MEMORANDUM

DATE: May 23, 2011

TO: Housing Element Task Force

FROM: Lilly Schinsing, Associate Planner

SUBJECT: *Draft Revised* Liveaboard Technical Study

Discussion

The Task Force discussed the Liveaboard Technical Study on April 25, 2011. Comments were made regarding the annual income amounts reported by the survey respondents and a justification statement for why liveaboards should count as housing units.

Resident Gerry Fait has provided comments in **Attachment 1** for the Task Force's consideration regarding why liveaboards should count as housing units.

The summary of the annual income amounts was eliminated from the revised technical study as the test to credit units affordable to lower- and moderate-income households against the RHNA, is that a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- subsidies, financing or other mechanisms that ensure affordability (e.g., MHP, HOME, or LIHTC financed projects, inclusionary units or RDA requirements);
- actual rents; and
- actual sales prices.

The actual rents provided by the survey respondents were used to evaluate the number of liveaboard units which classify as very low, low and moderate income housing units (see pages 4 and 5 in **Attachment 2**).

Recommended Action
Review and approve the attached Liveaboard Technical Study

Attachments:
1- Comments from Gerry Fait
2- Draft Revised Liveaboard Technical Study

I:\CDD\Boards & Committees\HETF\Memos\Liveaboard Tech Study 5-23-11.doc

Item 4
(62 PAGES)

Lilly Schinsing

From: Gerry Fait [gerryfait@yahoo.com]
Sent: Tuesday, May 03, 2011 8:41 AM
To: Lilly Schinsing
Subject: Re: Reasons for live-aboards in Sausalito

Hi Lily:

Here is more:

Explore if historic boats are better maintained and preserved if someone lives aboard. I know an architect who keeps a pristine wooden boat at Maddens's and that boat has historical significance to that harbor but I can't remember what it is at the moment. He would not feel it was possible to maintain the boat if he did not live aboard.

Here is a comment from a marine worker who lives in Galallie: "The only way for us to afford to maintain a boat is to live on it.

From: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
To: Gerry Fait <gerryfait@yahoo.com>
Cc: Jeremy Graves <JGraves@ci.sausalito.ca.us>; Linda Pfeifer - Internet Mail Account <pfeiferlj@hotmail.com>
Sent: Mon, May 2, 2011 8:03:31 AM
Subject: RE: Reasons for live-aboards in Sausalito

Thank you Gerry, for putting this together. If you think of anything else please forward along.

Thanks again,

Lilly Schinsing
Associate Planner
Planning Division | Community Development Department
City of Sausalito | 420 Litho St. Sausalito CA 94965
phone: 415.289.4134 | fax: 415.339.2256
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From: Gerry Fait [mailto:gerryfait@yahoo.com]
Sent: Sunday, May 01, 2011 2:33 PM
To: Lilly Schinsing
Subject: Reasons for live-aboards in Sausalito

Hi Lily:

Attachment 1

The city should explore more reasons why people live on boats such as:

Explore why marine workers may be a special class of people like farm workers are in agricultural communities. For marine workers, many jobs require cooperation and the need for frequent contact with others with similar skills. Marine work is not a 9 to 5 job. Living on boats on the waterfront give marine workers the opportunity to share knowledge, network for jobs, borrow tools, mentor the inexperienced, etc. Examples of marina workers who live on boats in marinas in Sausalito that I know include a mechanic, deckhand, captain, engineer, maritime chef, diver, boat restoration specialists, marine surveyors, canvas worker, fish dock worker and six-pack tour operator. Many marine workers are multi-skilled and position themselves on the waterfront to find whatever work is around.

Explore why the town evloved into having liveaboards. The waterfront location provides easy access to downtown service jobs for the working middle to lower incomes. Many people on boats do not use their cars because the location is close to transportation, the library, several grocery stores, a movie theater, a hardware store and a marine store. Some people came here 30 years ago, moved onto a boat and have remained - why?

Also, please look at the comment below.

Thank you.
Gerry Fait

The following comment is from someone in my marina:

REASONS FOR COUNTING LIVEABOARDS AS HOUSING COMMUNITY IN SAUSALITO
-Boat people are the caretakers of the Sausalito water world environment.
-Maintain a link with the history of the town.
-Freedom to live peacefully on the water, as every culture does that lives by the sea- and has ever since the beginning.

