houses for sale
- Affordable senior housing
- Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

May 22, 2014, 3:44 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic on North San Pedro Rd)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Other (Traffic)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near services
Other (None in San Venetia area)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Other (mother and daughter)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Traffic on North San Pedro is at its peak
Name not available (unclaimed)

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Multi-generational complexes (village style) would be great!
Name not available (unclaimed)  
May 22, 2014, 3:44 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (more retail)

The most significant housing problem in unincorporated Marin County is:
Other (lack of retail)

Which of the following housing types are most needed in unincorporated Marin County?
Other (townhomes)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario: Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
- Lower cost of rent / house payment
- Home / yard improvements or repairs
- Better weatherization

The most significant housing problem in unincorporated Marin County is:
- Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Affordable single-family houses for sale
- Affordable senior housing
- Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
- Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
- Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
- A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
- Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
I am lucky because I bought my home in 1983. If I had to buy my house now, I would not be able to. So we are pricing young families, the elderly and diverse residents out of any hope of living here. Plus we are creating transportation gridlock with workers coming in from less expensive living situations.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Home / yard improvements or repairs
Other (Out-of-house storage such as a shed, attic, or garage.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters
Unacceptable housing conditions
Other (Management by the MHA.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
REPLACE THE ENTIRE ADMINISTRATION OF THE MHA! ESPECIALLY MR. JORDAN AND THE UNETHICAL, DISHONEST, CIVIL RIGHTS-VIOLATING, INCOMPETANT, IN-HOUSE ATTRONEY ILYA FILMUS!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Other (lack of senior housing)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown inside San Rafael (on forum) May 22, 2014, 3:38 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Also need affordable workforce housing
Name not shown inside Unincorporated Marin County (on forum) May 22, 2014, 3:38 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Other (Good public transportation)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  

May 22, 2014, 3:37 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (freeway noise too loud)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Other (less freeway noise)

The most significant housing problem in unincorporated Marin County is:
Other (lack of access and public transit)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
need better public transit into the city and east bay--ferries not enough
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Neighbors should have less say with regard to the needs of a diverse Marin.
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 22, 2014, 8:46 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Nancy Niche inside Unincorporated Marin County (on forum)            May 21, 2014,  8:48 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services
Other (Co-housing, TICs)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
I think we should consider waivers for seniors who want to create a small 2nd unit on their properties for themselves, if the whole property agrees to a future deed restriction always allowing the main and the 2nd to exist symbiotically. In other words, allow for a smaller serviceable, affordable unit of senior housing to modify the main residence or the zoning restriction IF the original owner/senior is the owner/contractor with the authority to designate the deed restriction, then from that point on, the adjunct unit will always be affordable, always for seniors, and in a relationship with the occupants of the larger dwelling in exchange for some perk, such as a two-thirds cap on property taxes, especially if the original senior enjoyed Prop 13 status through longtime ownership.
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
I have no plans to leave  

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave  

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move  

**Please identify what would most improve your current housing situation:**  
Other (Accountability of neighbor)  

**The most significant housing problem in unincorporated Marin County is:**  
Cost of utilities  

**Which of the following housing types are most needed in unincorporated Marin County?**  
Market-rate single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred **housing scenario:**  
Focus on single-family housing on vacant and under-utilized land  

**Do you live and/or work in Marin County?**  
Live only  

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

**Do you rent or own your residence?**  
Own  

**How much of your income is spent on housing costs?**  
Greater than 50 percent  

**Which of the following best describes your household?**  
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
get more community input before developing plans
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (higher income)

The most significant housing problem in unincorporated Marin County is:
Other (I don't know if they have a problem)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (County should reject the requirement)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence? 
I have no plans to leave

If you have plans to leave, please identify your reason for leaving: 
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County: 
I have no plans to move

Please identify what would most improve your current housing situation: 
Better access to transit

The most significant housing problem in unincorporated Marin County is: 
Other (Over-crowding in Central Marin.)

Which of the following housing types are most needed in unincorporated Marin County? 
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario: 
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County? 
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town? 
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence? 
Own

How much of your income is spent on housing costs? 
Less than 30 percent

Which of the following best describes your household? 
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
Before you zone for more housing, you need to solve -- actually solve -- traffic problems on Hwy. 101 and Sir Francis Drake Blvd. Then we'd be more receptive to talking about adding additional population.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I believe affordable housing needs to be spread out through many neighborhoods NOT clumped together because that creates ghettos and others who don't live in clumped areas to look down on "affordable housing!"
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 20, 2014, 9:19 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
We work with young families attempting to start out, and it is *very difficult* for them.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  May 20, 2014,  8:55 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Affordable single-family houses for sale
- Affordable senior housing
- Low-income assisted living
- Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
- Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Marin County Housing Survey 2014
The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I would like to see intergenerational housing- cooperative housing. This could provide additional housing for all age levels and help with some of the problems of the elderly.
Name not shown inside Mill Valley (on forum)  

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (185 houses in 10 years is not worth worrying about)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Elected and appointed officials shd have competence/skills to make good community decisions and should stop wavering and kowtowing to crack pots to "save" their image(s)
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Better access to transit
Other (Living in a sustainable community where I don't have to drive over the hill for everything.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Build more affordable housing in transit corridors. We need to help more people to get out of their cars and onto reliable and more frequent public transit!
Name not shown inside Unincorporated Marin County (on forum)  May 20, 2014, 3:55 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (Lack of market rate housing)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (I moved from Larkspur to unincorporated Indian Valley to get away from the congestion and traffic. New housing should be concentrated in transit center hubs like San Rafael and Larkspur.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Other (not sure)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**

I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**

I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**

I have no plans to move

**Please identify what would most improve your current housing situation:**

More outdoor space

Other (Not worrying about the urbanization of my neighborhood (Indian Valley).)

**The most significant housing problem in unincorporated Marin County is:**

Other (Overpopulation)

**Which of the following housing types are most needed in unincorporated Marin County?**

Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

Focus on multi-family housing in centralized locations

**Do you live and/or work in Marin County?**

Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**

An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**

Own

**How much of your income is spent on housing costs?**

Greater than 50 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (my place is GREAT)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
The Corte Madera Monster should never have been approved!!!!!!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Other (Health or retirement)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Sewer System)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
It is important to balance the needs without creating a negative environment. Crime and gangs types can have a negative effect on any community. When creating affordable housing you need to balance these issues. There is a lot of perception that affordable housing will create less desirable neighborhoods.
Name not available (unclaimed) May 20, 2014, 12:09 PM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (fair housing)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (fair housing)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below: economic & disability prejudices expressed here
Name not available (unclaimed)  

May 20, 2014, 10:50 AM

**How long do you plan on staying in your current residence?**  
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move

**Please identify what would most improve your current housing situation:**  
Home / yard improvements or repairs  
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**  
Cost of utilities

**Which of the following housing types are most needed in unincorporated Marin County?**  
Market-rate rentals  
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**  
Own

**How much of your income is spent on housing costs?**  
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
If you want to have affordable housing you should not be trying to live in Marin.
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (The traffic continues to get worse since there is more housing being built than infrastructure being put into place (such as public transportation). It is getting too crowded.)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (Better transit. Housing/building be put at a standstill until transportation issues are really addressed.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Along with more people driving their cars with increased housing, there is also the issue of water for all these new residents. With the drought continuing, I am curious how we are adding more population without thinking about how we all will be impacted in these very important issues.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Other (Retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside San Rafael (on forum) May 20, 2014, 9:41 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need to have diversity to have a strong community and prepare our children for our global world. To do this we need a range of housing for families at all incomes.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (Too much housing already. The QUALTY of life is IMPORTANT. By adding more housing, we get more congestion, noise, pollution and crime.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Focus on multi-family housing NEAR SAN RAFAEL and San Francisco and Larkspur Ferries because that is where the jobs are. Don't build more units in Novato because that just adds to traffic congestion, polution and increased petroleum use -- allof which we )

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
We moved to Novato from Larkspur to get away from the congestion of southern Marin. We need to stop building additional affordable housing in Novato.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Other (House is too large)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (smaller house)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Grandparent(s) raising grandchild(ren)
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (none)

The most significant housing problem in unincorporated Marin County is:
Other (The problem will be if we continue to build more. We need to preserve these areas, especially Indian Valley, which is enjoyed by many, not just those that live there).

Which of the following housing types are most needed in unincorporated Marin County?
Other (No additional housing is needed. We need to preserve open space and not continue to build in these areas.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Novato has the highest percentage of high density housing in Marin County. Please look to other areas outside of Novato.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Other (single parent with with two children living at home)

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need to stop building additional affordable housing in Novato. I moved to Marin to get away from housing developments where they put affordable housing mixed in with market rate housing. I bought a house in Ripon, CA and they required all new developments to build low income housing as a percentage of homes in the development. My next door neighbor was one of the low income housing units. They ended up foreclosing and when they went into the house, realized it was a drug house that they were growing and selling out of. Marin county needs to not mix in affordable housing as it causes a decline in the value of homes in the area and potentially brings crime to the neighborhood.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Other (LACK OF TRANSPORTATION)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (FOCUS ON HOUSING CLOSE TO TRANSIT)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
#8 IS MOST INAPPROPRIATE.IN AREA OF 1 ACRE ZONING HISTORICAL A-2; NO INFRASTRUCTURE
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

**If you have any additional thoughts on the state of housing in Marin County, please share below:** ease restrictions on second units/build affordable housing that meets community standards
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (No development of the Indian Valley area. We live in Indian Valley and chose to live here because of the low density, rural aspects of the area. Development would ruin this. Please look to other cities/areas, Novato already has the highest percentage of high density/low income housing versus other areas in Marin.)

The most significant housing problem in unincorporated Marin County is:
Other (no more housing is needed in unincorporated Marin County--the rural aspect of neighborhoods will be ruined)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None--development will ruin the rural aspect of the areas)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Novato has the highest percentage of high density housing--please look to other areas outside of Novato.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin County is a special place and I fear that bringing in affordable/mixed use housing will change the dynamics of the unincorporated areas of Marin, but more notably, Indian Valley. My husband and I moved to unincorporated Marin, specifically Indian Valley to enjoy the rural and low density aspects of the area and with the threat of development and over-population, the charm of the area will be forever lost. Please, no more low income housing in Novato...preserve what we have.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Nothing. This is "home").

The most significant housing problem in unincorporated Marin County is:
Other (Indian Valley is somewhat of a sanctuary for everyone to enjoy, appreciate the open space. This isn’t just for the residents but if you start chipping away at this sanctuary it will destroy sacred place where everyone can share the serenity, get exercise, enjoy nature, everything that was covered in the original plan. This must not change!)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None. Just think water, water, water and see what you come up with.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Again where is the water coming from.)

Do you live and/or work in Marin County?
Other (retired.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin County cannot handle more housing development at this time - look at the Corte Madera nightmare. I don't want that for Novato or any other area of Marin. We are all asked to use 20% less water in each household. Logically, we cannot continue to develop and maintain what we now have and I don't think it is going to improve. We need jobs and water - not trying to create more housing and bringing in people to a place that would be a deadend. It will create frustration, hopeless, all of which will ultimately end up with more dissatisfaction and ultimately more crime. I don't want that and I don't think any of us do.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Affordable condos for sale
- Affordable single-family houses for sale
- Affordable senior housing
- Low-income assisted living
- Housing near transit
- Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
May 20, 2014, 2:07 AM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale  
Affordable senior housing  
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

What would most improve your current housing situation:
- More indoor space
- More outdoor space
- Lower cost of rent / house payment
- Better neighborhood
- Home / yard improvements or repairs
- Lower utility costs
- Better access to transit
- Other (Ability to expand / build extra livable units for family and friends)

The most significant housing problem in unincorporated Marin County is:
- Cost of rent / house payment
- Lack of affordable housing
- Other (Difficulties with cost and bureaucracy when attempting to build additional living quarters on your own land)

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Affordable single-family houses for sale
- Market-rate single-family houses for sale
- Housing near transit
- Housing near services
- Other (Tiny homes, yurts, micro units, additions)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
- Other (Expansions / infill units on existing lots )

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Young people of Marin needs home and an ability to build a future in Marin. It can't just be 1%ers
Name not available (unclaimed) May 19, 2014, 11:29 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
More indoor space
More outdoor space
Lower cost of rent / house payment
Home / yard improvements or repairs
Other (Ability to add micro units for family or potential revenue generation)

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals
Market-rate rentals
Affordable single-family houses for sale
Market-rate single-family houses for sale
Housing near services

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
It's so expensive to buy new land or build on existing lots - I think infill / in-law units/ micro units/tiny homes/additions
Name not available (unclaimed) May 19, 2014, 11:28 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Housing size doesn't meet family needs
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Affordable single family rentals/rent to buy in West Marin)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
The rental costs in West Marin are astronomical and inappropriate to size and quality! After a year of homelessness we had to rent a home that takes 80 + percent of our income! Rental regulations are strictly needed.
Name not available (unclaimed) May 19, 2014, 11:06 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More outdoor space

The most significant housing problem in unincorporated Marin County is:  
Other (leave things alone)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (leave things alone)

Do you live and/or work in Marin County?  
Other (retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent

Which of the following best describes your household?  
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

housing in marin is no different from any other region of the bay area. You can not dictate what your views should be to others who have worked hard for what they have. Leave us alone.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Public Safety)

The most significant housing problem in unincorporated Marin County is:
Other (Public Safety)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Second units)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Second Units)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
High density housing is not appropriate in Novato or Marin County
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown (unverified)  May 19, 2014, 10:03 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Other (Do not need more housing built.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (No more housing should be built in West Marin.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Keep it away from West Marin.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 19, 2014, 9:39 PM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (Going on a tour of the U.S. to promote peace.)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower Homeowner Association dues

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Thank you for taking care of the Seniors.
Name not available (unclaimed)  

May 19, 2014, 9:37 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Other (single mom with child)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

May 19, 2014, 8:47 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment
Home / yard improvements or repairs
Lower utility costs
Other (More protected open space and wildland)

The most significant housing problem in unincorporated Marin County is:
Other (Marin is building an growing to fast)

Which of the following housing types are most needed in unincorporated Marin County?
Other (No more housing is needed)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
Do not build in San Gerano valley! We have non county maintained (dirt) roads and many other issues that the county needs to address before we add more people and houses. Let's take care of the people that live here now and are paying taxes here already!
Marin County Housing Survey 2014
The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) May 19, 2014, 8:29 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better weatherization
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Not sure I will continue to be able to afford to live here.
Sebastian Wittenstein inside Unincorporated Marin County (on forum)  
May 19, 2014, 8:09 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More outdoor space  
Better access to transit  
Other (tertiary waste water treatment)

The most significant housing problem in unincorporated Marin County is:  
Lack of temporary transitional housing  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Market-rate rentals  
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?
Greater than 50 percent

**Which of the following best describes your household?**
Couple or single parent with grown children living at home

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic congestion on neighborhood streets and E. Blithedale)

The most significant housing problem in unincorporated Marin County is:
Other (Traffic issues created by newly installed traffic lights at Tennessee Valley Road)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
The uncontrolled and sudden "need" for additional housing, and the incredibly negative impact this is having on the quality of life in Marin County needs to be addressed. We are in the middle of a drought, traffic is in chaos already, our infrastructure is unable to support any of this growth, anger is rising, and none of this is being acknowledged or addressed.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:
I think Marin County is the best, most beautiful place I've ever been. I am grateful to get to live here.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Wood smoke makes living in Woodacre very hard on my health and quality of life.)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (ban of wood burning for home heating)

The most significant housing problem in unincorporated Marin County is:
Unacceptable housing conditions
Other (Heavily polluted air 5 months of the year)

Which of the following housing types are most needed in unincorporated Marin County?
Other (rentals controlled by landlords who are required to provide healthy living conditions)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need to have democratic housing policies. We need to provide housing affordable to teachers, cooks, firefighters, swrvers, etc.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More outdoor space  
Other (Lower property taxes/ special assessments)

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Preserve pastoral and green belt areas; keep additional housing to a minimum)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
I do not know why Marin "has" to add 185 housing units. Is it because we have been misidentified as a metropolitan area? That's disgraceful. I would work to fix that designation before anything else.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of utilities
Lack of affordable housing
Lack of emergency shelters
Other (Housing for seniors)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Focus on the needs of seniors--there are a lot of us and we do not all have the same needs, however access to affordable, flexible transit is vital for all!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Other (owner moves back in)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better weatherization
Other (stability, reasonable neighbors)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
wish there were more viable options for sharing
Name not available (unclaimed)  
May 19, 2014, 6:25 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 19, 2014, 6:05 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (one person living with a pet - hard to find decent housing)
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Senior housing)

Do you live and/or work in Marin County?  
Other (Retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?  
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
May 19, 2014, 5:52 PM

Name not shown inside Unincorporated Marin County (on forum)

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better access to transit
Other (my children being able to afford to live in the county!)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
i was forced to choose only one option for the Housing Element cycle, but clearly several approaches are needed depending on which unincorporated area one is looking at. Not mentioned was making it easier for people who do not need all the space in the home they own to create second units that allow them to share costs, etc. Marin is aging as a result of the cost of housing, which doesn't allow young people to rent or buy here. Are we ready for rent control yet???
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

**Which of the following best describes your household?**

One person living alone

**If you have any additional thoughts on the state of housing in Marin County, please share below:**

We need rent control in Marin County
Name not available (unclaimed)  May 19, 2014,  5:05 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 19, 2014, 5:01 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Lower cost of rent / house payment
Better weatherization
Lower utility costs
Lower Homeowner Association dues
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
There also needs to be more affordable housing that owners only can live in. All the properties I tried to buy were snapped up by investors. I finally found something in contempo marin
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
The number of new units required is very modest and should be easily planned in the upcoming housing element. I think the Marinwood Plaza and St. Vincent's Silveira should be very good candidates for this housing
Name not available (unclaimed)

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (will need better public transportation as I age)

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower homeowner association dues
Other (better public transportation)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
housing-traffic-public transportation-ghg emissions—all issues are linked. the high cost of housing diminishes the
good quality of life of those who have only moderate to low income. the struggle and insecurity cause great stress
and many people are living on the edge of being able to make ends meet. if some of us are on adjustable
mortgage loans and we cannot qualify for a refinance. if interest rates go up then the mortgage goes up and
poof! the delicate balance is blown and suddenly long term residents (many decades) on fixed incomes are
facing ruin and loss of housing. we didn't create the mortgage lending crisis when aging people refinanced
their homes at low low interest-only rates, but then didn't realize the risk they put themselves in. i inherited my
father's interest only mortgage which reset to adjustable. i am unable to refi. i lost money when i had to sell my
own house. now i am among the "precariously housed" oddly enough; even though i "own" the home it can
become unaffordable at any moment. lots of stress, very few options. i work in marin, too old to find another job
in a less expensive place. what can we do to create policy that makes things better for people like me?
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (When I retire, I won't be able to afford to live in Marin.)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (child going to college. time for my adventure)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Better weatherization
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Other (Affordable community living situations. Second units...allow use of composting toilets and easy grey-water reuse to make additions possible.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (and above note.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Other (Single with child)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  May 19, 2014,  3:48 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Low-income assisted living
Other (need to be able to make in-law units legal)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (make in-law units legal)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
clustered centralized housing does not belong in West Marin
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Currently renting; may purchase a home)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) May 19, 2014, 3:39 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (aging past 70 years)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better weatherization
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities
Lack of temporary transitional housing
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Other (rent out the upstairs of my home so that I can continue to stay in my home--I have no where else to go)

