

From: [Stacy Nimmo](#)
To: [Joan Cox](#)
Cc: [Melissa Blaustein](#); [Neal Toft](#); [Jennifer Nimmo](#); [Dennis Scremin](#); [Scott Robinson](#); [jill@jillforsausalito.com](#); [John Gavin](#); [Michael Rex](#)
Subject: [EXTERNAL] Rotary village scale at MLK allows for 48 units, not 80
Date: Monday, September 30, 2024 9:55:15 AM

Hi Joan,

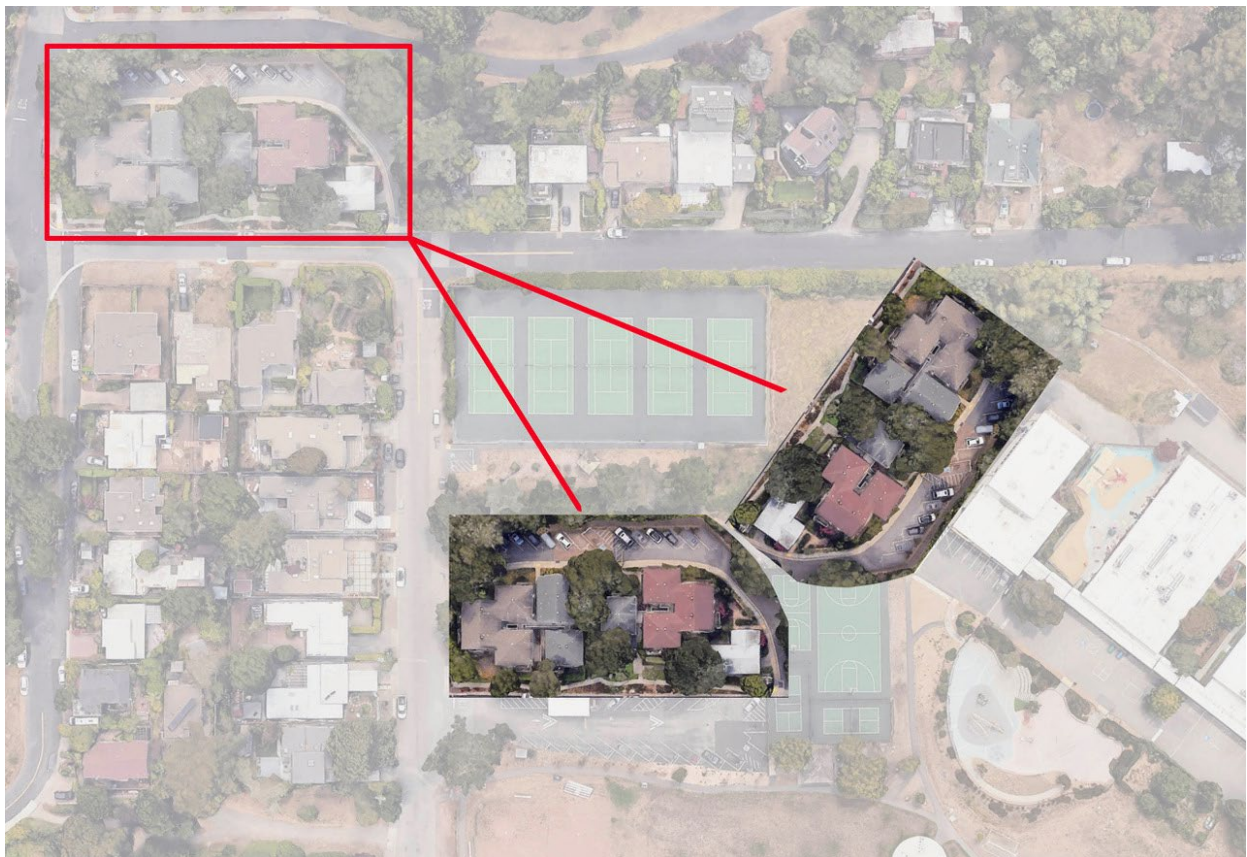
Thank you both for taking time yesterday to attend the community meeting at the New Village School.

Joan, You mentioned the MLK density of 80 units was based on Rotary Village. Rotary Village ([22 units](#)) fits within the MLK site twice, leaving a few parking spots for the park and school. The white clubhouses would be removed to allow for roads, and the area to the right of the tennis courts could be developed with another 4 units for a total of 48 units. To align with your stated goal of a Rotary scale development at MLK, please amend site capacity to 48 units.

It's worth noting that while MLK site parking is often available during school hours, It's a very different story after school. Multiple soccer and lacrosse leagues occupy the field and completely fill park parking as well as the entire length of Coloma Street and parts of Olima Street. Replacement parking must be considered in any MLK development plan.

Thanks again for your time managing this challenging project.

Stacy



--

Jennifer Nimmo
jen.len.nimmo@gmail.com
M: 415.244.3329

From: [Stacy Nimmo](#)
To: [Grace.wu@hcd.ca.gov](#); [Melinda.coy@hcd.gov](#); [Brian.heaton@hcd.gov](#); [paul.mcdougall@hcd.ca.gov](#)
Cc: [Neal Toft](#)
Subject: [EXTERNAL] AFFH issue in Sausalito
Date: Monday, September 30, 2024 2:09:04 PM
Attachments: [Screenshot 2024-09-30 at 1 58 33 PM.png](#)

Hello,

I'm writing to express concern about the Sausalito Housing Element Plan, which concentrates most of the new housing developments north of Nevada Street, an area with 2.3 times more total housing units per acre and 5.5 times more very low income units than the areas south of Nevada. Further concentration of development in this area risks AFFH compliance issues, straining infrastructure, and endangering residents in a high wildfire risk area. You can learn more about the [distribution analysis here](#).

We have created BuildSmartSausalito.org to help raise awareness of this issue.

I urge the HCD to work with Sausalito to develop a more thoughtful and balanced distribution aligned with Affirmatively Further Fair Housing similar to your guidance with the city of Larkspur. In particular, I believe Sausalito should explore opportunities south of Mollie Stone's in the Marinship area, and city-owned properties like the abandoned firehouse on Spencer Avenue. These areas hold great potential for development that could provide much-needed housing while supporting economic growth and revitalizing the working waterfront.

I appreciate your consideration and look forward to seeing a more equitable approach to Sausalito's housing future.

Thank you,

Stacy Nimmo

Distribution of required housing