Draft
Liveaboard Technical Study

Housing Element Update

Revised: May 2011

City of Sausalito

Community Development Department | Planning Division

Acknowledgments

Sausalito Housing Element Task Force

Stan Bair
Susan Cleveland-Knowles
Joan Cox*
Steve Flahive
Mike Kelly
Linda Pfeifer*
Kim Stoddard
Chris Visher
Ray Withy

*With special thanks for liveaboard research

Community Volunteer
Gerry Fait, City Resident

Sausalito Community Development Department, Planning Division

Jeremy Graves, AICP, Community Development Director
Lilly Schinsing, Associate Planner-Project Manager
Heidi Burns, AICP, Associate Planner
Adam Smith, Planning Intern

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Introduction

In July, 2009 the City conducted an anonymous survey of Sausalito liveaboards. The survey sought to identify why people choose to live on their boats, what type of income they make and how much rent they pay, and what kind of improvements they would like to see at their marina. The 42 completed surveys revealed useful information about liveaboards. Sausalito has a well-established and vibrant boating culture that plays an important role in shaping the character of the community. There are eight harbors and Yacht Clubs in the city that are home to hundreds of vessels. The boat-owners and users have created a close-knit community of maritime enthusiasts. Many boaters have even chosen to make their boats their homes. Sausalito zoning code allows for 10% of berths to be used for housing, and calls for half of those to be available to low and moderate income residents. However, low and moderate income live-aboards are currently not counted towards Sausalito's affordable housing quota.

For many of these live-aboards, living on a boat is a life-long dream. They choose to live on board for the sense of community and to be closer to nature. There are also those who chose to live aboard because it is significantly less expensive than living on land. In a recent survey, the median income reported by live-aboards was around $42,500. The median cost of a berth (rent paid to the harbor) for those the city surveyed was $657.50, which is significantly below the market rate for a one-bedroom apartment in Sausalito. Live-aboards also show an overwhelming preference for living on a boat over living on land. When asked whether they would prefer to spend their money on a boat or an apartment, 94% expressed a preference for living on board.

Contrary to what might be expected, live-aboards are generally not transient. Despite having month to month leases and being unsure of their legal status, live-aboards tend to stay on their boats for extended periods of time. The average tenure of live-aboards surveyed was over 10 years, and 73% have been living on their boats for at least the last 5 years. This data suggests that the majority of live-aboards consider themselves permanent residents of their boats.

[Insert additional justification as to why liveaboards should count as housing units]

Data on Marinas in Sausalito

Marina Characteristics- Liveaboard Research											
Marina	Size (Acres)	Number of Parking Spaces	Number of Boat Slips	Number of Allowed Live-aboards	Number of Existing Live-aboards	Number of Potential Additional Live-aboards	Presence of Pump Out Facilities/ Services	Number of Restroom Facilities	Number of Shower Facilities	Rent Charged Per Slip for Live-aboards	City and BCDC Permits for Live-aboards?
Sausalito Yacht Harbor	1.37	241	600	60	60	0					no
Pelican Harbor	4.75	39	90	9	25	-16	pump out	1	1	$185/mo	yes-for 9
Sausalito Marine Ways	9.52	38	61	6	40	-34	pump out	2	2	$150	no
Schoon-maker	14.79	154	161	16	16	0	pump out	yes	yes	$15/foot	no
Marina Plaza	16.65	yes	103	10	6	4	2 pump out	yes	no	$12.50/foot	no
Clipper Yacht Co. LLC (310 Harbor Drive)	3.74	264	700	70	52	18	pump out	2	8 (4 W/4M)	$190	yes
Clipper Basin One LLC (55 Libertyship)	1.5	[?]	[?]	[?]	[?]	[?]	[?]	[?]	[?]	[?]	[?]
Galilee Harbor Community	2.49	40+	38	38	38	0	pump out	2	2	flexible	yes

*To be verified

Highlights of Questionnaire Results

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Income Categories for Survey Respondents*

Income Category	Rent	Total Fees**	Household Size
Very Low	$550	$650	1
Very Low	$438	$538	2
Very Low	$500	$600	1
Very Low	$570	$670	2
Very Low	$550	$650	1
Very Low	$660	$760	1
Very Low	$442	$542	2
Very Low	$500	$600	1
Very Low	$802	$902	2
Very Low	$767	$867	2
Very Low	$750	$850	1
Very Low	$550	$650	3
Very Low	$560	$660	2
Very Low	$655	$755	1
Very Low	$611	$711	2
Very Low	$600	$700	1
Very Low	$800	$900	2
Very Low	$650	$750	2
Very Low	$735	$835	1
Very Low	$500	$600	1
Very Low	$750	$850	1
Very Low	$800	$900	2
Very Low	$650	$750	1
Very Low	$650	$750	1
Very Low	$650	$750	1
Very Low	$450	$550	1
Very Low	$500	$600	2
Low	$1,650	$1,750	3
Low	$800	$900	1
Low	$1,100	$1,200	1
Low	$1,000	$1,100	1
Low	$1,100	$1,200	2
Low	$1,000	$1,100	1
Low	$1,000	$1,100	1
Low	$1,000	$1,100	1
Moderate	$1,250	$1,350	2
Moderate	$1,300	$1,400	1