If you have any additional thoughts on the state of housing in Marin County, please share below:
how do I respond to an opening on a senior housing wait list and then sell and transition of my home??? who helps with this?
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Better access to transit
Other (Easier commute)

The most significant housing problem in unincorporated Marin County is:
Other (Traffic on Sir Francis Drake)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Pricey but worth coming home to
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (near transit, shops and services)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Affordable senior housing
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

May 19, 2014,  2:45 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Other (Own with a big mortgage)

How much of your income is spent on housing costs?  
30 to 50 percent

Which of the following best describes your household?  
Other (Couple with Children under 18 with a grand parent living with us)
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  May 19, 2014,  2:39 PM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Housing size doesn't meet family needs
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

**Do you rent or own your residence?**
Rent

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
Other (Single parent with two young children)

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
Amy Reisch inside San Anselmo (on forum)  

May 19, 2014, 2:30 PM

**How long do you plan on staying in your current residence?**

5 - 10 years

**If you have plans to leave, please identify your reason for leaving:**

Want to move to a different neighborhood

**If you will be moving, please indicate whether you plan to stay in Marin County:**

No, I plan to find a new home outside of Marin County

**Please identify what would most improve your current housing situation:**

- More indoor space
- Lower cost of rent / house payment
- Better access to transit

**The most significant housing problem in unincorporated Marin County is:**

- Cost of rent / house payment
- Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**

- Affordable rentals
- Affordable senior housing
- Low-income assisted living
- Housing near transit
- Housing near services

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**

- Focus on multi-family housing in centralized locations

**Do you live and/or work in Marin County?**

Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**

A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Rent

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
One person living alone

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of temporary transitional housing
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Market-rate single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Large housing units
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of temporary transitional housing
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin County needs more affordable housing. Our community needs to be a place where our teachers can afford to live, where our firefighters can afford to live, where our service industry employees can afford to live. Without affordable housing, middle-wage jobs will move out of the county because they cannot find qualified employees willing to commute. A Marin County closed off to the majority of people is not a place I want to work or live.
Name not shown inside Corte Madera (on forum)  May 19, 2014,  9:37 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Granny units, knocking down run down houses to build new ones)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Building 920 houses, retail, train station, etc at Larkspur Landing is a nightmare waiting to happen. My husband can't even get to his office on Anderson Drive in San Rafael after about 4pm. Until a flyover is built in San Rafael to connect 101 to 580, NOTHING else should be done at Larkspur Landing. I don't even shop at the shopping center as it is now due to traffic. The move to put 900+ homes in this small location is all about GREED, not actual need. With all the "mistakes" made with numbers "required" for housing, the people who live in this county NEED TO BE LISTENED TO! It is not NIMBY. I moved from San Francisco to a more rural environment for a reason. I don't want Marin to turn in to Eastbay. My grandmother grew up in the countryside in the farmland of San Leandro. Look what happened there! Once open space is built over...it will never, ever, ever be reclaimed as open space! Promote in-law units, senior housing, subsidized housing for teachers, etc.
Name not shown inside San Anselmo (on forum)  

May 18, 2014, 9:32 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization
Other (Lower property taxes)

The most significant housing problem in unincorporated Marin County is:
Other (property taxes are too high)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Increase wildlife habitats, increase green areas)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Refuse to build 185 new homes, establish a new home moratorium, refuse State and HUD grant funds.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
The Marin Housing Element is a biased survey that falsely assumes that Marin County residents would benefit from additional "affordable" housing and ignores the negative aspects and tradeoffs involved with increased "affordable" housing development. For this survey to be fair and balanced, trade-offs and potential negative consequences to "affordable" housing development and increased "mixed income" housing development, should have also been listed in this survey. Negative consequences to building more "affordable" housing in Marin County include: top down planning from the State and County usurping local residents and local municipality sensibilities and preferences, additional traffic congestion, increased green house gas production per household, increased demand for a limited water supply, higher property taxes per household (tax paying citizens will need to pay for the greater subsidies and local government services received by low income residents of affordable housing), less green space and habitat for native wildlife, potential for increased criminal activity among "affordable" housing recipients, significant increases in wasted government spending ("affordable housing" is at least 25% MORE expense to build per livable square foot than private sector funded housing free of "affordable" housing mandates and generally more accountably managed). Those that cannot afford to live in Marin County have the freedom to move to other parts of the Bay Area to find more affordable housing. Why should the taxpaying residents of Marin County be required to compromise our quality of life, clean air, safe neighborhoods, and excellent schools to meet arbitrarily imposed "diversity" quotas with "affordable housing" mandates imposed by political elites, that for the most part, don't even live in Marin County? The free market should decide the cost of housing.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Other (Accessibility needs for seniors)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

**Which of the following best describes your household?**
One person living alone

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
I have been at my present location for 11 years, but as I approach 70 yrs of age, I cannot afford to continue living in Marin with its high rents in areas that are safe for seniors. I do not qualify for programs through the Marin Housing Authority because I make just a tiny bit too much, yet it isn't enough to live on in Marin. So I am seriously looking at moving to Sonoma county.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (Single mom with 2 children under 18 yrs old)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Very expensive place to live with lower paying jobs than city forcing people to commute
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  May 15, 2014, 10:08 AM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (develop existing and new transit HUBS in rural and suburban areas of Unincorporated Marin focus on mixed use emphasis on housing most vulnerable first)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Have more Housing Element public facilitated meetings, get more of a range of residents not just the 'elite' into the discussion
Name not available (unclaimed)  
May 13, 2014,  8:38 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (More respect for long-time homeowners who know their neighborhoods better than anyone. And contribute to them mightily.)

The most significant housing problem in unincorporated Marin County is:  
Other (I strongly believe that the opinions of the homeowners (taxpayers) in those unincorporated areas should be solicited, and respected.)

Which of the following housing types are most needed in unincorporated Marin County?  
Other (I do not live in unincorporated Marin so I do not have an opinion on this. The homeowners (taxpayers) in those areas should be consulted, and their opinions respected.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (The County should solicit and respect the opinions of the homeowners (taxpayers) in the areas being considered.)

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?
30 to 50 percent

**Which of the following best describes your household?**
Couple with no children

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
Too many surprises!! Stealth decisions appear to be made without honestly listening to feedback. More respect for the Taxpayers who pay your salaries would be appreciated.
Name not available (unclaimed)

May 13, 2014, 3:49 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better neighborhood
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate single-family houses for sale
Low-income assisted living
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (Local government is becoming intolerable.)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (Quality of life is falling)

The most significant housing problem in unincorporated Marin County is:
Other (Local government not listening to the people)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Back out of this plan, where will the water come from?)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Other (Multi generations)

If you have any additional thoughts on the state of housing in Marin County, please share below:
I hope the rest of Marin will vote the council out
Name not available (unclaimed) 

How long do you plan on staying in your current residence? 
1 - 2 years 

If you have plans to leave, please identify your reason for leaving: 
Want to move to a different neighborhood 

If you will be moving, please indicate whether you plan to stay in Marin County: 
Yes, I plan to find a new home in Marin County 

Please identify what would most improve your current housing situation: 
More outdoor space 
Better neighborhood 

The most significant housing problem in unincorporated Marin County is: 
Other (Nothing) 

Which of the following housing types are most needed in unincorporated Marin County? 
Other (Nothing. STOP BUILDING HOUSING IN MARIN!!!) 

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario: 
Focus on single-family housing on vacant and under-utilized land 

Do you live and/or work in Marin County? 
Live and work 

If you live in Marin County, do you live in the unincorporated area or in a city/town? 
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon 

Do you rent or own your residence? 
Own 

How much of your income is spent on housing costs? 
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
STOP BUILDING HOUSING IN MARIN - REALLY. More people here, from any socioeconomic level, will spoil this beautiful place. Just stop.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Other (Live and retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Your survey implies there is a problem, is there?
Name not available (unclaimed) May 11, 2014, 2:01 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (The County Government does not follow the will of the people, We will leave with our taxes.)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (A government by the people)

The most significant housing problem in unincorporated Marin County is:
Other (There is no problem)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (With draw from these plans. We do not have the water or other infrastructures to support this urbanization)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Other (Multi generations living a good life, for now.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
People who can’t afford to live in Marin thinking they have a right to. They should move to where they can afford to live without help from government. If the government continues down this road we will leave, Gardnerville Nevada offers more for less. TYhe government there adheres to the will of the people
Name not shown inside San Rafael (on forum)  May 11, 2014, 11:47 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Everything is fine.)

The most significant housing problem in unincorporated Marin County is:
Other (People who can't afford to live in Marin thinking they have a right to. They should move to where they can afford to live without help from government.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Marin County should scrap the housing element and let the free market run its course. We are not interested in attracting low income people to Marin. If they can't afford to live here on their own, they don't belong here.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
The state of housing in Marin is fine. The problem is people who can't afford to live here thinking that they have a right to.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Lower utility costs
Other (Less traffic)

The most significant housing problem in unincorporated Marin County is:
Other (crowded schools)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Removing us from an urban classification)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I think the most important we can do is have Marin reclassified as "suburban" and not "urban".
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Other (Single parent with children living at home)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please provide more affordable housing for county employees, most I know have to commute from contra costa or sonoma counties. It would be nice if you can develop a another housing development like Hamilton but for county employees.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (My housing situation is fine.)

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Affordable housing should not include homes or condos for sale unless resale is restricted (like some developments in NYC). Otherwise resale at market rates will simply be a huge unwarranted gift.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (I have no needs for improving my current housing situation. [Interesting that the survey presumes that none of us are fully satisfied with what we have.])

The most significant housing problem in unincorporated Marin County is:
Other (The County's skewed priorities and imperatives.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (There will ALWAYS be people that want to live here, in SF or wherever that can't afford it. It is not the County's job to make sure all these people are accommodated. There are people who won't, can't & shouldn't be accommodated.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Fight back on the "requirement" and any kind of housing on vacant and/or under-used land.)

Do you live and/or work in Marin County?
Other (Live and am retired from working in Marin.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please, please, please stay focused on ALL Marin residents. Those of us who are paying your salaries are sadly disappointed when you seem so much more interested in just a segment of us all. And always remember, you don't need to make sure everyone who wants to live in Marin, can.
Alan Scotch outside Marin County (on forum)  May 7, 2014, 2:53 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Other (duh)

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (As a San Rafael Planner recently asked: - "Why is ABAG's 'Regional Housing Needs Allocation' (RHNA) for San Rafael 388 for 'Extremely', 'Very' & 'Low' Income Levels but 438 for above Moderate Income?" This is the State's Planning process that has los)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
As a San Rafael Planner recently asked: - "Why is ABAG’s 'Regional Housing Needs Allocation' (RHNA) for San Rafael 388 for 'Extremely', 'Very' & 'Low' Income Levels but 438 for above Moderate Income ? " This is the State's Planning process that has lost sight of the goal -- which should be to provide LOW INCOME housing. This is just like Communism's failed 10 years plans! The high end of the LOW INCOME RANGE in Marin is $88,000 per year! That is not "LOW INCOME". But as the consultant at the SR Planning Meeting said, even at the required 30 units/acre for "supposed low income housing", without coming up with an impossible amount of $'s SUBSIDY it can never be affordable for low income, in SR, anyway! 87 percent of the 36,000 employed in San Rafael commute from outside the City. 60% of Marin's workers commute from out of County. Its only possible to provide affordable housing to a tiny fraction of them, with or without SUBSIDIES, but we can at least help the commuters who live only 12 miles away where hundreds of thousands of affordable housing already exists (instead of those who commute 40 miles from Santa Rosa or 24 from Petaluma clogging up the 101 freeway) RICHMOND BUS SERVICE http://marininfo.org/EBay_Commuting.htm
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Better weatherization

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate rentals  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Housing needs should be solved more creatively through additional units and tax breaks for small infill development. High density infill is incongruous with the fabric of Marin.
Name not available (unclaimed)  May 6, 2014, 10:14 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (less building and traffic)

The most significant housing problem in unincorporated Marin County is:
Other (Road do not support the build out.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (stop building)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed) 

May 5, 2014, 11:33 AM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate condos for sale
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County? 
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town? 
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs? 
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Not enough market rate rentals for Srs. in nice areas and that look nice. I don't like all the tight housing proposed and would not move there to spend my last years. Don't want a place by 101 either.
Name not shown inside Sausalito (on forum)  

May 2, 2014, 8:30 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower Homeowner Association dues

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate condos for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Remove the threat of high-density housing and multiunit buildings in single-family detached owner-occupied neighborhoods. Stop trying to develop MORE and instead fight the state to allow for conversions. Homeowners are under constant attack and threat by the County of allowing developers to come in and destroy the construct of single-family neighborhoods with multi-unit developments. Living in Marin is not a RIGHT and we should stop trying to make it one.)

The most significant housing problem in unincorporated Marin County is:
Other (Top-down county approach imposing mandates on unincorporated areas. Living in Marin is not a RIGHT. I could not afford to have my house in Malibu or in Hawaii - do I complain? No. The phantom housing problem is that people complain they don't like the prices. Not everyone can afford to live where they WANT to live. The County states that building more housing will have people living closer to where they work... yet when new housing goes in we see people from San Francisco (who work in San Francisco) move to Marin and commute (drive). The problem isn't housing, the problem is the County making theoretical decisions about housing and forcing it on the unincorporated areas.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Market-rate single-family housing in existing single-family areas that comply with existing local community plans. Do not force county zoning overlays and NO DEVELOPER should be getting density bonuses - EVER.)

Do you live and/or work in Marin County?
Live and work
If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
The County needs to respect the residents of the unincorporated areas and their local community plans. Stop putting high-density overlays in single-family areas. Stop spreading the myth that somehow building "more" will decrease traffic. Write a survey that is balanced rather than biased like this survey. What about asking questions such as "how many car trips per day do you create"; questions about traffic, resource constraints on water, schools and other infrastructure. Why can't we BAN density bonuses to developers? Why do we have to allow for developers to come in, pay a low one-time fee and then force the community to pick up the tab for their renters/residents for decades to come while they enjoy infinitely low tax assessments?
Name not shown inside Belvedere (on forum)  

**How long do you plan on staying in your current residence?**  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Other (roads are overly crowded, water is in short supply)  

The most significant housing problem in unincorporated Marin County is:  
Other (same as above)  

Which of the following housing types are most needed in unincorporated Marin County?  
Other (none of these)  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

**Do you live and/or work in Marin County?**  
Live only  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
Less than 30 percent  

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Better accessibility)

The most significant housing problem in unincorporated Marin County is:
Other (1) single storey 2)level lot to facilitate wheelchair

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
auto traffic :the housing problems can't be improved without addressing the traffic conj
Name not available (unclaimed)  

May 2, 2014, 11:08 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Too much high density housing surrounding our neighborhood. Crime has increased and traffic is heavier. Why don't you see if Belvedere will allow you to build there!)

The most significant housing problem in unincorporated Marin County is:
Other (Too much high density housing destroying Marin county charm.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (NO MORE LARGE HOUSING!!)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (none!!)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Do you people think about water shortage, traffic congestion, and increase in crime? You are destroying our communities.
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn’t meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better weatherization
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities
Lack of affordable housing
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
Build nothing new until current traffic, utilities, schools and service problems are mitigated.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Better neighborhood
Home / yard improvements or repairs
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (Current state of public housing)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
It seems to me that the public housing in Marin City is a prime opportunity to look at conversion to mixed use, mixed income, increasing both the number of units for all income levels, the public safety, and the economic vibrancy of southern Marin.
Name not available (unclaimed) May 2, 2014, 7:24 AM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
More outdoor space

**The most significant housing problem in unincorporated Marin County is:**
Lack of emergency shelters
Other (Emergency shelters)

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Market rate single family homes only. No Win Cup monstrosities
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Concrete plans for Golden Gate Seminary. Anxiety of future development plans as we abut the seminary.)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of transparency for future building plans. Too much non-local input based on self interest vs interest of impacted local community. Need to keep residences involved in planning process.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Other (Quality senior housing such as south bay’s The Forum.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Make use of existing facilities to add housing. Projects such as the Fireside Motel in Mill Valley. As many suitable built out sites are old there is possibility to focus on the redevelopment of these spaces vs building on open space.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple with no children

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
Recent events provided local citizens an awareness of state and county mandates and their response has been to organize to address the various issues. This is a good thing as to date special interest groups have controlled the dialog, most not local to the areas they comment on. Now those most affected are organized and ready and willing to speak out if not included in the planning process. Of course, not everyone local will agree on all items, but they can debate amongst themselves, with county input but without lobbying from outsiders who should express their opinions in writing through the county officials. The county can bring the outsiders' views to local meetings for discussion. Basically, the lead in planning should come from existing residents as they have the most invested in their community both financially and emotionally in their homes. Any planning without local lead would be inappropriate as the residents are the vested party. Keeping the communication focus local will result in the most buy in of any plan by the local community. County officials should be most sensitive to these stakeholders as they live and are invested in potentially impacted areas.
Name not available (unclaimed) May 1, 2014, 6:34 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Concrete plans for Golden Gate Seminary. Lots of anxiety of future development plans as we abut the seminar.)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of transparency for future building plans and too much non local input based on self interest vs interest of local community. Need to keep residences involved in planning process.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Other (Quality senior housing such as south bay’s The Forum.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Other (Live and retired.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Recent events have gotten citizens aware of state and county mandates and the response is they have organized to address this various issues. This is a good thing as to date special interest groups have controlled the dialog, most not local to the areas they comment on. Now those most affected are organized and ready and willing to speak out if not included in planning process. Of course, not everyone local will agree on all items but they can debate that amongst themselves, with county input but without lobbying from outsiders who should make their opinions know through the country officials. They can bring up those outsiders views in local meetings. Basically, the lead in planning should come from existing residents as they have the most invested both financially and emotionally in their homes. Any planning without their lead would be inappropriate as the residents are the vested party.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Affordable condos for sale
- Affordable single-family houses for sale
- Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Affordable housing for middle class workers, seniors and lower income needed. Such housing should be integrated into neighborhoods and not necessarily cause drastic changes in density.
Name not shown inside Tiburon (on forum) May 1, 2014, 9:34 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (improved traffic)

The most significant housing problem in unincorporated Marin County is:
Other (unacceptable traffic)

Which of the following housing types are most needed in unincorporated Marin County?
Other (infill housing, not new)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (focus on infill housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
185 new housing units = minimum 1850 new vehicle trips generated.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization
Better access to transit
Other (I am new to Marin and am very disappointed on how car-dependent I have to be to live here.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Affordable senior housing
Large housing units
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Other (Retired, live in Marin.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
April 30, 2014, 5:04 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More outdoor space

The most significant housing problem in unincorporated Marin County is:  
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (nothing.)

