MEMORANDUM

DATE: May 23, 2011

TO: Housing Element Task Force

FROM: Lilly Schinsing, Associate Planner

SUBJECT: Briefing on 5/18/11 Housing in Marin Public Forum

On May 18, 2011 Staff attended a public forum in San Rafael on Housing in Marin. The panel of speakers consisted of:

- Betty Pagett (affordable housing advocate, League of Women Voters)
- Bob Brown (Community Development Director, City of San Rafael)
- Kenneth Kirkey (Director of Planning, Association of Bay Area Governments)
- Nona Dennis (Vice President, Marin Conservation League)
- Dick Spotswood (Columnist, Marin Independent Journal)

The moderator was Marin County Supervisor District 1, Susan Adams. The public forum was sponsored by the Marin Conservation League, the League of Women Voters of Marin County and the Main Environmental Housing Collaborative.

The following were topics of discussion raised by the forum and by the public:

- Requirements of SB 375
- ABAG's population projections though 2035
- Linking transportation to housing
- Jobs/Housing Balance
- Housing Reform Bill-- Assembly Bill 1103 (Huffman)
- Electric Vehicles
- Default Density requirements
- The impact of building up when a City cannot built out
- Environmental impacts
- Homelessness issues
- Accessory Dwelling Units
- Inclusionary housing programs

It was noted by Bob Brown that San Rafael's Accessory Dwelling Unit program has been met with mixed success. Over the last few years they have only seen about 6-8 units permitted per year. Bob mentioned that the relatively high government-imposed costs (i.e., sewer and water connection fees and additional meters) total an average of $40,000/unit, which creates disincentives for installing an ADU.

It was also mentioned by Bob Brown that an inclusionary housing program will not gain the City any units to count towards the RHNA, unless the program targets specific sites that are at Sausalito's default density of 20 units/acre.

Attachment: Marin Housing Forum program

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Item 7a
(3 PAGES)

A Public Forum

Housing in Marin:
Needs — Constraints — Opportunities

Wednesday, May 18, 2011

Pickleweed Community Center, San Rafael

Panel:

Betty Pagett
Affordable Housing Advocate, League of Women Voters

Bob Brown
Community Development Director, City of San Rafael

Kenneth Kirkey
Director of Planning, Association of Bay Area Governments

Nona Dennis
Vice President, Marin Conservation League

Dick Spotswood
Columnist, Marin Independent Journal

Moderator:

Susan Adams
Marin County Supervisor, District 1

Sponsored by

MARIN CONSERVATION LEAGUE

Protecting Marin Since 1934

LWV® League of Women Voters of Marin County

Marin Environmental Housing Collaborative

Panelists:

Betty Pagett, a Marin resident since 1981, served First United Methodist Church in San Rafael for ten years before becoming Director of Education and Advocacy for EAH Housing. Betty retired in 2007 and now works as a volunteer and consultant on sustainable communities, particularly on issues related to working poor families and seniors.

Bob Brown has been Community Development Director for the City of San Rafael since 1998. As Planning Manager or Director of several Bay Area cities over the past 31 years, Bob is a veteran of five housing elements, with a commitment to providing creative solutions to yield a diverse housing stock while retaining community character. Bob has also served as San Rafael's Sustainability Coordinator.

Ken Kirkey, AICP, is Planning Director for the Association of Bay Area Governments, which he joined in 2006. Ken launched the FOCUS program, the Bay Region's blueprint plan for growth. He is currently co-project manager of SB375 and development of the Sustainable Communities Strategy in the Bay Area. Ken previously worked as a consultant on specific plans and general plans in the Bay Area and Central Valley, and served as Planning Director for the Town of Fairfax in Marin County.

Nona Dennis is immediate Past-President of Marin Conservation League. A 50-year resident of Mill Valley, Nona is a retired environmental consultant and environmental educator, and was formerly adjunct faculty in the University of San Francisco graduate program in Environmental Management. She served on the Sustainability Working Group for the 2007 Countywide Plan and is past California State President of the Association of Environmental Professionals.

Dick Spotswood is a politics and government columnist for the Marin *Independent Journal* and a senior political correspondent for KRCB-Television (PBS, Channel 22). Dick is a former council member and Mayor of the City of Mill Valley, Director of the Golden Gate Bridge, Highway & Transportation District, and member of the 101 Corridor Committee.

Moderator:

Dr. Susan L. Adams currently represents the 1st District on the Marin County Board of Supervisors. As a County Supervisor, she serves on a number of boards and commissions including the Children's Health Initiative Task Force, the Marin County Disaster Council, the Criminal Justice and Behavioral Health Task Force, the Local Agency Formation Commission (LAFCO), the Association of (SF) Bay Area Governments (ABAG), the ABAG regional planning committee (RPC) and the state and national associations of counties (CSAC and NACo) serving as Chair on the Medicaid Committee of NACo. She also serves as Director of Emergency Services.