*Those respondents who did not provide a monthly slip fee or household size were eliminated
**Estimated Average Additional Fees of $100/month above rent

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Income Category Summary

Income Category	Number	Percentage
Very Low (50% or less)	27	71%
Low (50-80%)	8	21%
Moderate (80-100%)	2	5%

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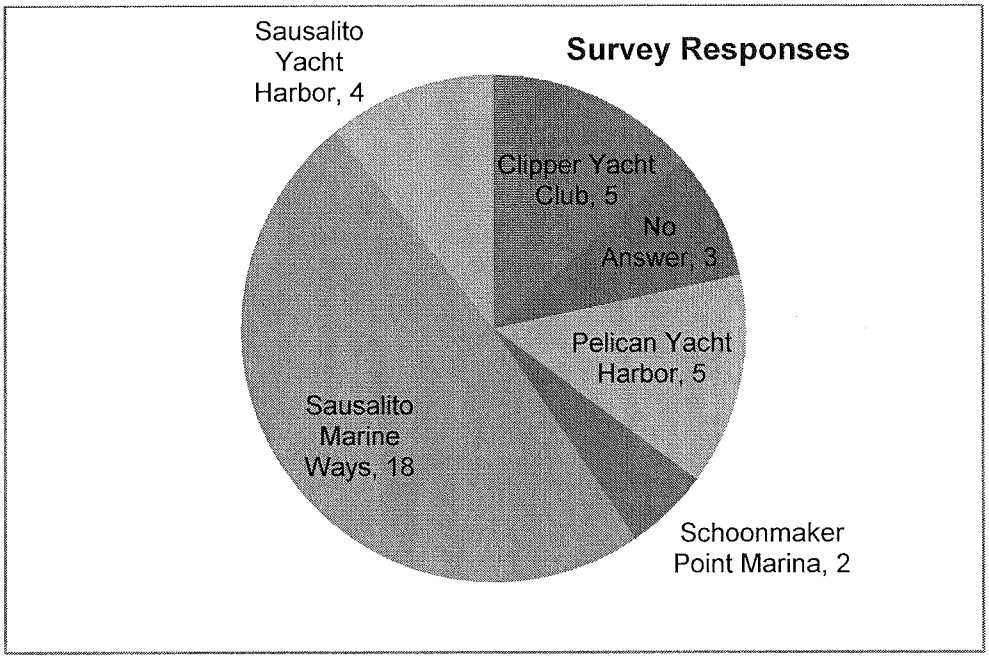
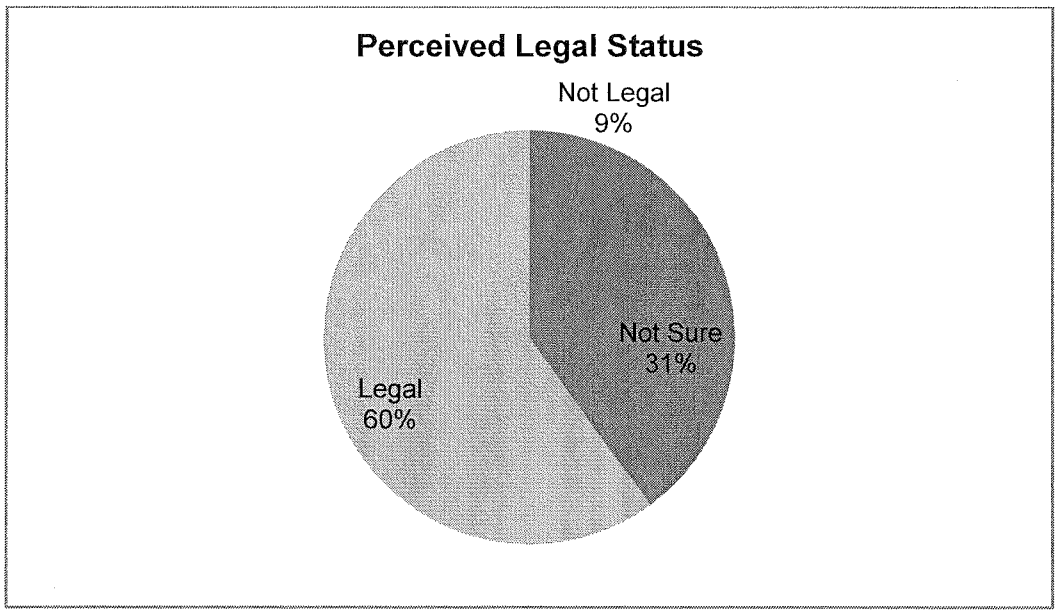