The most significant housing problem in unincorporated Marin County is:
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Under any scenario, housing density should MATCH historical neighborhood development.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
There is much made of the "need to grow," "the need for affordable housing." These are issues fostered by the development community, for the benefit of the development community. Until there are REAL strategies to ensure that people work near where they live, intense development will do no more than degrade our communities and create traffic and other accompanying stresses.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
2 - 5 years  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
More indoor space  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations  

Do you live and/or work in Marin County?  
Live only  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Rent  

How much of your income is spent on housing costs?  
30 to 50 percent  

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Because of the outspoken NIMBY contingent here, I am sometimes embarrassed to say that I live and work in Marin County. I live and work in the northern San Rafael/Lucas Valley neighborhood and believe most of my neighbors support the Lucas Valley project. The problem is that we are drowned out by the shouting of the NIMBYs, and many of us are tired of taking their constant abuse and therefore choose not to attend public meetings on this issue. Open Marin is a good start to reaching this unheard population, but the County should increase its outreach using this and other types of tools.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (Have lived in Tam Valley for 14 years. Traffic and people have changed dramatically and it is unbearable.)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (less congestion)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of support from police and the county. You pretend we have say in things and then just bulldoze over everyone.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (WE DON'T NEED MORE HOUSING, YOU NEED TO STOP BUILDING.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (NO MORE HOUSING.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
When was the last time you tried to go to Stinson Beach on a sunny weekend? I am a prisoner in my own house. If I go out, it takes me 20 min. to go 1.5 miles back home from 101 to my home in Tam Valley.
Name not available (unclaimed)  
How long do you plan on staying in your current residence?  
I have no plans to leave  
If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  
If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  
Please identify what would most improve your current housing situation:  
More indoor space  
More outdoor space  
Better neighborhood  
Home / yard improvements or repairs  
Better weatherization  
Lower utility costs  
The most significant housing problem in unincorporated Marin County is:  
Housing size doesn't meet family needs  
Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate single-family houses for sale  
Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  
Do you live and/or work in Marin County?  
Live only  
If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  
Do you rent or own your residence?  
Own  
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Tam valley is too dense already with significant traffic issues. We do NOT need more housing in Tam Valley!
Name not available (unclaimed)  
April 29, 2014, 6:38 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (need free meeting places for residents)

The most significant housing problem in unincorporated Marin County is:
Other (senior housing & vacant commercial spaces)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (in fill locations with 8 units per acre)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Other (survey is not offering options that make sense to me. It is frustrating & restrictive as well as misleading and manipulative to a pre-determined outcome.)

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
the survey is not offering options that make sense. It is frustrating & restrictive & misleading and manipulative.
Name not available (unclaimed)  
How long do you plan on staying in your current residence?  
5 - 10 years  

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment  

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County  

Please identify what would most improve your current housing situation:  
More indoor space  
More outdoor space  
Lower cost of rent / house payment  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Housing size doesn't meet family needs  
Lack of affordable housing  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable single-family houses for sale  
Market-rate single-family houses for sale  
Affordable senior housing  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin has gotten so crowded the last several years, don't wish to see more units built. At the same time current housing costs are ridiculously high and there is a requirement of 185 new homes. It would be great if its possible to reclaim some areas that have been used for other purposes previously and turn these into housing, possibly townhomes or multi use properties...rather than MORE building. My other concern is the freakishly over-sized homes that some builders (and buyers) like to build on small plots. These monster homes are killing the spirit and natural look and feel for which Marin is so well known.
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
More outdoor space
Better weatherization

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
Hate to see congestion along Miller and Tam Junction go from bad to worse by any housing added at Tam Junction.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Other (Nothing)  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing  
Other (Lack of transportation in West Marin)  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale  
Affordable senior housing  
Low-income assisted living  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  

http://peakdemocracy.com/1710
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Additional housing should be located in centralized and dense locations.
Name not available (unclaimed)        April 29, 2014,  3:24 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (nothing I can think of)

The most significant housing problem in unincorporated Marin County is:
Other (low cost housing being taken over by illegals)

Which of the following housing types are most needed in unincorporated Marin County?
Other (small complex senior housing)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (no large housing complexes)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No large multiple family developments
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better weatherization
Lower utility costs
Other (Supervisor who lives in unincorporated area. )

The most significant housing problem in unincorporated Marin County is:
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
2nd units should be easily legalized, no studies needed
Marin Organics inside Corte Madera (on forum) April 28, 2014, 10:45 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (No threats from hit and run developers and the politicians and consultants that feed off their money at Civic Center)

The most significant housing problem in unincorporated Marin County is:
Other (Over development and lack of traffic/water/school infrastructure. )

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Second units in existing homes at the homeowners discretion with tax breaks for these.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
This seems more like a "push poll" than a survey. Marin is wonderful because there has been little or no meddling in housing patterns. Planned clustered housing for people chosen at random is not conducive to what Marin is, has been or should be. It is irresponsible for politicians to take bribes from developers and then vote for projects that provide profits to developers and special interests. The citizens of Marin that pay taxes and contribute to the community are the only special interest that politicians and public employees should serve. We are sick of being in an adversarial position with people that are elected to serve our interests.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (less traffic; elimination of (a) tour buses on residential streets in Tam Valley, (b) elimination of left turn signal on Tenn Valley Road at Shoreline)

The most significant housing problem in unincorporated Marin County is:
Other (high density development)

Which of the following housing types are most needed in unincorporated Marin County?
Other (housing NOT clustered around highway 101 or transportation hubs)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (minimizing traffic problems by spreading out new home throughout county and away from Hwy 101)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
stop high density development. the cost to the quality of life, especially relating to traffic, is ruining the County. If one is not financially able to live in a place of one's choice, then the economic reality is that one must live where one can afford the neighborhood. there is no right to live where one chooses, nor is there any obligation on the county's part to contribute financially so that someone with limited means can live in Marin, Beverly Hills or anywhere else.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (I don't live in unincorporated Marin so I don't know)

Which of the following housing types are most needed in unincorporated Marin County?
- Market-rate rentals
- Market-rate condos for sale
- Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Marin County Housing Survey 2014

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
What we don't need is high density housing like Wincup.
Name not shown inside Unincorporated Marin County (on forum)  
April 28, 2014, 12:49 AM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Better weatherization

**The most significant housing problem in unincorporated Marin County is:**
Other (County plans supporting developers who do not contribute to the tax base for 50 years and your support of high density housing)

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (none of the above--this survey's options are too restrictive)

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Other (couple with children in college)

If you have any additional thoughts on the state of housing in Marin County, please share below:
this survey is incomplete and frustrating to answer--it really is crafted to the answers you want and not to elicit our concerns about the housing element. please craft a new more useful survey
Name not available (unclaimed) April 27, 2014, 9:28 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Think placing the housing in mixed use locations in specific locations of unincorporated Marin. Keep densities at 20 du/acre and all will be well. Marinites, most of the people I talk to do not wish to become urbanized nor should they be forced to do that. Let's not follow the credo of urban planning zealots who live elsewhere. Preserve Marin's beauty and its smalltown character and DO NOT DENSIFY except the minimum required to stay out of court.
Name not shown inside San Rafael (on forum)  
April 27, 2014, 8:06 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Avoidance of repeated inappropriate pressure to heavily densify neighborhoods with housing that is out of character to existing low density Marin. Addition of housing to locations where there are existing traffic congestion issues (LOS D or worse) and parking issues.)

The most significant housing problem in unincorporated Marin County is:
Other (Repeated pressure by planners and supervisors to add high density housing to areas where there is already heavy traffic congestion and parking issues. Continued pressure by state laws such as SB 743, SB 375 and others to assume that residents can and will switch to transit when this is not applicable in suburban and rural Marin. Membership of ABAG which brings continued pressure to densify and develop. I have lost trust that I am being represented by my supervisor and county planners on housing issues. There seems to be much more weight given to developers and special interests over representing residents and preserving standards of living. I don't see preserving the standard of living and quality of life for existing residents sufficiently valued or weighted in housing plans.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Other (Second units. Conversions of existing unused/underutilized buildings.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Lobby ABAG to allow second units and conversions to count towards the 185 home quota. If ABAG will not accept conversions or second units then leave ABAG.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San
Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:

There is insufficient priority given to preserving the quality of life of existing residents. Instead we are seeing continued pressure to absorb high concentrations of units, often market rate, in locations that are already suffering traffic issues. We are told that transit is the answer but it simply isn't in suburban and rural Marin - we are not going to see a departure from car dependence for most in our lifetimes. I would like to see the county leave ABAG. I would like to see supervisors who genuinely listen to their constituents and fight to preserve the quality of life for existing residents; instead there seems to be constant pressure from developers, affordable housing advocates and transit advocates who seem to dominate decision making. The county needs to make much better efforts to capture input from all residents, not just special interests who publicize to their members attendance at key meetings. Residents are being heavily under-represented and many are having to take time out of their busy lives just to deal with fundamental issues like preserving existing quality of life. I am tired of seeing neighborhoods like my own voluntarily nominated for high density development (PDAs), and the acceptance of large planning grants that presume the accepting county or city will grow. We need to get out of a vicious cycle driven by ABAG and MTC that they will only provide funding to address transportation issues if we densify. Then the money is predominantly used to promote transit, when the primary travel method (which is not about to change in Marin) is the car. Finally I would like to see genuine engagement from the supervisors. Finally I would like to see recognition that Marin is facing significant traffic impact from Sonoma which is growing very quickly (planning to add 24,010 units in county PDAs) and this will place overwhelming pressure on our single freeway 101. We need a moratorium on development in Marin given Sonoma’s planned fast growth simply to have any remaining chance to preserve our own quality of life. SMART is not the answer at all (it removes <1% of traffic from 101 at peak).
Name not available (unclaimed)  

April 27, 2014, 7:45 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs
Lower Homeowner Association dues

The most significant housing problem in unincorporated Marin County is:
Other (Risk of densification and building of high density structures that are not an architectural fit for Marin.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (County is largely built out. A very small number of affordable units might be added. However we have
significant traffic issues and Sonoma is growing too quickly, we need a moratorium on market rate housing in
Marin and a modicum (<200) affordable units in unincorporated Marin.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area
for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred
housing scenario:
Other (Focus on second units and conversions. Subsidize and encourage second units. Reduce/remove red
tape for these. Discourage/do not build more market rate housing. Ensure that housing and land use is not tied
to flawed methodologies based on transit having I)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San
Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
There appears to be a significant disjoint between what residents want - continued slow, low density growth - and what the county is doing. County seems to acquiesce and abdicate decision making to ABAG. County supervisors need to:
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Remove Fire tax)

The most significant housing problem in unincorporated Marin County is:
Cost of utilities
Other (Fire Tax)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Second units/Granny units)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need to focus on SAFE housing and making developers accountable to mandatory best practices
Linda Rames inside Unincorporated Marin County (on forum)  
April 27, 2014, 7:23 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (There is nothing I don't like about my home.)

The most significant housing problem in unincorporated Marin County is:  
Other (This sounds like a slanted question. I see nothing wrong with housing in unincorporated Marin.)

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate single-family houses for sale  
Other (Another slanted question)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Utilize 2nd units.)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
It is about time the county stops trying to guide citizens to fill out surveys the way the county feels is best. Do you think the residents of Marin are idiots? We are not.
Name not available (unclaimed) April 27, 2014, 6:36 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (Not sure there is a problem)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Ask each locality what it prefers)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Housing in Marin is acceptable currently. There will always be more demand than supply so instead of chasing a phantom goal, suggest being content with what we have here.
Name not available (unclaimed)

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Other (Reduce taxes, you are bleeding us out of house and home.)

**The most significant housing problem in unincorporated Marin County is:**
Unacceptable housing conditions

**Which of the following housing types are most needed in unincorporated Marin County?**
- Market-rate rentals
- Market-rate condos for sale
- Market-rate single-family houses for sale

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Other (Let the market determine what is needed.)

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside Novato (on forum)       April 27, 2014,  5:22 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Lower utility costs
Other (Greener, more efficient retirement home)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of temporary transitional housing
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
It's sad how rancorous the debate has been when the County is projected to accommodate so few new units compared with past growth rates.
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Poor weatherization
Other (HUD, ABAG, and MTC trying to impose dense, multi-family, mixed income, socially engineered, utopian housing development in Marin County. Also, too many lazy and irresponsible people wanting free or subsidized "low income" housing and these same people are not willing to work for a living and live within their means. Marin County taxpayer citizens should not be expected to subsidize housing for lazy able bodied people that clamor for "affordable housing"..)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Open habitat for wildlife (i.e. non-human) and native plant species. We don't need more housing in unincorporated Marin. People that find Marin County as an "unaffordable" place to live should move to a more low cost housing market which does exist throughout the Bay Area. Vallejo, Richmond, and Oakland have more affordable housing units and a greater need for economic development using public funds, those that want to find "affordable" housing have the option to look in more affordable housing areas throughout the Bay Area. Richmond, Vallejo, and Oakland also have more established infrastructures and public facilities to provide for low and moderate income households.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Marin County and each of its municipalities should immediately terminate membership in ABAG. Decline to accept HUD Community Block Grant Development funds (i.e. CDBG funds). Marin County should not be coerced by HUD's Affirmatively Furthering Fair Housing)

Do you live and/or work in Marin County?
Live and work
If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
This questionnaire is highly flawed with leading questions and biased in favor of increasing "affordable" housing development in Marin County. Marin County and each of its municipalities should immediately terminate membership in ABAG. The working, taxpaying citizens of Marin value Marin's parks, green open spaces, great public schools and do not want more socially engineered, dense, mixed income "affordable" housing coerced into Marin County. There are too many lazy and irresponsible people wanting free or subsidized "low income" housing and these same people are not willing to work for a living and live within their means. Instead they expect the government to provide them with free or subsidized housing and a plethora of other handouts (foodstamps, welfare checks, etc.) Marin County taxpaying citizens should not be expected to subsidize housing for lazy able bodied people that clamor for "affordable housing". Decent housing is not a right, it is something that each person or household needs to earn for themselves. Housing is not free. Anyone that says they have right to decent, free and fair housing is stating they have a right to take other peoples money and use it for their personal housing needs, which fundamentally is a false argument. We don't need more housing in unincorporated Marin. People that find Marin County as an "unaffordable" place to live should move to a more low cost housing market which do exist throughout the Bay Area. Richmond, Vallejo, and Oakland also have more established infrastructures and public facilities to provide for low and moderate income households. Marin should not encourage more low and moderate income families to live in Marin. The free market and the obvious benefits of living in Marin including the many parks, open green spaces, well regarded schools, clean air (compared to more densely populated California counties), and culture of environmental sustainability encourage well educated, middle and upper middle income families to move into and stay in Marin. We should not change the nature of Marin County to appease the utopian, socially engineered housing plans of Federal, State, local bureaucrats, and liberal political elite appointees to develop dense, "mixed income" housing that would ultimately degrade the quality of life for Marin's current taxpaying citizens.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (any new multi-family housing is a bad idea. We don't have enough water now, and the drought problem will always be a factor for us -- without a desalination plant. We don't need more cars in the morning/afternoon rush hour commute. Our unincorporated area)

Do you live and/or work in Marin County?
Other (We're retired, but we both worked here in Marin County.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
These proposed affordable housing units will eventually change the character of Marin County if they are all built. We worked very hard and saved in order to be able to live and raise our kids here, in a community that did not have dense housing. Please don’t take that away!
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (distribute property tax burdens more equally among residents)

The most significant housing problem in unincorporated Marin County is:  
Other (attitude of entitlement towards living in Marin)

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate rentals  
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (distribute property tax burdens more equally among all residents)

The most significant housing problem in unincorporated Marin County is:
Other (attitudes of entitlement towards living in Marin)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (Better public transportation system between Marin and other bay area cities.)

The most significant housing problem in unincorporated Marin County is:  
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Any housing development plans considered for unincorporated Marin County should be presented in a timely manner to the community and enough time provided for ample community input on the viability of the plans. Environmental studies should not be short-circuited, impact on existing infrastructure should be considered in a scientific manner, not just speculated upon. Of great importance is the need for adequate public transportation within Marin and between Marin and San Francisco, Berkeley, Oakland. At present no adequate system exists, which means vehicles are on the road. If more housing is developed without adequate public transportation that translates to many more vehicles congesting the roads in Marin. Also, high density development completely erodes the sense of open-space in Marin County. I support State Legislator Marc Levin's efforts to have Marin County designated as a suburban entity rather than an urban entity, which would impact the number of state-mandated developments within the county of Marin.
Name not available (unclaimed)  

April 25, 2014, 10:18 AM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Home / yard improvements or repairs  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not shown inside San Rafael (on forum)  
April 24, 2014, 10:08 PM

**How long do you plan on staying in your current residence?**

2 - 5 years

**If you have plans to leave, please identify your reason for leaving:**

Other (want to live in more central location-close to shopping, dining, transportation)

**If you will be moving, please indicate whether you plan to stay in Marin County:**

Yes, I plan to find a new home in Marin County

**Please identify what would most improve your current housing situation:**

Other (walkability--close to shops, dining, entertainment)

The most significant housing problem in unincorporated Marin County is:

Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?

- Affordable rentals
- Market-rate rentals
- Affordable condos for sale
- Market-rate condos for sale
- Affordable senior housing
- Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?

Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?

A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?

Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
build housing and mixed used in/on/around shopping malls, stores--infill construction
Name not shown inside Unincorporated Marin County (on forum)  
April 23, 2014,  5:49 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
More outdoor space
Better neighborhood

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable single-family houses for sale
Affordable senior housing

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Keep Marin suburban! We do not need more apartment buildings.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More outdoor space  
Other (Lower density, less traffic)

The most significant housing problem in unincorporated Marin County is:  
Other (Overbuilding, lack of water)

Which of the following housing types are most needed in unincorporated Marin County?  
Other (None)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Reject this "requirement").

Do you live and/or work in Marin County?  
Other (Live, am retired.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
If we need affordable housing, we should refurbish existing housing stock, not build new housing. No new housing should be built until we have an adequate supply of water which will last through 5 drought years without rationing.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment
Lower Homeowner Association dues

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (Single mother with one five year old son.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (Houses too large and too dense)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Low density, market rate houses and condo's)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Low density)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
The development on the Handicup site in Corte Madera is horrifying. This must never be repeated again anywhere in Marin!
Name not shown inside Unincorporated Marin County (on forum)  

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
More outdoor space  
Lower utility costs  
Other (This survey is weighted to support people who want low income housing in Marin. I do not think this survey is legitimate.)

**The most significant housing problem in unincorporated Marin County is:**
Lack of emergency shelters  
Other (This survey is weighted to support people who want low income housing in Marin. I do not think this survey is legitimate.)

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate single-family houses for sale  
Other (This survey is weighted to support people who want low income housing in Marin. I do not think this survey is legitimate.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
This survey is weighted to support people who want low income housing in Marin. I do not think this survey is legitimate.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Taxes in California are too high)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (Lower local and state taxes)

The most significant housing problem in unincorporated Marin County is:
Other (Traffic congestion and lack of water resources)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Marin is too congested and lacks water resources - more housing will exacerbate this problem)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Rescind this requirement)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
County officials are ruining the quality of life in Marin. Too much traffic, lack of resources to support an increased population, and ever rising taxes are making this an undesirable place to live.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below: the housing situation in Marin is unsustainable.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (185 apartments)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I think that the more open space available should remain that way. Why not rehab old buildings in areas near towns like City of San RAfael?
Name not available (unclaimed) April 21, 2014, 12:15 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (Marin has lost its small town charm. We are leaving as soon as we can retire and going to Sonoma County - most likely Petaluma so we can still be close to SF, the wine country, friends in Marin but not have to deal with the high cost of housing, the incre)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Other (More attention by our local councils and supervisors on the issue of homelessness and how it impacts downtown San Rafael (we don't shop there anymore or eat there at night), fix up the roads (they are almost the worst in the Bay Area), beautify our once-beautiful, litter-free, pothole and weed-free city.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Other (It is a fact. It is desirable place to live for commuters to SF and the rents and cost of purchasing is always going to be high. you can't make the market any cheaper.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (We need senior housing the most.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?  
5 - 10 years

If you have plans to leave, please identify your reason for leaving:  
Other (Currently a Marin renter, would like to purchase a home in Marin.)

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment
Home / yard improvements or repairs
Better weatherization
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment
Lack of affordable housing
Poor weatherization
Other (rents/sale prices too high for condition and size of homes)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Other (Too many cars)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Stop pretending growth is needed)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No more big box high density future slums
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (We are comfortable.)

The most significant housing problem in unincorporated Marin County is:
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Other (Retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
How will enough water be available for major increase in population?
Name not shown inside Unincorporated Marin County (on forum) April 20, 2014, 8:47 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Other (cost/fess assessed for limited and reasonable development)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Allow for modest density increases in single family zoning near services. As houses age and require repair/replacement two could go where one stood before)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We have decided to keep open space a priority therefore we should allow for modest density increases in residential and commercial parcels that are located near services and transit. I oppose large tracts and huge condo/apartment building, but modest height and density increases within developed areas is reasonable option that does not eat into more open space. Lastly, the local governments should revise their fee structure and unit counts for minor vs master sub divisions as the current math grossly penalizes controlled development and makes large projects far more feasible.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (too many low income projects)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (build it in southern Marin, close to where the jobs are. the northbound freeway is empty at normal commute hours. build next to the jobs they have. give teachers subsidized housing.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
my daughter can't find affordable apartments but lower-income people who are not from this area get subsidized housing. if you aren't below the poverty line, you are 'invisible' even if you grew up here. this is discrimination.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Better infrastructure, i.e. Road Maintenance, Investment to match population growth in central Marin, Investment to fix central Marin on/off ramps in congested areas.)

The most significant housing problem in unincorporated Marin County is:
Other (Infrastructure: Road Maintenance and Investment.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Prioritize Transit, Access, Roads, Walkable Streets and not cost of housing.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Regulation drives the affordability of housing. Use it to create what housing is required. Be brave. It is o.k. to get voted out of office.
Name not available (unclaimed)  
April 18, 2014, 6:25 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic congestion)

The most significant housing problem in unincorporated Marin County is:
Other (Traffic on streets & freeway)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Fight the "requirement" We don't need central planning.)

Do you live and/or work in Marin County?
Other (Live and raised my family here.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Do not allow non residents politicians dictate housing or other needs in Marin County.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic congestion)

The most significant housing problem in unincorporated Marin County is:
Other (Traffic on streets & freeway)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Fight the "requirement" We don't need central planning.)

Do you live and/or work in Marin County?
Other (Live and raised my family here.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Do not allow non residents politicians dictate housing or other needs in Marin County.
Name not available (unclaimed)  
April 17, 2014, 2:47 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
- Affordable rentals
- Market-rate rentals
- Affordable single-family houses for sale
- Market-rate single-family houses for sale
- Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside Novato (on forum)  
April 17, 2014, 8:18 AM

**How long do you plan on staying in your current residence?**
1 - 2 years

**If you have plans to leave, please identify your reason for leaving:**
Cost of rent / house payment

**If you will be moving, please indicate whether you plan to stay in Marin County:**
No, I plan to find a new home outside of Marin County

**Please identify what would most improve your current housing situation:**
Lower cost of rent / house payment

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment  
Cost of utilities  
Rent deposit  
Lack of affordable housing  
Unacceptable housing conditions

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals  
Market-rate rentals  
Affordable condos for sale  
Affordable senior housing  
Low-income assisted living

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Encourage townhome style housing throughout unincorporated Marin County

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside Unincorporated Marin County (on forum)  

April 16, 2014, 3:51 PM

**How long do you plan on staying in your current residence?**

1 - 2 years

**If you have plans to leave, please identify your reason for leaving:**

Housing size doesn't meet family needs

**If you will be moving, please indicate whether you plan to stay in Marin County:**

Yes, I plan to find a new home in Marin County

**Please identify what would most improve your current housing situation:**

- More indoor space
- More outdoor space
- Lower cost of rent / house payment
- Lower utility costs
- Other (Artist live/work in one space.)

**The most significant housing problem in unincorporated Marin County is:**

- Cost of rent / house payment
- Housing size doesn't meet family needs
- Lack of affordable housing
- Unacceptable housing conditions
- Other (Artist live/work space)

**Which of the following housing types are most needed in unincorporated Marin County?**

- Affordable rentals
- Affordable single-family houses for sale
- Affordable senior housing
- Other (ARTIST LIVE/WORK IN ONE SPACE.)

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**

- Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**

- Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**

- An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Other (One person living alone whose husband is ill and needs to move back home but space is too small)

If you have any additional thoughts on the state of housing in Marin County, please share below:
The state of housing available to working people in Marin and Seniors is shameful. Here in West Marin 50% of houses are mostly vacant and what is available is very expensive. I was disqualified from CLAM house for sale because it's just me and my husband. We would not be allowed to rent out one of the rooms to qualify.
The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not shown inside San Anselmo (on forum)  
April 16, 2014, 11:48 AM

How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Rent

How much of your income is spent on housing costs?  
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need more of both market rate and affordable housing. I grew up here and I would love to have my children live near me when they move out, but I can't see how that is going to be possible given how expensive it is, how long people are living, and this county's unwillingness to support any growth at all.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Other (I would love to stay in my current apartment forever. However, the rent has increased by $650 a month in the last three years. If it continues to rise I am going to be pushed out. I grew up here and have no desire to leave Marin. But I may not have a)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Housing near transit
Other (We love our open space but have been slow to invest in the kind of growth along transportation corridors needed to balance that. I'm disappointed in the way that every housing proposal is opposed. there needs to be balance.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (We need a variety of options. Mixed use is under utilized here. The townhouses at Hamilton are lovely. Infill housing needs to be promoted. Small single family homes would be a great addition to housing stock.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Name not available (unclaimed) April 16, 2014, 11:10 AM
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Other (Single mom with a child under 18.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
I don't qualify for affordable housing, but believe it's important. It's discouraging that mid-income folks can't find something they can comfortably afford either. I have a very good income, making $70,000 a year. My rent keeps going up and up and it prevents me from being able to save money or move on to purchase a home. The "state of housing in Marin County" is pathetic, really. I don't understand why it's such a problem to provide a variety of options for people. What's wrong with density, for example? Density in appropriate places makes a lot of sense. I think there are a lot of people in this county who just say no to everything and it troubles me. Why should people like me be pushed out by rising costs, with no new housing options in sight? I look forward to a day when Marin has reasonable conversations about this, and allows small developments to go through planning without opposition of every project at every turn. I hope the County's housing element will be used to push some progress on this forward. Thanks for putting out this survey.
Name not available (unclaimed) April 16, 2014, 10:24 AM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  

April 16, 2014, 9:20 AM

How long do you plan on staying in your current residence?  
Less than one year

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Cost of utilities  
Rent deposit  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Just make current housing available)

Do you live and/or work in Marin County?  
Other (Live with parents in a mobile home)

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Other (living with parents in a mobile home)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Am very dissatisfied with the way the housing authority handles the waiting list.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
If multiple housing units are to be built as is being done along 101, you need to ensure the road infrastructure can handle the traffic.
How long do you plan on staying in your current residence?

2 - 5 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Other (moving back)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Moving back into the area after being gone 7 years. The only affordable homes are almost blighted.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic and congestion!!)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Plenty of housing in Marin! The congestion on streets and highway traffic is becoming worse. We don't need all the unincorporated areas built on. The beauty of Marin is the open land!
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Other (Single parent, 14 year old, grandparent)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better neighborhood
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
Absence of down-sized housing options is a travesty. Children who grew up here can not afford to stay. Seniors do not have many options for downsizing.
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn’t meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (County planners running amok)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Other (Market rate senior housing)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Oppose the requirement. Do nothing.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Second units should be granted amnesty before any new construction. Excess units at windup should count toward totals. Stop meddling on due half of profit motivated developers. The environment and sustainability comes first and that means less building overall not more. Use some common sense, please!
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Multiple families living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
mixed used low income senior housing
Name not available (unclaimed)  

April 15, 2014, 7:25 PM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (My landlord is moving back into this house, the cost of rent is too high, and there is nothing available to rent that I can afford, nothing available at all where I have lived my whole life in Tomales or west marin, cant afford to buy)

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Other (more housing in general)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Other (lack of any housing)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
help
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (I like my housing situation.)

The most significant housing problem in unincorporated Marin County is:
Other (Traffic)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Small infill developments)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
This time around the Housing Element should conform with the recommendations of the citizen task force that ranked all of the sites in the unincorporated portions of the County.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (downsizing/less maintenance)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need more affordable housing options.
Name not available (unclaimed)  

April 15, 2014, 5:07 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Home / yard improvements or repairs
Other (Less affordable housing driving house values down and taxes up.)

The most significant housing problem in unincorporated Marin County is:
Other (Too much urbanization of a calm suburb. Also strains on parking.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (No new housing types are needed. The area's already built up.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Find somewhere else to over-build.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin is a civilized, cozy suburban area. It does not need to be flooded with too many residents for the space, thereby creating the chaotic rudeness of the city.
Name not available (unclaimed)  
April 15, 2014, 4:45 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (The county trying to force additional housing in an area that has neither the infrastructure nor the water to support it.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (No additional housing)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Just say no to the state money and leave us alone.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We did not move here until we could afford to do so. Some areas are more desirable to live in than others; that makes them cost more. Why aren't you putting affordable housing on Nob Hill or in Sea Cliff? Please, please say no to the state's "carrot" of additional funds and stop trying to build when we don't have the water. Remember the Richmond Bridge pipeline!
Name not available (unclaimed)  

April 15, 2014, 3:24 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?

Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Need to go back to 20% affordability requirement for any developments
Name not available (unclaimed)  April 15, 2014, 12:36 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin should provide more affordable housing. We need assisted living and affordable housing for seniors and those with Mental Health issues.
Jeffrey Lapic inside Unincorporated Marin County (on forum)        April 13, 2014,  4:47 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (traffic, water use and fire risk)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

Traffic, especially on Sir Francis Drake and Magnolia, is already a severe problem; future housing must be carefully limited to avoid worsening the situation. Also, we face water use constraints and high fire risk throughout unincorporated Marin, and this must be factored in, as well. The Win-Cup development in Corte Madera and the possible development at Larkspur Landing are prime examples of the wrong way to go. The Rose Lane development in Larkspur is better, but will still add to traffic strain.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Better access to transit  
Other (transit that works and is available all the time -- not the reduced schedules we have now.)

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing  
Other (real public transit)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable condos for sale  
Affordable single-family houses for sale  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (small cluster -2-4 unit townhomes)

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
until we can get real public transporation, adding any housing to marin stock will only add to congestion, pollution, pressure on water resources, and other environmental problems.pollu decent bus schedules;
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living
Other (low income housing)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (focus on low income housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
Name not available (unclaimed) April 11, 2014, 12:25 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

April 10, 2014, 11:18 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Lower Homeowner Assocation dues
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) April 10, 2014, 8:57 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below: varied mixed-use housing close to transit makes the most sense to match the need in Marin County.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
Less than one year

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  
Home / yard improvements or repairs  
Other (lower prop taxes for working/middle class, lower flood insurance)

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Rent deposit  
Housing size doesn't meet family needs  
Lack of temporary transitional housing  
Lack of affordable housing  
Lack of emergency shelters  
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable condos for sale  
Affordable single-family houses for sale  
Affordable senior housing  
Low-income assisted living  
Housing near transit  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work
If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
You should make it possible for folks to build granny units, and perhaps provide low interest loans to middle class & working class so that they can fix their homes, add granny units
Name not available (unclaimed) April 9, 2014, 9:46 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Housing size doesn’t meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside Unincorporated Marin County (on forum)  April 8, 2014,  2:24 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Commercial and retail without affordable housing)

The most significant housing problem in unincorporated Marin County is:
Other (Push for high density housing that is out of character for Marin)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate condos for sale
Market-rate single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Excessive concentrations of affordable housing defund essential services and permanently adversely impact existing communities. Stop planning and forcing more than what is needed. It will only lead to avoidable problems for future generations and threatens Marin's largest industry/revenue source, real estate and property values.
Name not available (unclaimed)  April 8, 2014, 9:38 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
April 8, 2014, 9:16 AM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
I have no plans to leave  

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave  

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move  

**Please identify what would most improve your current housing situation:**  
Other (Less politicians, less taxes)  

**The most significant housing problem in unincorporated Marin County is:**  
Other (Local politicians and those supporting them make life of ordinary people miserable by proposing more development more taxes)  

**Which of the following housing types are most needed in unincorporated Marin County?**  
Market-rate condos for sale  
Market-rate single-family houses for sale  
Affordable senior housing  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Get out of ABAG. We don’t need out of County politicians tell us what to build and where to build. Develop local plan depending on local needs and follow Trough)  

**Do you live and/or work in Marin County?**  
Live and work  

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon)  

**Do you rent or own your residence?**  
Own  

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
Name not shown inside Tiburon (on forum)  

**How long do you plan on staying in your current residence?**  
1 - 2 years  

**If you have plans to leave, please identify your reason for leaving:**  
Other (Roommate situation is changing)  

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
Yes, I plan to find a new home in Marin County  

**Please identify what would most improve your current housing situation:**  
Lower cost of rent / house payment  
Better weatherization  
Lower utility costs  
Better access to transit  

**The most significant housing problem in unincorporated Marin County is:**  
Cost of rent / house payment  
Cost of utilities  
Lack of affordable housing  
Lack of emergency shelters  
Poor weatherization  

**Which of the following housing types are most needed in unincorporated Marin County?**  
Affordable rentals  
Affordable condos for sale  
Affordable single-family houses for sale  
Affordable senior housing  
Low-income assisted living  
Housing near transit  
Housing near services  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Plan for single housing; most units are for families or couples. Also, close to transit, which is not necessarily in centralized locations, i.e. West Marin)  

Do you live and/or work in Marin County?  
Live and work
If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Other (I rent a room very cheaply; not an apartment or a home.)

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Other (I am the fifth housemate, living with a family of four (husband, wife, kids))

If you have any additional thoughts on the state of housing in Marin County, please share below:
I believe Marin County should purchase homes for the use of affordable housing for seniors, singles, and families. I also believe that Marin County should purchase homes to run as affordable senior living/nursing care facilities. Mental health issues and an aging population mean that the community will need access to this kind of care. If the County owns these buildings (hire someone else to administer it), the County would save TONS of money.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
Housing doesn’t meet accessibility needs  

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County  

Please identify what would most improve your current housing situation:  
Better access to transit  
Other (no stairs)  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  

Which of the following housing types are most needed in unincorporated Marin County?  
Housing near services  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County  

Do you live and/or work in Marin County?  
Live only  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
Less than 30 percent  

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (Too much new building of residential housing.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (I don't believe new housing is needed.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
Please limit growth of new residential housing, take current high peak traffic into consideration and take growing school population into consideration.
Name not shown inside Unincorporated Marin County (on forum)

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (I am concerned about over-development of Strawberry.)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood
Other (I do not want to live in an urbanized setting.)

The most significant housing problem in unincorporated Marin County is:
Other (The views of current residents are not respected or represented by the supervisors. Development, particularly high density development, has no place here. Open and rural spaces need to be preserved.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None of the above. Preserve our remaining open spaces.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (None of the above. Voters in Marin should elect representatives that oppose "required" participation in the top-down Housing Element. Get out of ABAG.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
When will the supervisors get the message that Marin residents do not want any high density housing built here? How many meetings and recall efforts does it take? I, and many others, moved here specifically to get away from high-density housing and the problems inherent with it. This is not San Francisco, not Oakland, not San Jose. Stop over-developing the County.
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Other (better urban planning around traffic)

**The most significant housing problem in unincorporated Marin County is:**
Other (traffic)

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate condos for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:

I live in Tam Valley. The traffic is already nearing unbearable. Any considerations for additional housing needs to take into account the impact on the thousands of people it would negatively affect.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (lack of safety and traffic control in Tam Valley area)

Which of the following housing types are most needed in unincorporated Marin County?
Other (less rental units an multi unit buildings)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
Stop trying to jam low rent housing on us. listen to what the communities want. marin city is not what we need in other areas. it is not working.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
All for affordable options but NOT for hi density in already high traffic areas that are in areas prone to flooding
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Access to services)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing
Unacceptable housing conditions
Other (Lack of services, discrimination)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Low-income assisted living
Other (Flexible options for parents)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Options for disabled people to live near their families)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Need for understanding of in home supportive services
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (We are having a lot of traffic and congestion problems in Tam junction area where I live. It makes taking kids to school and commuting to work a lengthy and stressful process.)

The most significant housing problem in unincorporated Marin County is:
Rent deposit
Other (I don't think we have any housing problems.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Other (Less traffic inroads.....weekends are impossible. tam Junction is at a crawling pace through most of Saturday and Sunday. Week day commute is worsening.)  

The most significant housing problem in unincorporated Marin County is:  
Other (Not maintained roads.)  