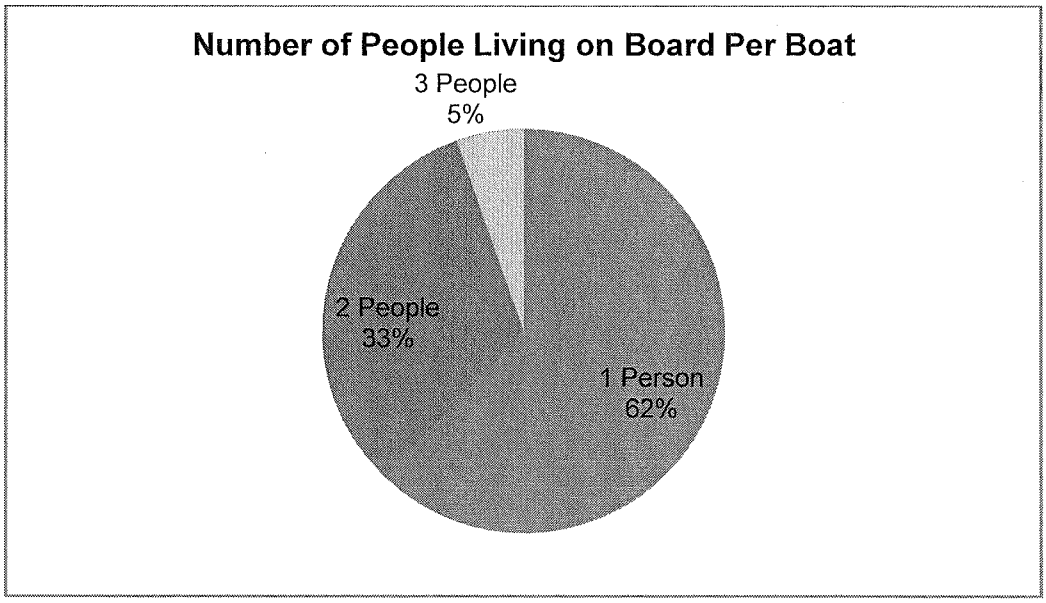
Income

Mean Income	$113,600
Median Income	$42,500

Berth Cost

Mean Cost of Berth	$760
Median Cost of Berth	$660





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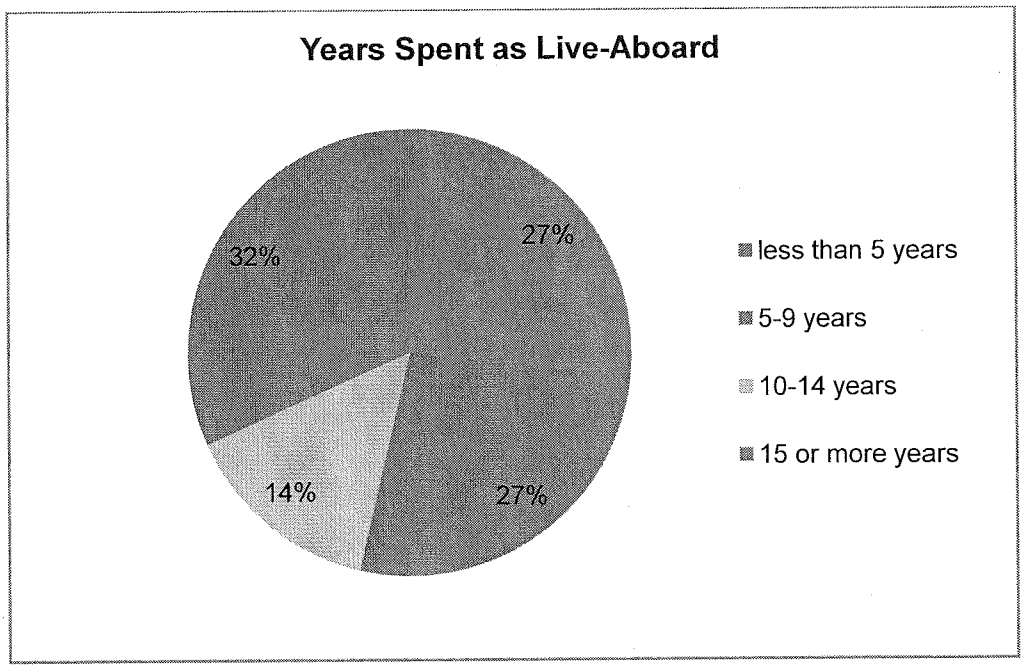