Which of the following housing types are most needed in unincorporated Marin County?  
Other (There are all ready too many people living in unincorporated Marin......I don't see we needing more)  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Encourage townhome style housing throughout unincorporated Marin County  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
30 to 50 percent  

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Until a viable, tried and true transportation system is developed and implemented I think it is irresponsible to add more traffic to our overburdened roads.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Other (Less traffic in Tam Valley)

The most significant housing problem in unincorporated Marin County is:
Other (Overutilization of our limited resources (i.e., schools))

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate condos for sale
Market-rate single-family houses for sale
Other (We do not need low income housing in an already overstressed Tam Valley)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please do not put low income rentals in Tam Valley. Our schools and roads are already overburdened. I invite you to try to get in and out of Tam Valley in the mornings, afternoons and on weekends.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
5 - 10 years

If you have plans to leave, please identify your reason for leaving:  
Other (Too expensive, too crowded and its just getting worse)

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent

Which of the following best describes your household?  
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

Schools are beyond full, traffic is insane, we can't even get a grocery store to open up in Tam Valley and there are 3 sites in the housing element proposed for Tam Valley?? You can't drive through here on the weekends or for an hour every morning- what will another 250 cars in this immediate area do to the already overcrowded roads? Not to mention the water shortage, sewage problems, the new FEMA maps & costly flood insurance in this area, wetlands that have been overbuilt, and overcrowded schools. Its too crowded already, enough is enough!!! The quality of life has changed for the worst around this area, would move if we could!!!
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
1 - 2 years  

If you have plans to leave, please identify your reason for leaving:  
Other (Buy my own place)  

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County  

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing  
Lack of emergency shelters  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable condos for sale  
Affordable senior housing  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Rent  

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Rents are too high & no housing for all the homeless families
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Lower cost of rent / house payment
Other (downstairs unit knee problems)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Market-rate single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?  
Rent

How much of your income is spent on housing costs?  
Less than 30 percent

Which of the following best describes your household?  
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:  
I wish more landlords and private homes accept housing vouchers or more people do...
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Other (County has swung too far to the left. Too many uninformed ignorant voters. Too many people with an entitlement attitude.)

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:  
Other (Nothing, my home is perfect.)

The most significant housing problem in unincorporated Marin County is:  
Other (Entitlement attitude-people think they should have what they want and someone else should pay for it.)

Which of the following housing types are most needed in unincorporated Marin County?  
Other (Boarding houses)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (County is only "required" because the sold their sole to the State and ABAG)

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?

Grandparent(s) raising grandchild(ren)

If you have any additional thoughts on the state of housing in Marin County, please share below:
It's all about supply and demand. I was born and raised here achieved everything I have by working long and hard. No one gave me any handouts and I am better off for it.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (The desire of some to build in areas with a shortage of sewers, water, and clear transportation.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
Many have worked years to be able to afford Marin - we are NOT happy about "affordable" alternatives for folks who have not earned the money to live in this wonderful county.
Name not available (unclaimed) April 3, 2014, 10:32 AM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Home / yard improvements or repairs

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Other (Lack of open space)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Fight the requirement)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Abag uses unreasonably high growth projections for Marin
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (retirement)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Better neighborhood amenities)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (A combination of all of the above)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I support the development of affordable housing in sites near existing services and transportation inc in my own community
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (Need for housing suitable for our ages.)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (More suitable to needs of aging.)

The most significant housing problem in unincorporated Marin County is:
Other (Not sure.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Probably a reasonable mix would be best.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
Priorities must be compatibility with exiting communities and adequate supporting resources.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic on Sir Francis Drake Blvd and Hwy 101.)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of public transit to/from schools.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Build small (15-20) unit multi-family or townhome style housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
Our biggest problems in Marin are due to over-crowding, over-development.
Name not available (unclaimed)  March 31, 2014, 9:02 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
After seeing the win cup development I'm very worried about further development. The traffic near that area will now be a nightmare. The proposed larkspur landing development is a joke. Traffic there is already horrible, more housing would make the road a parking lot. It's nice to think about development in our area, but we don't have the infrastructure to support it. I don't think this is b/c we're elitist, it's reality. Traffic on SFD is bad now at rush hour, and any additional building will make it impossible.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (getting too crowded)

The most significant housing problem in unincorporated Marin County is:
Other (GETTING TOO CROWDED!!)

Which of the following housing types are most needed in unincorporated Marin County?
Other (no more housing...)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (no more housing or ABAG)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
No more developments that benefit DEVELOPERS WHO LEAVE...
Name not available (unclaimed)  

March 31, 2014, 5:58 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Too much traffic is limiting more housing.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (I would like to buy someday)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Encourage In-law units and cohousing models
How long do you plan on staying in your current residence? 
I have no plans to leave

If you have plans to leave, please identify your reason for leaving: 
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County: 
I have no plans to move

Please identify what would most improve your current housing situation: 
More indoor space

The most significant housing problem in unincorporated Marin County is: 
Rent deposit
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County? 
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario: 
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County? 
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town? 
I do not live in Marin County

Do you rent or own your residence? 
Own

How much of your income is spent on housing costs? 
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
I'd like more to be done to provide emotional support and encouragement for elected officials and Planning Commissioners who find themselves in the midst of battles over affordable housing.
Name not available (unclaimed) March 27, 2014,  7:56 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed) March 27, 2014, 12:47 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Other (people who think they are living in a wilderness situation)

Which of the following housing types are most needed in unincorporated Marin County?
Other (less housing with realistic population ceilings related to infrastructure and water limitations)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (no more growth, no more housing of any kind)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
we can't go on expanding population forever
Name not available (unclaimed)  
March 27, 2014, 10:59 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Low-income assisted living
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Other (Like unincorporated Marin just as it is.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
Do not want high-density housing in unincorporated Marin.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of temporary transitional housing
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Better bus system)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) March 25, 2014, 3:23 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Traffic improvements)

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  
March 25, 2014, 2:55 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment
Other (The high cost of living in Marin should not be subsidized by hardworking people nor by raising taxes. Let the market drive the availability of housing.)

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate rentals
Market-rate single-family houses for sale
Other (Housing should NOT be the burden of job holders. The market should drive availability of housing, not some do-good ruling.)

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Other (Marin County needs to resign from ABAG and set its own realistic zoning and goals for housing.)

**Do you live and/or work in Marin County?**
Other (We have lived in Marin for 56 years and are retired, having duly paid our taxes on time.)

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
The abundance of open space and parklands in Marin (3/4 the total acreage) contributes to the scarcity of land available for housing and, OTOH, also makes Marin a most desirable place to live. Zoning to suit OUR lands and OUR needs is important, and not some self-righteous group such as ABAG. Doubtless there are places for moderate income housing, but Marin should not have massive low-income housing developments shoved down our throats. Traffic is approaching gridlock! Our water supply is finite! What does it take for these limiting factors to be truly effective? Our Supervisors have blinders on and are not truly representing Marin.
Name not shown inside San Rafael (on forum)  

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Lower cost of rent / house payment
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals
Affordable single-family houses for sale
Low-income assisted living
Housing near transit

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**
Work only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
I do not live in Marin County

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Providing affordable housing does not mean "ghetto-izing."
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (less traffic)

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (use 2nd units in the numbers)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
As usual, this survey is stacked. Start listening to your constituents instead of ABAG, MTC and the state government. Remember, participation is voluntary.
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Provide program where elders who own their own home (1 or 2 occupants) convert these homes so owners could live in a small apartment while the larger part of the house could be a rental for a family.

Do you live and/or work in Marin County?
Other (Both of us are retired and do not work..)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Other (We are a couple 82 years of age. We converted a small section of our home and rent it out to a single person. It is ideal for the person and provides us with a small income.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
We do not support any development projects. One key reason is that we do not have a sustainable water supply. Second, we only support converting large homes to smaller affordable homes with a small rental unit. This helps both families and those (elders and others) who seek a smaller space.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Other (I am retired)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)                      March 25, 2014, 12:51 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Other (crime in Marin City)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (govt out of housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:
the housing element is a sham put upon us without transparency
Name not available (unclaimed)  
March 25, 2014, 12:30 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Ability of lower income people to live in my neighborhood)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:

Please work to get more low-income housing in Marin. I DON'T MIND IF IT IS IN MY NEIGHBORHOOD - in fact, I would like the diversity.
Name not available (unclaimed)  

March 25, 2014, 12:07 PM

**How long do you plan on staying in your current residence?**

I have no plans to leave

---

**If you have plans to leave, please identify your reason for leaving:**

Cost of rent / house payment

---

**If you will be moving, please indicate whether you plan to stay in Marin County:**

Yes, I plan to find a new home in Marin County

---

**Please identify what would most improve your current housing situation:**

Lower cost of rent / house payment

---

**The most significant housing problem in unincorporated Marin County is:**

Cost of rent / house payment  
Cost of utilities  
Rent deposit

---

**Which of the following housing types are most needed in unincorporated Marin County?**

Affordable rentals  
Affordable senior housing

---

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**

Focus on single-family housing on vacant and under-utilized land

---

**Do you live and/or work in Marin County?**

Live and work

---

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**

A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

---

**Do you rent or own your residence?**

Rent

---

**How much of your income is spent on housing costs?**

30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  March 25, 2014, 11:30 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Home / yard improvements or repairs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale  
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (Hard to find affordable housing that accepts pets)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic)

The most significant housing problem in unincorporated Marin County is:
Other (Allowing dilapidated buildings to stand unused while building new buildings)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None. There is enough housing.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (None. Too much traffic, not enough water. Schools overcrowded.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please stop building. Marin does not need to look like San Francisco. I grew up here and it has already changed, less open space, more crowding. Please stop building!
Name not available (unclaimed)

March 25, 2014, 8:51 AM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (traffic congestion)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Traffic flow improvements/ less traffic)

The most significant housing problem in unincorporated Marin County is:
Other (The choices seem skewed toward answers that would lead to high-density/low-income housing. Obviously everyone wants to pay less for housing.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (What about legalizing and making it easier to have backyard cottages? That could provide income for people with big backyards and some additional housing.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please don't pollute our beautiful county with barracks. And, please don't make it harder for people living in Marin County now to get to work by increasing traffic density in their neighborhood.
Name not shown inside San Rafael (on forum)  March 25, 2014,  8:46 AM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Better access to transit

**The most significant housing problem in unincorporated Marin County is:**
Other (Traffic)

**Which of the following housing types are most needed in unincorporated Marin County?**
Other (None of the above. We need infrastructure improvements not more housing.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Funds for transit improvements should not be tied to housing requirements. The County of Marin should listen to the tax payers who are telling the BOS that they do not want more mass housing developments for a number of reasons.)

**Do you live and/or work in Marin County?**
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent
Which of the following best describes your household?
Multiple families living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
The BOS and staff at the County of Marin should really start listening to the tax payers even if you do not agree with them. NO mass housing developments at any level is the clear message. You can read whatever you would like into that message but the message is not changing. Tax payers do not want affordable/low income/transitional housing etc., forced down their throats. Traffic is becoming a major issue that is not being addressed in any of the conversations. Traffic is a bigger issue for those who have purchased housing/rent and work in Marin. The BOS should be concentrating on creating an easier path for second units throughout the County. Second units achieves more housing stock at all income levels and distributes traffic throughout the County more evenly. It also creates income for homeowners thereby contributing the the tax base on both the homeowner side and the tenant who is able to live in Marin. In my view second units have a big upside socially and economically. If the BOS could get hook up fees (water and sewer) to be more reasonable it would be a great success and achieve many goals.
Name not available (unclaimed) March 25, 2014, 8:41 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move

**Please identify what would most improve your current housing situation:**  
More indoor space  
Lower cost of rent / house payment  
Home / yard improvements or repairs  
Better weatherization  
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**  
Cost of utilities

**Which of the following housing types are most needed in unincorporated Marin County?**  
Market-rate single-family houses for sale  
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**  
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) 

How long do you plan on staying in your current residence?
2 - 5 years 

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood 

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County 

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment 

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing 

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals 
Affordable condos for sale 
Affordable single-family houses for sale 

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County 

Do you live and/or work in Marin County?
Live only 

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon 

Do you rent or own your residence?
Rent 

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside Unincorporated Marin County (on forum) March 25, 2014, 7:52 AM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (For five months of the year our area is extremely polluted by residential wood smoke which has an enormous effect on the quality of our lives. We cannot work in our garden, take a walk, or have a window open. We incur ever increasing costs in trying to makeour home airtight and in adding air filtration systems. Our health has suffered from this exposure.)

The most significant housing problem in unincorporated Marin County is:
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Environmental justice should be a priority when housing policy is decided: there should be no housing near freeways or major arterials; all landlords should provide a clean method of heat, e.g. gas, propane, electric, heat pumps, solar, pellet stoves. No use of wood stoves should be allowed.
Name not available (unclaimed)  

March 25, 2014, 7:34 AM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Better weatherization
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

**Which of the following best describes your household?**
Couple with children under 18 years old

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
Don't let the nimby’s rule the discussion. We need affordable housing in Marin and we can do it well, if we work together and stop the uncivil discourse!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Better neighborhood
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside San Rafael (on forum)  
March 23, 2014,  8:17 AM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Home / yard improvements or repairs

**The most significant housing problem in unincorporated Marin County is:**
Cost of utilities

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred **housing scenario:**
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Building homeless shelters in unincorporated areas is idiotic. They need to be near core services like mental health, clinics, etc. that they need to change their lives. I question whether at least 1/2 of the homeless are even from this area, based on my recent visit to one of them.
How long do you plan on staying in your current residence?  
5 - 10 years

If you have plans to leave, please identify your reason for leaving:  
Housing doesn’t meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  
Home / yard improvements or repairs  
Better access to transit

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing  
Other (SEGREGATION)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable condos for sale  
Affordable single-family houses for sale  
Low-income assisted living  
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (DEEPLY AFFORDABLE MULT-FAMILY HOUSING THROUGHOUT MARIN)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please end institutional segregation.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs
Lower Homeowner Association dues

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent
How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin County offers the most expensive and the oldest apartment in Bay Area. If the situation will not change in one year, I will move out from here.
Name not shown inside San Rafael (on forum) March 22, 2014, 7:47 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need transit oriented affordable housing so those who work in Marin can live here and reduce automobile traffic and pollution.
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
2 - 5 years

**If you have plans to leave, please identify your reason for leaving:**  
Cost of rent / house payment

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
No, I plan to find a new home outside of Marin County

**Please identify what would most improve your current housing situation:**  
Lower cost of rent / house payment

**The most significant housing problem in unincorporated Marin County is:**  
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**  
- Affordable rentals
- Affordable condos for sale
- Affordable single-family houses for sale
- Affordable senior housing
- Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**  
Rent

**How much of your income is spent on housing costs?**
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin needs a wide range of affordable housing types in all areas of the county. Diversity of housing enables our economy to thrive and provides for a richer environment for all of us.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave.

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave.

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move.

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?  
Other (Less government! Lower taxes!)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Market Rate)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed) March 20, 2014, 8:13 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (less traffic)

The most significant housing problem in unincorporated Marin County is:
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Market-rate single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
traffic is becoming unbearable in Tam Valley, driving times have at least double in less than a year, we are planning to leave because of that even if we love our community, with 2 kids and 2 working parents we cannot spend so much time in our car driving around
Name not available (unclaimed) 

**How long do you plan on staying in your current residence?**
5 - 10 years

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
Yes, I plan to find a new home in Marin County

**Please identify what would most improve your current housing situation:**
More outdoor space
Lower cost of rent / house payment

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment
Lack of affordable housing

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals
Market-rate rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) March 20, 2014, 1:34 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Housing size doesn’t meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable single-family houses for sale
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

March 19, 2014, 8:42 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Lower utility costs  
Other (Less traffic, zero growth)

**The most significant housing problem in unincorporated Marin County is:**
Other (Increased population, high density housing planning)

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
opposed to high density stack & pack housing along transportation corridors where traffic congestion is already out of control and lack of infrastructure services and public transportation to support existing population
Name not available (unclaimed) March 19, 2014, 8:29 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
March 19, 2014, 8:04 PM

How long do you plan on staying in your current residence?  
1 - 2 years

If you have plans to leave, please identify your reason for leaving:  
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Better neighborhood

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Rent

How much of your income is spent on housing costs?  
Greater than 50 percent

Which of the following best describes your household?  
One person living alone
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment
Home / yard improvements or repairs
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities
Rent deposit
Housing size doesn't meet family needs
Lack of temporary transitional housing
Lack of affordable housing
Poor weatherization
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services
Other (less traffic congestion)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
There is no affordable housing for people with middle incomes. Police, Fire Fighters, Nurses and especially School teachers who are shockingly under paid. If your a trust fund baby or you make a great deal of money it's probably just fine. While it is beautiful here in many ways, it's also depressing and demoralizing to be broke all the time.
Name not available (unclaimed)  
March 19, 2014, 7:14 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
We have to dig into our savings every month for basic living necessities because the cost of living is so high. my husband retires in two year and then we're out of here. It is beautiful, but not worth being broke all the time. over inflated rental costs for tiny homes make it a very depressing place to live.
Name not available (unclaimed) March 19, 2014, 3:34 PM

How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (You are taking care of newcomers/illegal immigrants. Marin is NOT taking care of long-time taxpaying residents.)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Other (Stop subsidizing people (some of whom are here illegally) at the expense of long-time taxpayers.)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Other (Rent: I lost my home to Well Fargo -- NO ONE HERE would/could help. However, my current neighbors are all subsidized and/or getting food stamps. Thanks folks.)

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Deirdre McDonald inside Unincorporated Marin County (on forum)  March 19, 2014, 11:44 AM

How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  
Home / yard improvements or repairs  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Rent deposit  
Lack of affordable housing  
Other (not enough available housing to rent)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Affordable single-family houses for sale  
Affordable senior housing  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin is beautiful, everyone wants to live here. Not enough housing and too expensive makes lower income folks, the tribal, spiritual, awesome ones LEAVE!!! Over 12 years here many dear friends have left for more affordable housing!! My son has had 5 close friends move away and he is only 11 years old!! it wasn't too great for him and his family!! too many sad goodbyes for a young child! Please Make Marin Affordable!! is that possible? Thank you!
Name not available (unclaimed)

March 19, 2014, 10:49 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Better neighborhood
Home / yard improvements or repairs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Housing near transit
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence? 
I have no plans to leave

If you have plans to leave, please identify your reason for leaving: 
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County: 
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation: 
More outdoor space
Better neighborhood
Home / yard improvements or repairs
Better access to transit

The most significant housing problem in unincorporated Marin County is: 
Housing size doesn't meet family needs
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County? 
Market-rate single-family houses for sale
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario: 
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County? 
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town? 
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence? 
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Condos are not the answer. They are an eyesore and do not meet the needs of families with children who need adequate-size single-family homes. Also, to the extent that there are homes available, there is no incentive for long-term owners (prop 13) to improve them. So you end up with rising home values and neighborhoods that are dilapidated, subpar and inaccessible for young families. Condos become rentals and promote the dilapidation of neighborhoods. More single-family housing is needed. This is what is best for Marin and for young families not more dense rentals.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Market-rate single-family houses for sale
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Low Density housing only, with greenspace, market rate and affordable in same development for purchase
Name not available (unclaimed) March 19, 2014, 4:41 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Other (threat of large wincup types of new development and threat of more traffic and strain on our resources)

Which of the following housing types are most needed in unincorporated Marin County?
Other (absolutely none. we are over crowded.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
build the absolute bare minimum. we are already over crowded, crime is getting worse, our resources are being strained, traffic is already bad, wincup is a disaster, smart solves the wrong problem. stop housing growth. preserve whatever of our Marin culture that remains. focus on our current residents who pay our taxes, not on greedy developers. do your job as elected and hired officials. if we lose state and federal money, so be it.
Name not available (unclaimed) March 18, 2014, 10:44 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

Listen to the citizens of the county.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Other (plans for high density housing Jan)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
plans for these high density win cup style buildings will ruin marin - but thats what our supervisors seem to want. I can only hope they are voted out of office
Name not available (unclaimed)  March 18, 2014,  8:39 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (less government meddling that endangers our investment)

The most significant housing problem in unincorporated Marin County is:
Other (crime and dysfunction caused by subsidized housing)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Marin does not need or want more housing, only bureaucrats want it.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin is a nice place to live BECAUSE it is low-density and wealthy.
How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower utility costs  
Better access to transit

The most significant housing problem in unincorporated Marin County is:  
Other (Housing for developmentally disabled)

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable condos for sale  
Affordable senior housing  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Current regulations/codes do not incentive people to build here
Name not available (unclaimed)  

Marin County Housing Survey 2014

March 18, 2014, 6:52 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs
Lower Homeowner Association dues

The most significant housing problem in unincorporated Marin County is:
Other (Too much housing as it is)

Which of the following housing types are most needed in unincorporated Marin County?
Other (No more houses)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
There are already too many houses as it is, please no more developments in our neighborhood.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of water resources available to County)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Until we can provide a solution to the traffic nightmare and water issues, we should slow down any development.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Why are we required to do anything?)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I found this survey very one-sided and with no consideration to the consequences of adding more housing in light of existing traffic issues, water shortages and overcrowded schools. I will vote against my supervisor if the Board doesn't listen to its constituents. This issue has united citizens of Marin and the majority do not want to add to the aforementioned problems the County is experiencing.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
More outdoor space
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing
Lack of emergency shelters
Unacceptable housing conditions

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Housing near transit
Housing near services
Other (Special needs housing (supportive/homeless))

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
- Market-rate rentals
- Market-rate condos for sale
- Market-rate single-family houses for sale
- Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside San Rafael (on forum)  

March 18, 2014, 11:41 AM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Other (keep local, county, state and federal government out of it)

**The most significant housing problem in unincorporated Marin County is:**
Other (government intervention)

**Which of the following housing types are most needed in unincorporated Marin County?**
Other (leave our housing alone. There's nothing wrong with our neighborhoods.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Focus on repairing the infrastructure: roads, bridges, spillways, sewers, water supply, parkways for starters)

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Unrelated individuals living together

**If you have any additional thoughts on the state of housing in Marin County, please share below:**
San Francisco city is growing and driving the growth of Contra Costa, Sonoma, Marin and other surrounding counties. We've got huge freeway traffic problems because freeways expansion has not kept up with surrounding county's growth. County should be figuring out our county's water supply shortage, they're blindly working on how to deplete it. PDA's have nothing to do with environmental conservation but just the opposite.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (I need no improvement in my own.)

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Include new focus of housing for people with developmental disabilities.)

Do you live and/or work in Marin County?
Work only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
I do not live in Marin County

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Include set-asides for people with developmental disabilities in your Housing Element because this population is different than the general disabled population. While you could meet your goals for low, very low, and extremely low income and goals for disabled housing, it could occur that none of those individuals benefiting are people with developmental disabilities.
Name not available (unclaimed)  

**How long do you plan on staying in your current residence?**  
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**  
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**  
I have no plans to move

**Please identify what would most improve your current housing situation:**  
Other (retain and expand open space)

**The most significant housing problem in unincorporated Marin County is:**  
Other (state and abag dictating needs with supervisors' cooperation)

**Which of the following housing types are most needed in unincorporated Marin County?**  
- Market-rate rentals  
- Market-rate condos for sale  
- Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred **housing scenario:**  
Other (a mix of any of the above based on what is appropriate and maintains the character of each location)

**Do you live and/or work in Marin County?**  
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**  
Own

**How much of your income is spent on housing costs?**  
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Moving would be to downsize after kids leave)

The most significant housing problem in unincorporated Marin County is:
Other (Rampant renovation clearing trees, enlarging houses, transforming the look and feel of the county into something conventionally suburban and more So-Cal)

Which of the following housing types are most needed in unincorporated Marin County?
Other (There isn't enough lower-income housing but there's no room for more housing given the weak public transit infrastructure and already traffic-snarled roads. Marin is becoming overbuilt.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (They have to distributed across multiple areas. Densities already exceed infrastructural capacity. But protect open space and agricultural landuses.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Other (Couple with one under-18 child at home and one young adult child at home.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please protect the historical character of the county. Suburbanization, tree-removal, and McMansioning are now out of control. Also: The Corte Madera apartment development is already a disaster. Who approved that monstrosity and in that already traffic-clogged location? Terrible.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
We cannot really discuss housing in a meaningful way without addressing how housing will impact our already horrible traffic problems, the public schools, and what seems to be an undependable water supply. I do not think promises of possible state or federal money should be taken seriously. We will have to pay for improvements ourselves and should plan housing accordingly.
Name not available (unclaimed)  

March 18, 2014, 9:41 AM

**How long do you plan on staying in your current residence?**

I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**

I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**

I have no plans to move

**Please identify what would most improve your current housing situation:**

More indoor space
More outdoor space
Home / yard improvements or repairs
Better weatherization
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**

Cost of rent / house payment
Cost of utilities
Poor weatherization
Unacceptable housing conditions

**Which of the following housing types are most needed in unincorporated Marin County?**

Low-income assisted living
Other (low-income family housing)

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**

Other (LOW-INCOME HOUSING)

**Do you live and/or work in Marin County?**

Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**

An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Unrelated individuals living together

If you have any additional thoughts on the state of housing in Marin County, please share below:
NO MORE HOUSING BUILT IN MARIN CITY
Name not available (unclaimed)  March 18, 2014,  9:25 AM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
More indoor space
Lower cost of rent / house payment
Home / yard improvements or repairs
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Water supply should be the non negotiable limit to growth.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Other (weather)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Better access to transit
Other (warmer climate)

The most significant housing problem in unincorporated Marin County is:
Lack of temporary transitional housing

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale
Other (Open space)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Low income developers do not pay taxes after the buildings are built, nor do the low income residents. Think about that....Keep Marin Green. That is what makes it special. Also, low income housing imposes an extra tax burden on homeowners and everyone else as developers build these structures and then leave the rest of us living here to fund the increased burden on schools, libraries, police, health services, and so on. It really is an extra tax on people here when they build low income housing. There should be more mass transit in Marin for those who already live here, we are way underserved. No new building should go up without building more freeways first. Get out of ABAG! There should only be building when traffic has been accounted for. Linking mass transit to housing is ridiculous as pretty much everyone has to drive a car in Marin.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
5 - 10 years  

If you have plans to leave, please identify your reason for leaving:  
Housing doesn't meet accessibility needs  

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County  

Please identify what would most improve your current housing situation:  
Better access to transit  

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land  

Do you live and/or work in Marin County?  
Live only  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
Less than 30 percent  

Which of the following best describes your household?  
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
low income housing in Novato, has to be near transit hubs, not out west Novato where transit service can be sparse if not nonexistent.
How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) March 18, 2014, 8:41 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Other (lack of a cohesive plan unifying residential, commercial and recreational development and roads;)

Which of the following housing types are most needed in unincorporated Marin County?
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (housing tight along 101 to limit traffic impact to existing neighborhoods; and to be near multiple transit options)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
would like to see a more comprehensive plan incorporating more than just housing.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Housing near transit

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
If we are going to build more housing here, we need more transit options into SF. Traffic is bad enough now. With more people coming to live here, it will only get worse.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Don't ever build anything like the Corte Madera project again. Scale back density to fit in with Marin values.
Name not available (unclaimed)  March 18, 2014, 6:14 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) March 17, 2014, 10:50 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Sidewalks and bike paths)

The most significant housing problem in unincorporated Marin County is:
Other (Over-development, public schools are too crowded, too much traffic, not enough water)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (I don't understand who is requiring this. Did the voters vote this?)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
The biggest problem we face is over-development. Given schools, traffic and water, we think no more houses should be built.
Name not available (unclaimed)  
March 17, 2014, 10:02 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Housing size doesn’t meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Other (live in Marin County and work part time within the county and part time outside of the county)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Other (Couple with grown child who lives at home part time.)
If you have any additional thoughts on the state of housing in Marin County, please share below:
I do not want high density housing in Marin and want development in character with the rural/suburban character of our town.
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
More indoor space  
Lower cost of rent / house payment  
Better access to transit  

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment  
Lack of affordable housing  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Housing near transit  
Housing near services  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Encourage townhome style housing throughout unincorporated Marin County  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

March 17, 2014, 9:39 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Other (Too dense with no building oversight)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Marin County Housing Survey 2014

The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing (what is going well and what is needed) by filling out this survey.

Name not available (unclaimed) 

March 17, 2014, 9:14 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Could you customize this more to affordable housing? Not. How about better roads?)

The most significant housing problem in unincorporated Marin County is:
Other (Paying my property taxes and having none of it come back to my community)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Housing that isn't built until the BOS addresses the overtaxed sewers, water, schools, traffic....)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (A mix of the all the above except multi-family housing in centralized locations.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
It amazes me how this exercise continues without regard to the level of infrastructure throughout Marin
Name not available (unclaimed)  

March 17, 2014, 9:00 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Lower utility costs

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred **housing scenario:**
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live only

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent

**Which of the following best describes your household?**
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed) March 17, 2014, 8:57 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  
March 17, 2014, 8:51 PM

How long do you plan on staying in your current residence?  
5 - 10 years

If you have plans to leave, please identify your reason for leaving:  
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:  
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:  
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:  
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

March 17, 2014, 8:19 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (less traffic on my street)

The most significant housing problem in unincorporated Marin County is:
Other (unequal distribution of multifamily housing units)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Let Strawberry residents determine what we want for the housing element.
Name not available (unclaimed)  
March 17, 2014, 8:04 PM

**How long do you plan on staying in your current residence?**
5 - 10 years

**If you have plans to leave, please identify your reason for leaving:**
Housing size doesn't meet family needs

**If you will be moving, please indicate whether you plan to stay in Marin County:**
Yes, I plan to find a new home in Marin County

**Please identify what would most improve your current housing situation:**
Other (Housing situation is fine now but once our son has finished college we no longer need such a big house.)

**The most significant housing problem in unincorporated Marin County is:**
Other (lack of housing in general)

**Which of the following housing types are most needed in unincorporated Marin County?**
- Market-rate rentals
- Market-rate single-family houses for sale
- Affordable senior housing

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Encourage townhome style housing throughout unincorporated Marin County

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not shown inside San Rafael (on forum)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
More outdoor space  

The most significant housing problem in unincorporated Marin County is:  
Housing size doesn’t meet family needs  

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate single-family houses for sale  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Second units, house boats and elderly homes need to be considered in the housing scenario.)  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
Less than 30 percent  

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
2nd units and house boats need to be considered for the housing scenario.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  
**March 17, 2014, 6:01 PM**

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Better weatherization  
Lower utility costs  
Better access to transit

**The most significant housing problem in unincorporated Marin County is:**
Cost of rent / house payment  
Cost of utilities  
Housing size doesn't meet family needs  
Lack of affordable housing  
Poor weatherization

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable rentals  
Market-rate rentals  
Affordable senior housing  
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin should consider cohousing through conversions of existing large houses to accommodate seniors and small families.
Name not available (unclaimed)  
March 17, 2014,  5:35 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More indoor space  
Lower Homeowner Association dues  
Other (Low income exemption for seniors on property taxes)

The most significant housing problem in unincorporated Marin County is:  
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Market-rate rentals  
Affordable condos for sale  
Market-rate condos for sale  
Affordable single-family houses for sale  
Market-rate single-family houses for sale  
Affordable senior housing  
Housing near transit  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Must change status to "suburban"
Name not available (unclaimed) March 17, 2014, 5:29 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (No representation of citizen concerns. Supervisors are driven by ideology not service to the community.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (senior housing of all types)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (restore democracy to the neighborhoods. Let the people decide what is best for the community. This will not come from biased multiple choice surveys meant to produce a certain outcome.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
You need to listen to the people. They have come out strongly against the last housing element and were met with accusations of racism, classism, nimbyism and ignorance. The dialog has been dishonest. An outcome was decided before engaging the public. We are treated like stupid children. We are the voters and taxpayers and we will not let you destroy our community. We can talk about affordable housing for the future. Can you?
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Market-rate single-family houses for sale
Affordable senior housing
Large housing units

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
I continue to be concerned that the low-income housing will be dropped into existing family neighborhoods rather than where it makes more sense (downtown, close to services/transit, etc). I bought my house because it is in a safe neighborhood, and there has been talk of putting low-income high-density housing nearby. This is the only thing that will make us move out of Marin.
Name not available (unclaimed)  March 17, 2014, 5:19 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Better traffic flow through Tam Valley Hwy 1)

The most significant housing problem in unincorporated Marin County is:
Other (Growing traffic problems)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Tam Junction is a growing problem of gridlock on weekends.......it is not sustainable to increase housing there
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities
Other (Horrible traffic in MV due to recent poorly designed lights.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing
Other (Housing NOT focused on being near transit hubs which serve only to exacerbate traffic issues rather than help relieve them.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (promote senior housing on vacant and under-utilized land.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:

Current planners seem oblivious to the voice of the residents in Marin who are clamoring to have sensible growth, not development for the sake of enriching the developers at the expense of those already living in the area. Examples of the ignorance of the planners are replete in recent months with the uproar of opposition to proposed developments and the deaf ears at City Hall to this outrage. Rather than admit mistakes were made, those in public office continue to attempt to dupe the public into thinking the "necessary" proposals do not allow for alternatives, when they do. Likewise, not thought is given to upgrading and improving or creating existing or necessary infrastructure to deal with current residents, much less new ones. Where for instance is the WATER for all the new people to come from when, in a drought such as we are currently experiencing, there is not enough water to service existing residences. Same issues with schools and sewage problems, the current systems are overtaxed as is, much less without adding more! Commercial leasing is going through the ceiling for spaces which, when un-let, leave residents with no supermarket [Tam Junction] for years [we could probably do without, given the proximity of 2 other whole food stores and 2 safeways, but the space in prime real estate is fallow; but not appropriate for a 40 or 80 or 120 unit apartment complex!] Then we have the traffic issues, made worse by poorly conceived and even more poorly executed CalTrans and County deployment already causing massive backups in non-peak sunny days and rerouting locals speeding through previously bypassed neighborhoods trying to avoid backups during peak morning commute times. WHERE ARE THE COUNTY PLANNERS DEALING WITH THESE EXISTING ISSUES ????? THESE NEED ATTENTION BEFORE ONE CAN REALISTICALLY TRY TO PLAN FOR THE FUTURE. ALL OF THIS IS RELATED TO HOUSING, IT IS NOT JUST ABOUT PUTTING UP ANOTHER 8 UNIT APARTMENT COMPLEX AND THE FACT THAT CITY HALL DOES NOT GET THIS OR SELECTIVELY AVOIDS OR FLAT OUT IGNORES THIS IS SHAMEFUL.

John Wallace, Richardsdon court, MV, 415-519-7798
Name not available (unclaimed)            March 17, 2014,  5:01 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Other (downsizing)

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (my house is perfect)

The most significant housing problem in unincorporated Marin County is:
Other (need more varied types of housing-lofts,micro,etc.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space
Better neighborhood
Home / yard improvements or repairs
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own
How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
We need more affordable housing for young people and "blue-collar" workers.
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Other (Property Tax in MV is ridiculous for unincorporated portions of MV)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (No high density homes)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children
If you have any additional thoughts on the state of housing in Marin County, please share below:
Property Tax rates in unincorporated MV need to be less since "we" don't benefit like Mill Valley Proper.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I favor small multi family units scattered equitably throughout Marin NOT the appalling Corte Madera monstrosity
Name not available (unclaimed) March 17, 2014, 3:56 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Other (I don’t have strong feelings--or relevant knowledge--to be able to give a well-considered answer. (See comment at end.))

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
It was a bit difficult to answer a few of these questions because the communities that I know best (west Marin) are all quite different from each other. Still a survey's a necessary first step I know! Good luck. best
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
The county needs to look at water use and pop growth
Name not available (unclaimed)  

March 17, 2014, 3:50 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More indoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
promote housing on underutilized large tracks of land
Name not shown inside Unincorporated Marin County (on forum)  

How long do you plan on staying in your current residence?  
2 - 5 years

If you have plans to leave, please identify your reason for leaving:  
Housing size doesn't meet family needs

If you will be moving, please indicate whether you plan to stay in Marin County:  
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:  
More indoor space  
More outdoor space  
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:  
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?  
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  March 17, 2014, 3:23 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better weatherization
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn’t meet family needs
Lack of affordable housing
Poor weatherization

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Market-rate rentals
Affordable condos for sale
Market-rate condos for sale
Affordable single-family houses for sale
Market-rate single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)  

March 17, 2014, 3:15 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
- More indoor space
- Lower cost of rent / house payment
- Better neighborhood
- Home / yard improvements or repairs
- Better weatherization

**The most significant housing problem in unincorporated Marin County is:**
- Cost of rent / house payment
- Lack of temporary transitional housing
- Lack of affordable housing
- Lack of emergency shelters

**Which of the following housing types are most needed in unincorporated Marin County?**
- Affordable rentals
- Affordable single-family houses for sale
- Affordable senior housing
- Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
- Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Homeless encampments are on the rise near my neighborhood. Transitional housing with much needed mental health services might help dimish this.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Marin County should not allow new development to be dictated to it. The county should fight back against ABAG and developer-driven requirements.)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin County should not blindly follow ABAG housing requirements. We want to avoid another WinCup disaster.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Housing size doesn't meet family needs
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Low-income assisted living
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
I would love to see Bridge Housing go in to Marinwood and clean up the the mess and make the land usable. In a country as beautiful as Marin it is a shame to have such run down property. Any proposal would be welcome.
How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed) March 15, 2014, 9:39 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Marin County Housing Survey 2014

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Less traffic, lower taxes, roadway maintenance)

The most significant housing problem in unincorporated Marin County is:
Other (Lack of adequate road capacity for new development. SFD and 101 around Greenbrae are LOS F too much of the time. The engineers who did the design and signal timing were idiots. Sorry Farhad.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Housing that doesn't further exacerbate congestion)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Make sure that infrastructure (highway capacity, parking, water supply, etc. are FULLY covered before any new construction is allowed.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
I'm extremely concerned that after the Tamal Vista fiasco, Larkspur is looking to the Larkspur Ferry Station Area development to cash in on potential property tax windfalls at the expense of everyone in the area (Larkspur, Greenbrae, Kentfield, Ross, San Anselmo, San Rafael, etc. It's not our fault that Corte Madera gets to cash in on The Village and Town Center. These decisions ought to be based on consensual debate in the open.
Name not available (unclaimed) March 14, 2014, 1:19 PM

How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
More indoor space
Lower cost of rent / house payment
Better weatherization

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Rent deposit
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living
Housing near transit
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon
Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
Greater than 50 percent

Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
Marin needs quality affordable housing for its workers.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Not to worry about surrounding housing densification)

The most significant housing problem in unincorporated Marin County is:
Other (Housing cannot be looked at in isolation, there is a cost of living problem in Marin)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate rentals
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Focus on mixed income housing directly adjacent to services)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Housing growth needs to be spread throughout Unincorporated Marin County, not significantly concentrated in one area
How long do you plan on staying in your current residence?
I have no plans to leave.