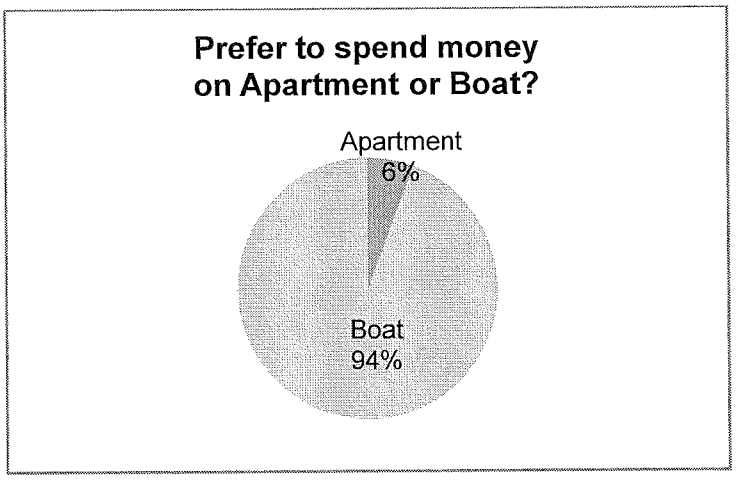

Amenities Desired

List of Amenities Desired
Laundry facilities
Recreation areas
Enclosed refuse area (for garbage and recycling)
More parking
Finish Construction (Sausalito Marine Ways)
Bike Racks
More restrooms

Appendix A
Survey Instrument

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Survey Questions

1. In which marina do you live?
2. What made you choose the marina?
3. What do you like about the marina?
4. What do you dislike about the marina?
5. How long have you been a live-aboard?
6. What made you decide to become a live-aboard?
7. What type of boat do you have (i.e., power boat, monohull, catamaran)?
8. How big is your boat? Length and beam?
9. How many people live on your boat?
10. How much do you spend a month on your berth?
11. What other fees do you pay the marina besides the berth (i.e., lockers, parking, shower facilities, electrical, sewer, pump-out, water, etc.)?
12. What other fees do you pay to make your boat livable (i.e., propane, phone, cable)?
13. Do you own your boat out-right?
14. How much did your boat cost?

    - Less than $10K,
    - $10 - 30K
    - $30- 60K
    - $60 - 100K
    - $100K +

15. How often do you use the head and shower on your boat in a week?
16. Does your marina offer a restroom and shower facility? If so, how often do you use those facilities?
17. Is the restroom facility clean?
18. Does your marina offer pump-out service? If so, how often do you use the service?
19. How many vehicles do you own?
20. How many people are in your household?
21. What is your household's income? Give ranges.
22. What do you like about being a live-aboard?
23. What do you not like being a live-aboard?
24. If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?
25. Are you a legal live-aboard?
26. Do you pay extra to be a live-aboard?

27. Would you pay extra to be a live-aboard?
28. What amenities does your marina have to offer?
29. Which amenities do you use?
30. Which amenities would you like the marina to add?
31. Which amenities does your boat have (i.e., head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds)?
32. How often do you use your boat for recreation boating?
33. What type of maintenance issues do you have regarding living on your boat?
34. How often do you haul your boat out to replace the bottom paint?
35. Would you like to live in a marina with more or fewer live-aboards? Why?

Appendix B

Survey Results

Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
1	Sausalito Marine Ways	live aboard availability	location, security	state of disrepair, owners who are over their head	21	life long desire	Powerboat
2	Sausalito Yacht Harbor	location	well-maintained; any problems are immediately addressed & fixed	tourists	12	best way to live comfortably for less money than any place else in Marin County	Powerboat
3	Sausalito Marine Ways	it's small	the community	the stress of not knowing my living situation	2	always wanted to and its cheaper for my family	Powerboat
4	Sausalito Marine Ways	At the time it was brand new and since I was one of the first in, I was granted live aboard status	its size, great views, location in town, and the managers and other people living aboard	its current incomplete construction	25	I love living on the water, sleep best on the water, love the simple lifestyle	Powerboat

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
5	Sausalito Marine Ways	The location, friends at the marina, affordable living in Sausalito.	We love the community, knowing our neighbors, walk or bike to everything.	It was in a state of disrepair for far too long.	3.5	I love boats, am very comfortable in them full-time, and wanted to live in Sausalito-Only way I could afford to do it.	Powerboat
6	Sausalito Marine Ways	Location, scenic beauty, surrounded by wildlife, the bay....	Closeness of all our neighbors, great bay location for the boats.	unfinished buildings & marina (main deck)	9	The pleasures of the lifestyle	Trimaran (and Paddle Boat)
7	Clipper	Boat already there	Access to boatyard	Rent's high	1	Like lifestyle	Powerboat
8	Clipper	Walk around	Location		3	Fun	Monohull
9	Pelican	Excellent facilities and proximity to work	Cleanliness, pump out, restrooms, & the people.	nothing	0.5	We need to get the boat ready to sail around the world.	Sailboat
10	Schoonmaker		Easy parking	the anchor outs that steal water and electricity.	39	Boat Builder-carpenter	Schooner