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave.

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move.

Please identify what would most improve your current housing situation:
Other (Less traffic, smaller school population).

The most significant housing problem in unincorporated Marin County is:
Other (ABAG).

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale.

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (There are other alternates - it is not fully required).

Do you live and/or work in Marin County?
Live only.

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin).

Do you rent or own your residence?
Own.

How much of your income is spent on housing costs?
30 to 50 percent.

Which of the following best describes your household?
Other (Couple with 4 children).
If you have any additional thoughts on the state of housing in Marin County, please share below:

Listen to the people. Do not upset the very delicate balance that exists! Unless you are going to pay for more schools and water supplies without levying new taxes, existing proposals are unacceptable.
Name not available (unclaimed)  March 13, 2014,  6:39 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Better access to transit

**The most significant housing problem in unincorporated Marin County is:**
Cost of utilities

**Which of the following housing types are most needed in unincorporated Marin County?**
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Reject demands to destroy our quality of life, as the bureaucrats at ABAG want our Board of Supervisors to bow down and do.)

**Do you live and/or work in Marin County?**
Other (I live only; my partner lives and works in Marin)

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
30 to 50 percent

**Which of the following best describes your household?**
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
This survey assumes that Plan Bay Area is mandatory. It is not. There is a price to pay for defying those who authored that Plan, to be sure, but I am prepared to pay that price...and so are a majority of the voters, I would bet.
Name not available (unclaimed)  
March 13, 2014, 6:07 PM

How long do you plan on staying in your current residence?
5 - 10 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Better neighborhood

The most significant housing problem in unincorporated Marin County is:
Housing size doesn’t meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

Why are we not using ADU's like Portland?
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (less traffic congestion)

The most significant housing problem in unincorporated Marin County is:
Other (not enough water for increased population!)

Which of the following housing types are most needed in unincorporated Marin County?
Other (none: already too much traffic and not enough water for existing population!)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (the impact of more housing on traffic congestion and water usage should override this!)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Given the existing traffic gridlock, which has increased exponentially in just the past few years, and given that we are always either in a drought situation or just a few years from being in one, one would hope that any plans for increasing housing of the magnitude that is being discussed, would be shelved. The impact on our over-crowded schools should be considered as well....all our resources are already bursting at capacity.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
I am against building large apartment complexes due to the lack of water and the increase in traffic it will cause. Also it will cause more overcrowding in our already overcrowded schools.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Traffic congestion. The existing road infrastructure cannot accommodate increased growth or more high-density housing)

The most significant housing problem in unincorporated Marin County is:
Other (traffic congestion, overflowing schools)

Which of the following housing types are most needed in unincorporated Marin County?
Other (none)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Re-visit this requirement)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
There is way too much increased traffic on the SFD corridor, the Larkspur Landing off-ramp and the Win-Cup development is an obscenity. How was this monstrosity approved without any consideration of its impact on parking, traffic congestion, schools, water supplies, etc. Marin County needs to re-visit any "required plans" for housing that are ignoring those plans impact on the existing quality of life here in Marin.
Name not shown inside Unincorporated Marin County (unverified)  

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Other (Stopping the County's hell-bent drive to build on every square inch of vacant land (and even land already occupied) with more and more housing.)

The most significant housing problem in unincorporated Marin County is:  
Other (This question assumes facts not in evidence. Establish first that there is "a significant housing problem in unincorporated Marin..." Absent such proof, this is a false premise upon which more development is based. In other words, it's the "big lie." )

Which of the following housing types are most needed in unincorporated Marin County?  
Other (Please see my answer to the above. Again, establish with credible evidence that this assumption is based upon facts. )

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Other (Required by whom? ABAG? If so, then we know from the Win-Cup disaster that ABAG's housing numbers for Corte Madera were wrong. Let's verify the numbers before accepting them. Then, even if we do, 185 new homes, IF they are low-cost housing, equates to 1,8)

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own
How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
Build baby, build seems to be our elected officialas mantra. Knock off this nonsense immediately.
Name not shown inside Unincorporated Marin County (on forum)  

March 13, 2014, 10:26 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
Housing doesn't meet accessibility needs

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower Homeowner Association dues
Other (Fewer stairs, and fewer new buildings being constructed around me--traffic is getting very bad!)

The most significant housing problem in unincorporated Marin County is:
Other (no control over growth in area.)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable senior housing

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (NO MORE GROWTH!!! Can't you see the schools/water system/roads are already tapped out along Sir Francis Drake?)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
The growth plan for this area--judging from the WinCup development and the Larkspur Rose development--is completely unrealistic. I moved here in 1988 because the area had trees and space--now the county is determined to build on every inch, bringing in more families, more children (schools are already topped out!), and more traffic--if I wanted to live in a city, I would. As for "walkable areas"--what a joke!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (Nothing - happy as it is)

The most significant housing problem in unincorporated Marin County is:
Other (Nothing)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Why are we required? I say none.)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
Too much already. Drain on schools, water supply, open space, quality of life. Marin does not have to be high rises and density. No more building!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed) March 12, 2014, 6:05 PM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
More outdoor space
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Other (single parent with children under 18)

If you have any additional thoughts on the state of housing in Marin County, please share below:
I do not want to see more housing than what is required by law
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (no complaints with current housing)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (mixed-use on vacant land)

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below: Concerned about the additional structures on the roads (SFD) and school system
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Other (traffic congestion)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Don't permit large scale construction at Larkspur landing without bulk and height limits no greater than existing neighborhood, parking for 2 cars per unit, comprehensive traffic mitigation construction (additional lanes and flyovers) on Sir Francis Drake at 101 and on/off ramps for 101, water and sewer infrastructure improvements that are fully paid for by the developer. Building high density housing at Larkspur landing site without these vital improvements will be a traffic disaster for current residents and all who use SFD. Please consider our mobility needs - schools, shoppers, commuters, emergency vehicles. Central Marin's remaining open spaces should not be covered with asphalt and roofing tiles in haste.
How long do you plan on staying in your current residence?
Less than one year

If you have plans to leave, please identify your reason for leaving:
Other (Landlord is selling)

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment
Lower utility costs
Other (Fair pricing for houses as opposed to the highly inflated price tag for houses needing significant repairs/upgrades)

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Cost of utilities
Housing size doesn't meet family needs
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Affordable senior housing
Other (More transportation options, people that can bike to/from school/work, policies for patents that insist on dropping off/picking up kids from school)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (The area is already overpopulated. Would it be nice for those with less income to be closer to businesses, yes. But, it makes more sense to develop in areas that can handle the increased traffic. How does a traffic jam on SFD all day long promote green ha)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San
Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
If Marin county moves forward with the proposed high density housing projects, what are the public transit plans?
Name not available (unclaimed) March 11, 2014, 7:26 PM

**How long do you plan on staying in your current residence?**
I have no plans to leave

**If you have plans to leave, please identify your reason for leaving:**
I do not have plans to leave

**If you will be moving, please indicate whether you plan to stay in Marin County:**
I have no plans to move

**Please identify what would most improve your current housing situation:**
Other (I am happy with my current situation. I've lived in my little house since 1989.)

**The most significant housing problem in unincorporated Marin County is:**
Other (We have a lack of affordable housing but not in unincorporated Marin. The need for affordable housing should be filled in San Rafael where adequate transit facilities and shopping etc are also available.)

**Which of the following housing types are most needed in unincorporated Marin County?**
Affordable single-family houses for sale
Market-rate single-family houses for sale

**Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:**
Focus on single-family housing on vacant and under-utilized land

**Do you live and/or work in Marin County?**
Live and work

**If you live in Marin County, do you live in the unincorporated area or in a city/town?**
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

**Do you rent or own your residence?**
Own

**How much of your income is spent on housing costs?**
Less than 30 percent
Which of the following best describes your household?
Other (Couple with college aged children occasionally living at home.)

If you have any additional thoughts on the state of housing in Marin County, please share below:
The Winship development in Corte Madera is a travesty. There does need to be more affordable housing but not with density that destroys the character of the area. Services also need to be considered; parking for one car per household is ridiculous, where are the kids going to school and is there room in those schools? What effects will there be on traffic assuming a realistic number of cars? The traffic is already really bad in many areas and you CANNOT assume people in Marin will use mass transit. Have you given thought to the water supply? We don't have unlimited water. It makes sense for there to be new, higher density and affordable housing in San Rafael but for the most part unincorporated areas should focus on single family homes and preserving the character of the areas involved.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Cost of utilities
Other (The failure to apply the golden rule to others.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate condos for sale
Affordable senior housing
Other (All housing that forces less water use.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
I believe that there needs to be more communication between the BOS and their constituents regarding the Housing Element. Social Media, such as Facebook or Nextdoor, are being used extensively in unincorporated communities, and I encourage the BOS to participate in their constituents' social media sites in order to convey news, plans and ideas at no cost to the tax payer. Additionally, I believe the MMWD needs to revise the rate structure to take into account the number of people residing at each hook-up, so that their rate structure conforms with their long-range water needs assessment (which is done on a per capita basis, not a per hook-up basis). The present billing structure is anti-family, and forces higher-tier rates onto households with children, while permitting single-member households to waste water without penalty.
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs
Other (Less traffic, better roads)

The most significant housing problem in unincorporated Marin County is:
Other (Too much traffic and roads not maintained well.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (Get out of ABAG. Eliminate requirement)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Get out of ABAG. NO HIGH DENSITY HOUSING!
How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (No PDA's, no TPA's, no ABAG driven development.)

The most significant housing problem in unincorporated Marin County is:
Other (Too much over-development, high density housing.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None.)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (NONE!)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:
Get out of ABAG NOW! Dump One Bay Area Plan.
Name not shown inside Unincorporated Marin County (on forum)  
March 11, 2014, 12:06 PM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (No more high-density housing in Marin.)

The most significant housing problem in unincorporated Marin County is:
Other (Unwanted proposed high-density housing.)

Which of the following housing types are most needed in unincorporated Marin County?
Other (None)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (None.)

Do you live and/or work in Marin County?
Other (Live and work in Marin, with an office in SF as well.)

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

Get out of ABAG.
How long do you plan on staying in your current residence?
1 - 2 years

If you have plans to leave, please identify your reason for leaving:
Cost of rent / house payment

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Lower cost of rent / house payment

The most significant housing problem in unincorporated Marin County is:
Cost of rent / house payment
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Rent

How much of your income is spent on housing costs?
30 to 50 percent
Which of the following best describes your household?
Other (single parent with young children living at home)

If you have any additional thoughts on the state of housing in Marin County, please share below:
No Response
Name not available (unclaimed)            March 11, 2014,  9:47 AM

How long do you plan on staying in your current residence?
2 - 5 years

If you have plans to leave, please identify your reason for leaving:
Want to move to a different neighborhood

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Other (more options for aging seniors)

The most significant housing problem in unincorporated Marin County is:
Other (resources for seniors)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable condos for sale
Affordable single-family houses for sale
Affordable senior housing
Low-income assisted living

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Promote mixed-use housing in specific parts of unincorporated Marin County

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent
Which of the following best describes your household?
One person living alone

If you have any additional thoughts on the state of housing in Marin County, please share below:
there aren't enough single units for seniors where there is also access to meals, transportation, homemaking and other supports
Name not available (unclaimed)  

How long do you plan on staying in your current residence?  
I have no plans to leave  

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave  

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move  

Please identify what would most improve your current housing situation:  
Lower utility costs  

The most significant housing problem in unincorporated Marin County is:  
Cost of utilities  

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable senior housing  

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on multi-family housing in centralized locations  

Do you live and/or work in Marin County?  
Live and work  

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)  

Do you rent or own your residence?  
Own  

How much of your income is spent on housing costs?  
30 to 50 percent  

Which of the following best describes your household?  
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Name not available (unclaimed)  March 11, 2014, 8:13 AM

How long do you plan on staying in your current residence?
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (I wish I could walk to the store etc, but we live on a steep hill.)

The most significant housing problem in unincorporated Marin County is:
Other (It is not possible to build many new homes without spoiling Marin, which already has over-crowded schools, scarcity of water, and too much traffic.)

Which of the following housing types are most needed in unincorporated Marin County?
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:

Marin is becoming over-crowded. Traffic is heavy, public schools are over-crowded, water is scarce. We should preserve our open space and our "under-utilized" land. Don't spoil it by building more housing.
Name not available (unclaimed)  
March 10, 2014,  7:59 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
Lower cost of rent / house payment  
Home / yard improvements or repairs  
Better weatherization  
Better access to transit

The most significant housing problem in unincorporated Marin County is:  
Lack of temporary transitional housing  
Lack of affordable housing  
Lack of emergency shelters

Which of the following housing types are most needed in unincorporated Marin County?  
Affordable rentals  
Housing near transit  
Housing near services

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Encourage townhome style housing throughout unincorporated Marin County

Do you live and/or work in Marin County?  
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old

If you have any additional thoughts on the state of housing in Marin County, please share below:
My family would love to see Marin continue to be an inclusive community with an increase in diversity (race, language, socio-economic, family structure, etc.)
Name not available (unclaimed)  
March 10, 2014, 3:38 PM

How long do you plan on staying in your current residence?  
I have no plans to leave

If you have plans to leave, please identify your reason for leaving:  
I do not have plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:  
I have no plans to move

Please identify what would most improve your current housing situation:  
More indoor space  
Home / yard improvements or repairs  
Better weatherization  
Lower utility costs

The most significant housing problem in unincorporated Marin County is:  
Cost of utilities

Which of the following housing types are most needed in unincorporated Marin County?  
Market-rate rentals  
Market-rate condos for sale  
Market-rate single-family houses for sale

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:  
Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?  
Live only

If you live in Marin County, do you live in the unincorporated area or in a city/town?  
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?  
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple or single parent with grown children who no longer live at home

If you have any additional thoughts on the state of housing in Marin County, please share below:
Who is requiring these 185 new homes? Developers???
How long do you plan on staying in your current residence?
I have no plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Other (water rates based on yard size as well as house/unit)

The most significant housing problem in unincorporated Marin County is:
Other (MCMansions vs smaller starter homes)

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals
Affordable condos for sale
Affordable single-family houses for sale
Other (affordable senior housing near services so they can downsize w/o being warehoused)

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Other (live work lofts, mixed use housing throughout Marin near services)

Do you live and/or work in Marin County?
Live and work

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An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple or single parent with grown children living at home
If you have any additional thoughts on the state of housing in Marin County, please share below:
Growth without taking into account real world limit such as water, road capacity, school capacity, etc makes no sense. Hub and spoke approach to locating housing near jobs/services not near transit corridors
How long do you plan on staying in your current residence?
I have no plans to leave

If you will be moving, please indicate whether you plan to stay in Marin County:
No, I plan to find a new home outside of Marin County

Please identify what would most improve your current housing situation:
Home / yard improvements or repairs
Lower utility costs
Better access to transit

The most significant housing problem in unincorporated Marin County is:
Lack of affordable housing

Which of the following housing types are most needed in unincorporated Marin County?
Affordable rentals

Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:
Focus on multi-family housing in centralized locations

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
How long do you plan on staying in your current residence?
5 - 10 years

If you will be moving, please indicate whether you plan to stay in Marin County:
Yes, I plan to find a new home in Marin County

Please identify what would most improve your current housing situation:
Other (Downsizing!!!! You missed a big opportunity to understand what is happening in Marin)

The most significant housing problem in unincorporated Marin County is:
Other (Need senior housing!!!!!)