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
11	Sausalito Marine Ways	My boat was for sale in a berth I wanted	Location within Sausalito- some great neighbors	maintenance problems- messy site and construction seems to be never-ending- only 2 bathrooms/showers- problems with parking	15	Great lifestyle - affordable - love the water and the location within the city.	Powerboat
12	Sausalito Marine Ways	Cost and no sweat from BCDC.	Cost and no sweat from BCDC.	I thought I had a contract that included a no pump out fee because I have my head on board.	14	Cost. Have a more comfortable living situation than I could afford otherwise.	Monohull
13	Sausalito Marine Ways	Other friends located here	Convenience, public transportation, bird life	the temporary state of disrepair	9	Good life, social mix, low environmental impact	Monohull
14	Sausalito Marine Ways	Slip was available	Community/ Everyone will help you	Disrepair/ Appearance/ Uncertainty	16	Daughter left for college/ Live/work- bought old boats and rehabbed them	Sail

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
15	Sausalito Marine Ways	Community: a safe slip for my boat	Community, location, views	State of the buildings and docks	5	I have an apartment downtown which is my main residence, but use the boat for friends, guests	Powerboat
16	Sausalito Marine Ways	Water, air, space, view, cheap...	Water, air, space, view, cheap...	Only two toilet/showers and at least three pigs who leave a mess there.	5	Water, air, space, view, cheap...	Powerboat
17	Sausalito Marine Ways	location. site, awesome community. affordability	incredible community with some wonderful people, affordable living.	honestly can't think of anything	9	affordable living-affordable lifestyle, simple way of living.	Powerboat
18	Choose not to answer	Allowed to live aboard	Convenient to central bay in Sausalito. Also allowed to live aboard.	In disrepair, but getting better.	2.5	Have wanted to live on a sailboat since I was about 5 or 6 years old.	Monohull
19	Sausalito Marine Ways	The small size	My neighbors and the location.	It needs some work to repair.	6	I am a sailor and cruised my boat for 5 years before.	Sailboat

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
20	Sausalito Marine Ways	Friendliness, community feeling, responsible and professional tenants	Location	A little messy looking.	2	My parents lived on a boat for 10 years in Santa Barbara, CA.	Trawler (power)
21	Sausalito Marine Ways	A live aboard berth became available in 1995.	Friendly helpful neighbors. Cooperative lifestyle. Closer to nature/water.	Only that it needs repair and better parking lot.	14	Could not afford to live in a house/apt. in Sausalito.	Powerboat
22	Sausalito Marine Ways	Location, size, close to shopping	Size.	It's current condition is an embarrassment. Unsafe dilapidated condition of docks, poor lighting.	21	I got a small inheritance and I found a boat I wanted to live on.	Chinese Junk
23	Clipper	Location	Well-kept, clean	No recycling services-oil-bilge-dumpster	8	Sailing	Monohull
24	Clipper	slip availability	location, facilities	the expense	2	Retirement dream	Powerboat

ITEM NO. 4 PAGE 22

Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
25	Pelican	central location	my neighbors, close restaurants, fitness center, etc.	disregard for needs of members. Will not provide bike racks, carts, parking.	10	The lifestyle!	Sail
26	Sausalito Yacht Harbor	location	location	nothing	4	did not need much space	Powerboat
27	Sausalito Marine Ways	a friend lived here	close to town and city	dirty restrooms, run down, anchor outs using restrooms	6	hard times- I owned my boat several years before I moved aboard.	Powerboat
28	Pelican	Well-maintained, close to cities	nice people that look after you	nothing	29	to combine and office, art studio, and living	Powerboat
29	Choose not to answer				16	A life-long dream. I'm told that it started when I was 5 yrs. old	Powerboat

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
30	Sausalito Yacht Harbor	The best floating home. Great views, good access to the heart of town, and a well run marina	The best floating home. Great views, good access to the heart of town, and a well run marina	nothing	23	A "temporary" haven during a divorce	Concrete Hullen floating home
31	Choose not to answer	The allowed me to live aboard, had a good slip, facilities and community.	The allowed me to live aboard, had a good slip, facilities and community.	Nothing	0.25	Breakup of a long-term relationship and desire to live on the water	Monohull
32	Pelican	Could get a slip here.	Weather	uncertainty. month to month	23	economy	Sailboat
33	Clipper	convenienc, open slips/large fairways, availability	location, open space, facilities	no grassy area	5	only way I could afford a solid off-shore sailboat	Sailboat

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
34	Schoonmaker	They had an opening and reluctantly rented the slip to me knowing I was going to live on the boat.	The docks and facilities are in beautiful shape and centrally located to a variety of resources.	That the marina does not have storage space on land.	12	The cost of living in California.	Powerboat
35	Pelican	Open liveaboard slit	proximity to downtown	no parking	9	I am a water person and prefer to live on the water.	Monohull
36	Sausalito Yacht Harbor	I found a boat I liked for sale. Legal live-aboard	People, living on the water	new management did some things without informing anyone.	8	wanting to buy something I could afford.	Powerboat

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
37	Sausalito Marine Ways	Needed a place to live and a boat was available for sale.	Great location. Can walk to everything. Great views. Affordable rent.	Problematic parking. Never ending construction site. Insufficient bathrooms.	17	Needed a place to live in Marin County that was affordable.	Powerboat
38	Choose not to answer	Close to downtown, boat was here when purchased	Close to downtown, well-maintained, parking, nice shower facility	Nothing	14	Beauty of living in Sausalito for reasonable cost, love of boating	Powerboat

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Questions 1-7							
Survey Number	**Which Marina do you live in?**	**What made you choose the marina?**	**What do you like about the marina?**	**What do you dislike about the marina?**	**How long have you been a live-aboard?**	**What made you decide to become a live-aboard?**	**What type of boat do you have?**
39	Sausalito Shipyard	At that time I knew Barbara Long, who ran the office and her husband Bob- it was friendly and cheap- $110	Mostly people work- there are no slackers, or drug/alcohol addicts (overt), not a whole lot of liveaboards, good community	The yard, Bayside is taking huge metal ferries and when they use diesel and gas generators, it gets too toxic, the management hates us, the damn gate, adn the ugly coats and hats (vinyl) or pilings an	23	Lived on a houseboat in FLA- growing up-boating family	Powerboat
40	Sausalito Marine Ways	They allow liveaboards	They allow liveaboards, location.	Poor general condition, too close to the poorly managed "city" dock @ foot of turney st.		Lifestyle, value, proximity to water.	Sailboat
41	Clipper	Location, liveaboard availability	Clean, not busy, location, staff	HIgh use, (liveaboard fee) too large	18	Lifestyle,	Sailboat
42	Pelican	Boat was there when purchased	Location in town. Small	Feeling so much like a displaced person, secretive	3	I could afford it only	Powerboat

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Questions 8-14							
Survey Number	How big is your boat? Length and beam?	How many people live on your boat?	How much do you spend a month on your berth?	What other fees do you pay the marina besides the berth?	What other fees do you pay to make your boat livable?	Do you own your boat out-right?	How much did your boat cost?
1	34 X 11	1	550	0	phone, dsl, holding tank pump out	Yes	2
2	42 X 13	1		electrical	phone, satellite t.v.	Yes	5
3	27 X 8	2	438	pump-out	phone; cable	Yes	1
4	30 X 12	1	500	electrical, pump-out	propane	Yes	1
5	38 X 12	2	570	electricity and sewer pump-out (we have off-site storage)	propane, insurance, regular bottom cleaning and zincs replaced, internet	Yes	3
6	48 X 40; 48 X 40	3	1650	Pump-out ($20)	phone, propane, insurance	Trimaran- Yes	3
7	37 X 10	1	800	shower, electrical	propane, phone	Yes	1
8	30 X 11	1	550	electrical, pump-out	cable	Yes	2
9	46 X 14	2	1100	none	electric, water, & DirecTV	No	5
10	72 X 19	1	1000	Lockers- $240	electricity, phone, pump out sewer $175	Yes	5

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Questions 8-14							
Survey Number	How big is your boat? Length and beam?	How many people live on your boat?	How much do you spend a month on your berth?	What other fees do you pay the marina besides the berth?	What other fees do you pay to make your boat livable?	Do you own your boat out-right?	How much did your boat cost?
11	44 X 15	1	660	electric - $25/mo pump-out fee	phone, Direct TV cable	Yes	4
12	27 X 9	1	442.19	electrical, pump-out	phone, internet	Yes	2
13	33 X 13	1	500	lockers, electrical, sewer pump-out	phone	Yes	2
14	41 X 15	2	802	electricity, pump out	dsl, propane refills	Yes	3
15	48 X 13	1	767	Everything included in cost of berth	propane	Yes	5
16	44 X 18	2	750	storage	dsl line	No	6
17	35 X 13	2	550	electrical and pump-out included in monthly fees	propane, dsl, phone	Yes	2
18	34 X 11	1	560	includes pump out service fee	$48/mo. DSL, $60/mo. cell	Yes	2
19	40 X 13	3	655	pump-out $25	propane $25/mo., Internet DSL $35/mo.	Yes	3