Which of the following housing types are most needed in unincorporated Marin County?
Other (Senior housing)

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Other (Senior housing)

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
30 to 50 percent

Which of the following best describes your household?
Couple with no children

If you have any additional thoughts on the state of housing in Marin County, please share below:
Please become more responsible in addressing senior housing. If old people had places to move to, much of our housing problems would be solved.
How long do you plan on staying in your current residence?
5 - 10 years

If you will be moving, please indicate whether you plan to stay in Marin County:
I have no plans to move

Please identify what would most improve your current housing situation:
Lower utility costs

The most significant housing problem in unincorporated Marin County is:
Housing size doesn't meet family needs

Which of the following housing types are most needed in unincorporated Marin County?
Affordable single-family houses for sale
Market-rate single-family houses for sale
Affordable senior housing

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Focus on single-family housing on vacant and under-utilized land

Do you live and/or work in Marin County?
Live and work

If you live in Marin County, do you live in the unincorporated area or in a city/town?
An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)

Do you rent or own your residence?
Own

How much of your income is spent on housing costs?
Less than 30 percent

Which of the following best describes your household?
Couple with children under 18 years old
If you have any additional thoughts on the state of housing in Marin County, please share below:

No Response
Marin County Housing Survey 2014

Name (optional): [Name]

Email (optional): [Email]

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Attention: Alisa Stevenson, Planner
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

******************************************************************************

1. How long do you plan on staying in your current residence?
   □ Less than one year
   □ 1-2 years
   □ 2-5 years
   □ 5-10 years
   ☑ I have no plans to leave

2. If you have plans to leave, please identify your reason for moving:
   □ Housing size doesn't meet family needs
   □ Cost of rent/house payment
   □ Want to move to a different neighborhood
   □ Housing doesn't meet accessibility needs
   □ Other: ________________________________

3. If you will be moving, please indicate whether you plan to stay in Marin County:
   □ Yes, I plan to find a new home in Marin County
   □ No, I plan to find a new home outside of Marin County
   ☑ I have no plans to move
4. Please identify what would most improve your current housing situation (can select more than one):

- More indoor space
- More outdoor space
- Lower cost of rent/house payment
- Better neighborhood
- Home/Yard improvements or repairs
- Better weatherization
- Lower utility costs
- Lower Homeowner Association Dues
- Better access to transit
- Other: ____________________________________________

5. The most significant housing problem in unincorporated Marin County is (can select more than one):

- Cost of rent / house payment
- Cost of utilities
- Rent deposit
- Housing size doesn’t meet family needs
- Lack of temporary or transitional housing
- Lack of affordable housing
- Lack of emergency shelters
- Poor weatherization
- Unacceptable housing conditions
- Other: parking in Marin City (Drake Ave)

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)

- Affordable rentals
- Market-rate rentals
- Affordable condos for sale
- Market-rate condos for sale
- Affordable single-family houses for sale
- Market-rate single-family houses for sale
- Affordable senior housing
- Low-income assisted living
- Housing near transit
Large housing units

Housing near services

Other: ____________________________________________________________

7. Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

☐ Focus on multi-family housing in centralized locations
☐ Promote mixed-use housing in specific parts of unincorporated Marin County
☐ Encourage townhome style housing throughout unincorporated Marin County
☐ Focus on single-family housing on vacant and under-utilized land
☐ Other: _______________________________________________________

8. Do you live and/or work in Marin County?

☐ Live only
☐ Work only
☐ Live and work
☐ Neither

9. If you live in Marin County, do you live in the unincorporated area or in a city/town?

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☐ A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon)
☐ I do not live in Marin County

10. Do you rent or own your residence?

☐ Own
☐ Rent
☐ Other: _______________________________________________________

11. How much of your income is spent on housing costs?

☐ Less than 30 percent
☐ 30 to 50 percent
☐ Greater than 50 percent

12. Which of the following best describes your household?

☐ One person living alone
☐ Couple with no children
☐ Couple with children under 18 years old
☐ Couple or single parent with grown children living at home
☐ Grandparent(s) raising grandchild(ren)
13. If you have any additional thoughts on the state of housing in Marin County, please share below:

In Marin City there are not enough parking stalls due to sheriff dept. painting the curbs red. We cannot have visitors due to this situation. Also we need more crosswalks people everyday and night walk across the double yellow line on Drake Ave and cole drw. Marin Housing keeps allowing people like the phoenix project performing stave (200 lot) and now a school (100 lot). Note we already had a parking problem that they were completely aware of.
I think our civil rights are being violated by taking away parking in Marin City. Drake Ave in particular is a mess. My friends and relatives won't visit because of the parking situation. Please help us.
Marin County Housing Survey 2014

Name (optional): _______________________________ Email (optional): _______________________________

Introduction: The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing – what is going well and what is needed – by filling out this survey. This survey is one of several ways the County will be gathering community input over the next few months, and the results will be provided to decision-makers later in the process for consideration.

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3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

*******************************************************************************

1. How long do you plan on staying in your current residence?

☐ Less than one year
☐ 1-2 years
☐ 2-5 years
☐ 5-10 years
☒ I have no plans to leave

2. If you have plans to leave, please identify your reason for moving:

☒ Housing size doesn't meet family needs
☐ Cost of rent/house payment
☐ Want to move to a different neighborhood
☐ Housing doesn't meet accessibility needs
☐ Other: _______________________________

3. If you will be moving, please indicate whether you plan to stay in Marin County:

☒ Yes, I plan to find a new home in Marin County
☐ No, I plan to find a new home outside of Marin County
☐ I have no plans to move
4. Please identify what would most improve your current housing situation (can select more than one):

☐ More indoor space
☐ More outdoor space
☐ Lower cost of rent/house payment
☐ Better neighborhood
☐ Home/Yard improvements or repairs
☐ Better weatherization
☐ Lower utility costs
☐ Lower Homeowner Association Dues
☐ Better access to transit
☐ Other: ____________________________________________

5. The most significant housing problem in unincorporated Marin County is (can select more than one):

☐ Cost of rent / house payment
☐ Cost of utilities
☐ Rent deposit
☐ Housing size doesn’t meet family needs
☐ Lack of temporary or transitional housing
☐ Lack of affordable housing
☐ Lack of emergency shelters
☐ Poor weatherization
☐ Unacceptable housing conditions
☐ Other: ____________________________________________

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)

☐ Affordable rentals
☐ Market-rate rentals
☐ Affordable condos for sale
☐ Market-rate condos for sale
☐ Affordable single-family houses for sale
☐ Market-rate single-family houses for sale
☐ Affordable senior housing
☐ Low-income assisted living
☐ Housing near transit
7. Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

- Focus on multi-family housing in centralized locations
- Promote mixed-use housing in specific parts of unincorporated Marin County
- Encourage townhome style housing throughout unincorporated Marin County
- Focus on single-family housing on vacant and under-utilized land
- Other: ________________________________

8. Do you live and/or work in Marin County?

- Live only
- Work only
- Live and work
- Neither

9. If you live in Marin County, do you live in the unincorporated area or in a city/town?

- An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
- A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon)
- I do not live in Marin County

10. Do you rent or own your residence?

- Own
- Rent
- Other: ________________________________

11. How much of your income is spent on housing costs?

- Less than 30 percent
- 30 to 50 percent
- Greater than 50 percent

12. Which of the following best describes your household?

- One person living alone
- Couple with no children
- Couple with children under 18 years old
- Couple or single parent with grown children living at home
- Grandparent(s) raising grandchild(ren)
13. If you have any additional thoughts on the state of housing in Marin County, please share below:

I think our civil rights are being violated by taking away parking in Marin City. Drake Ave in particular is a mess. My friends and family won't visit because of the parking situation. Please help us.
Marin County Housing Survey 2014

Name (optional): ___________________________ Email (optional): ___________________________

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1. How long do you plan on staying in your current residence?
   □ Less than one year
   □ 1-2 years
   □ 2-5 years
   □ 5-10 years
   □ I have no plans to leave

2. If you have plans to leave, please identify your reason for moving:
   □ Housing size doesn't meet family needs
   □ Cost of rent/house payment
   □ I want to move to a different neighborhood
   □ Housing doesn't meet accessibility needs
   □ Other: ____________________________________________

3. If you will be moving, please indicate whether you plan to stay in Marin County:
   □ Yes, I plan to find a new home in Marin County
   □ No, I plan to find a new home outside of Marin County
   □ I have no plans to move

Page 1 of 4
4. Please identify what would most improve your current housing situation (can select more than one):

☐ More indoor space
☐ More outdoor space
☐ Lower cost of rent/house payment
☐ Better neighborhood
☐ Home/Yard improvements or repairs
☐ Better weatherization
☐ Lower utility costs
☐ Lower Homeowner Association Dues
☐ Better access to transit
☐ Other: ____________________________________________

5. The most significant housing problem in unincorporated Marin County is (can select more than one):

☐ Cost of rent / house payment
☐ Cost of utilities
☐ Rent deposit
☐ Housing size doesn't meet family needs
☐ Lack of temporary or transitional housing
☐ Lack of affordable housing
☐ Lack of emergency shelters
☐ Poor weatherization
☐ Unacceptable housing conditions
☐ Other: ____________________________________________

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)

☐ Affordable rentals
☐ Market-rate rentals
☐ Affordable condos for sale
☐ Market-rate condos for sale
☐ Affordable single-family houses for sale
☐ Market-rate single-family houses for sale
☐ Affordable senior housing
☐ Low-income assisted living
☐ Housing near transit
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- Focus on multi-family housing in centralized locations
- Promote mixed-use housing in specific parts of unincorporated Marin County
- Encourage townhome style housing throughout unincorporated Marin County
- Focus on single-family housing on vacant and under-utilized land
- Other: ______________________________

8. Do you live and/or work in Marin County?

- Live only
- Work only
- Live and work
- Neither

9. If you live in Marin County, do you live in the unincorporated area or in a city/town?

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- I do not live in Marin County

10. Do you rent or own your residence?

- Own
- Rent
- Other: ______________________________

11. How much of your income is spent on housing costs?

- Less than 30 percent
- 30 to 50 percent
- Greater than 50 percent

12. Which of the following best describes your household?

- One person living alone
- Couple with no children
- Couple with children under 18 years old
- Couple or single parent with grown children living at home
- Grandparent(s) raising grandchild(ren)
☐ Couple or single parent with grown children who no longer live at home
☐ Unrelated individuals living together
☐ Multiple families living together
☐ Other: __________________________________________

13. If you have any additional thoughts on the state of housing in Marin County, please share below:

Give us our parking back on Drake Ave. Please remove the unnecessary RPD curbs. We are people, too!

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

Page 4 of 4
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San Rafael, CA 94903

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1. How long do you plan on staying in your current residence?
   □ Less than one year
   □ 1-2 years
   □ 2-5 years
   □ 5-10 years
   ✗ I have no plans to leave

2. If you have plans to leave, please identify your reason for moving:
   □ Housing size doesn’t meet family needs
   □ Cost of rent/house payment
   ✗ Want to move to a different neighborhood
   □ Housing doesn’t meet accessibility needs
   □ Other: ____________________________________________

3. If you will be moving, please indicate whether you plan to stay in Marin County:
   ✗ Yes, I plan to find a new home in Marin County
   □ No, I plan to find a new home outside of Marin County
   □ I have no plans to move
4. Please identify what would most improve your current housing situation (can select more than one):
   - More indoor space
   - More outdoor space
   - Lower cost of rent/house payment
   - Better neighborhood
   - Home/Yard improvements or repairs
   - Better weatherization
   - Lower utility costs
   - Lower Homeowner Association Dues
   - Better access to transit
   - Other: ________________________________

5. The most significant housing problem in unincorporated Marin County is (can select more than one):
   - Cost of rent / house payment
   - Cost of utilities
   - Rent deposit
   - Housing size doesn't meet family needs
   - Lack of temporary or transitional housing
   - Lack of affordable housing
   - Lack of emergency shelters
   - Poor weatherization
   - Unacceptable housing conditions
   - Other: ________________________________

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)
   - Affordable rentals
   - Market-rate rentals
   - Affordable condos for sale
   - Market-rate condos for sale
   - Affordable single-family houses for sale
   - Market-rate single-family houses for sale
   - Affordable senior housing
   - Low-income assisted living
   - Housing near transit
7. Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

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☐ Other: ____________________________

8. Do you live and/or work in Marin County?

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☐ I do not live in Marin County

10. Do you rent or own your residence?

☐ Own
☐ Rent
☐ Other: ____________________________

11. How much of your income is spent on housing costs?

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☐ 30 to 50 percent
☐ Greater than 50 percent

12. Which of the following best describes your household?

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Couple or single parent with grown children who no longer live at home

\- Unrelated individuals living together

\- Multiple families living together

\- Other: ________________________________________________________________

13. If you have any additional thoughts on the state of housing in Marin County, please share below:

Please put markers back, we need IT TAKES A LOT MORE CARD

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Marin County Housing Survey 2014

Name (optional): ___________________________________________  Email (optional): _______________________

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2. If you have plans to leave, please identify your reason for moving:
   □  Housing size doesn’t meet family needs
   □  Cost of rent/house payment
   □  Want to move to a different neighborhood
   □  Housing doesn’t meet accessibility needs
   □  Other: _______________________________________________________

3. If you will be moving, please indicate whether you plan to stay in Marin County:
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4. Please identify what would most improve your current housing situation (can select more than one):

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- Better neighborhood
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- Better weatherization
- Lower utility costs
- Lower Homeowner Association Dues
- Better access to transit
- Other: __________________________________________

5. The most significant housing problem in unincorporated Marin County is (can select more than one):

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- Other: __________________________________________

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)

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Couple or single parent with grown children who no longer live at home

Unrelated individuals living together

Multiple families living together

Other: ________________________________

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Marin County Housing Survey 2014

Name (optional): ____________________________ Email (optional): ____________________________

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   - □ 2-5 years
   - ✧ 5-10 years
   - □ I have no plans to leave

2. If you have plans to leave, please identify your reason for moving:
   - ✔ Housing size doesn’t meet family needs
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   - □ Want to move to a different neighborhood
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   □ Lower cost of rent/house payment
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   ✔ Home/Yard improvements or repairs
   □ Better weatherization
   ✔ Lower utility costs
   □ Lower Homeowner Association Dues
   ✔ Better access to transit
   □ Other:

5. The most significant housing problem in unincorporated Marin County is (can select more than one):
   □ Cost of rent / house payment
   ✔ Cost of utilities
   □ Rent deposit
   □ Housing size doesn't meet family needs
   □ Lack of temporary or transitional housing
   ✔ Lack of affordable housing
   □ Lack of emergency shelters
   □ Poor weatherization
   ✔ Unacceptable housing conditions
   □ Other:

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)
   ✔ Affordable rentals
   □ Market-rate rentals
   ✔ Affordable condos for sale
   □ Market-rate condos for sale
   ✔ Affordable single-family houses for sale
   □ Market-rate single-family houses for sale
   ✔ Affordable senior housing
   ✔ Low-income assisted living
   ✔ Housing near transit
7. Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

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- Other: ________________________________

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- Live only
- Work only
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- Neither

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12. Which of the following best describes your household?

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- Couple with children under 18 years old
- Couple or single parent with grown children living at home
- Grandparent(s) raising grandchild(ren)
☐ Couple or single parent with grown children who no longer live at home
☐ Unrelated individuals living together
☐ Multiple families living together
☐ Other: ____________________________________________________________

13. If you have any additional thoughts on the state of housing in Marin County, please share below:

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Marin County Housing Survey 2014

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   □ 5-10 years
   □ I have no plans to leave

2. If you have plans to leave, please identify your reason for moving:
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   ✔ Want to move to a different neighborhood
   □ Housing doesn't meet accessibility needs
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3. If you will be moving, please indicate whether you plan to stay in Marin County:
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4. Please identify what would most improve your current housing situation (can select more than one):
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- Home/Yard improvements or repairs
- Better weatherization
- Lower utility costs
- Lower Homeowner Association Dues
- Better access to transit
- Other: ________________________________

5. The most significant housing problem in unincorporated Marin County is (can select more than one):
- Cost of rent / house payment
- Cost of utilities
- Rent deposit
- Housing size doesn't meet family needs
- Lack of temporary or transitional housing
- Lack of affordable housing
- Lack of emergency shelters
- Poor weatherization
- Unacceptable housing conditions
- Other: ________________________________

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)
- Affordable rentals
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Unrelated individuals living together

Multiple families living together

Other: ____________________________________________________________

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   - Market-rate single-family houses for sale
   - Affordable senior housing
   - Low-income assisted living
   - Housing near transit
7. Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

- Focus on multi-family housing in centralized locations
- Promote mixed-use housing in specific parts of unincorporated Marin County
- Encourage townhome style housing throughout unincorporated Marin County
- Focus on single-family housing on vacant and under-utilized land
- Other: ________________________________

8. Do you live and/or work in Marin County?

- Live only
- Work only
- Live and work
- Neither

9. If you live in Marin County, do you live in the unincorporated area or in a city/town?

- An unincorporated area of Marin County (for example: Marinwood, Strawberry, Marin City, or West Marin)
- A city or town in Marin County (Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito or Tiburon)
- I do not live in Marin County

10. Do you rent or own your residence?

- Own
- Rent
- Other: ________________________________

11. How much of your income is spent on housing costs?

- Less than 30 percent
- 30 to 50 percent
- Greater than 50 percent

12. Which of the following best describes your household?

- One person living alone
- Couple with no children
- Couple with children under 18 years old
- Couple or single parent with grown children living at home
- Grandparent(s) raising grandchild(ren)
☐ Couple or single parent with grown children who no longer live at home
☐ Unrelated individuals living together
☐ Multiple families living together
☐ Other: ____________________________

13. If you have any additional thoughts on the state of housing in Marin County, please share below:

__________________________________________________________________________

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__________________________________________________________________________
Marin County Housing Survey 2014

Name (optional): ____________________________ Email (optional): ____________________________

Introduction: The County of Marin is updating its Housing Element and wants to hear from you! Please take a few moments to share your views on housing – what is going well and what is needed – by filling out this survey. This survey is one of several ways the County will be gathering community input over the next few months, and the results will be provided to decision-makers later in the process for consideration.

The purpose of the Housing Element is to plan for Marin County's needs in unincorporated areas by supporting a diversity of housing types, densities, and prices to meet the needs of current and prospective residents of all income levels and ages. This year, the County is required to plan for 185 new homes for the planning period of 2014-2023. It is important to note that the Marin County Housing Element does not address housing needs in the incorporated cities and towns of Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon, who are each responsible for adopting their own housing elements.

Stay tuned for upcoming Housing Element discussion topics addressing the future of housing in Marin. To find out more, visit the Marin County Housing Element website at www.marincounty.org/housingelement, where you can also sign up for our email list to get the latest updates on events and other announcements.

Questions: If you have questions about this survey or the Housing Element, you can email staff at housingelement@marincounty.org, or call Leelie Thomas at (415) 473-6697 or Alisa Stevenson at (415) 473-7309.

To Return the Survey: Completed surveys can be mailed to:

County of Marin Community Development Agency  
Attention: Alisa Stevenson, Planner  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903

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1. How long do you plan on staying in your current residence?

☐ Less than one year
☐ 1-2 years
☐ 2-5 years
☐ 5-10 years
☑ I have no plans to leave

2. If you have plans to leave, please identify your reason for moving:

☐ Housing size doesn't meet family needs
☑ Cost of rent/house payment
☐ Want to move to a different neighborhood
☐ Housing doesn't meet accessibility needs
☐ Other: ____________________________________________________________

3. If you will be moving, please indicate whether you plan to stay in Marin County:

☑ Yes, I plan to find a new home in Marin County
☐ No, I plan to find a new home outside of Marin County
☐ I have no plans to move

Page 1 of 4
4. Please identify what would most improve your current housing situation (can select more than one):

- More indoor space
- More outdoor space
- Lower cost of rent/house payment
- Better neighborhood
- Home/Yard improvements or repairs
- Better weatherization
- Lower utility costs
- Lower Homeowner Association Dues
- Better access to transit
- Other: ________________________________

5. The most significant housing problem in unincorporated Marin County is (can select more than one):

- Cost of rent / house payment
- Cost of utilities
- Rent deposit
- Housing size doesn’t meet family needs
- Lack of temporary or transitional housing
- Lack of affordable housing
- Lack of emergency shelters
- Poor weatherization
- Unacceptable housing conditions
- Other: ________________________________

6. Which of the following housing types are most needed in unincorporated Marin County? (can select more than one)

- Affordable rentals
- Market-rate rentals
- Affordable condos for sale
- Market-rate condos for sale
- Affordable single-family houses for sale
- Market-rate single-family houses for sale
- Affordable senior housing
- Low-income assisted living
- Housing near transit
7. Marin County is required to plan for 185 new homes across income levels in the unincorporated area for the next Housing Element cycle (2014-2023). With this in mind, please identify your preferred housing scenario:

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Couple or single parent with grown children who no longer live at home

Unrelated individuals living together

Multiple families living together

Other: ____________________________________________________________

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