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Questions 8-14							
Survey Number	How big is your boat? Length and beam?	How many people live on your boat?	How much do you spend a month on your berth?	What other fees do you pay the marina besides the berth?	What other fees do you pay to make your boat livable?	Do you own your boat out-right?	How much did your boat cost?
20	37 X 12	2	611	storage $100, lockers, electrical, pump-out	Propane, phone, dsl	No	2
21	40 X 13	1	600	electrical, pump-out, parking fees dependant on the owner.	Internet, cable	Yes	3
22	50 X 16	2	1100	Parking $90	City parking fee, propane, phone, cable, Dog licenses	Yes	4
23	34 X 11	1	800	electrical	propane	Yes	2
24	55 X 18	2	1250	electrical	phone, internet, netflix	Yes	5
25	48	2	1000	water, parking	propane, cable	almost	5
26	53 X 16	2	1300	locker $135, pump-out175	phone	Yes	5
27	40 X 13	1	650	storage, pump-out, electrical	phone, dsl	Yes	3
28	58 X 14	1	735	parking electrical, sewer, pump-out, water, utilities	up keep	Yes	4

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Questions 8-14							
Survey Number	How big is your boat? Length and beam?	How many people live on your boat?	How much do you spend a month on your berth?	What other fees do you pay the marina besides the berth?	What other fees do you pay to make your boat livable?	Do you own your boat out-right?	How much did your boat cost?
29	35 X 14	1	500	none	$75	Yes	4
30	45 X 20	1	1000	electricity	phone, internet, direcTV	Yes	5
31	40 X 12	1	750	small electricity bill. I have solar panels.	propane and regular maintenance	Yes	4
32	50 X 12	1	800	parking, electrical	cable dsl, satellite TV.	Yes	3
33	35 X 10	1	650	electrical, sewer pump-out, liveaboard fee	propane, phone, pc card for internet.	Yes	3
34	40 X 12	1	650	I pay the marina electrical and pump out business monthly.	Maintenance which is about 10% of the value of the boat.	No	5
35	48 X 14	2	1000	parking, electrical, water	propane, cable	Yes	5
36	40 X 12	1	650	phone-35, live-aboard fee-126, 10 per ft for berth, 35 pump out, 60 electric	propane- 30 every 3-4 mos.	Yes	4
37	28 X 10	1	450	electric	phone, propane	Yes	1

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Questions 8-14							
Survey Number	How big is your boat? Length and beam?	How many people live on your boat?	How much do you spend a month on your berth?	What other fees do you pay the marina besides the berth?	What other fees do you pay to make your boat livable?	Do you own your boat out-right?	How much did your boat cost?
38	40 X 12	1	500	locker & electrical (included in the $500)	Phone/internet / satellite TV	Yes	3
39	25 X 8.5	1	450	electrical ($18.00) and liveaboard high use fee ($126) liability insurance yearly	Phone	Yes	1
40	42 X 12	1	700	Pump-out fee $25.00, Electricity $20	Propane, internet, cell phone.	Yes	2
41	42 X 13	2	578	$250 liveaboard fee, $35 pumpout, $80 electrical	Propane, internet/phone	Yes	5
42	43 X 13	1	825	parking, utilities	Propane, phone & internet connection	Yes	4

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Questions 15-21							
Survey Number	How often do you use the head and shower on your boat in a week?	Does your marina offer a restroom and shower facility? If so, how often do you use them?	Is the restroom facility clean?	Does your marina offer pump-out service? If so, how often do you use the service?	How many vehicles do you own?	How many people are in your household?	What is your household's income? Give ranges.
1	2	daily	Yes	ever other week	1	1	110000
2	7	yes, restroom daily	Yes			1	50000
3		yes, every day	Yes	No, don't need it	1	2	40000
4		Yes, usually daily- at least every other day	Yes- it is kept up very nicely	twice a month	1	1	38000
5	7	Yes, restroom every day	Pretty much	Only through contract w/ M-T Head. He comes every two weeks.	2	2	35000
6	7	Yes, never.	Yes, I watch a friend clean it every day!	Yes- every 2 weeks	1	3	$35,496
7	4	Yes, 3 days a week	Yes	fortnightly/weekly	1	1	50000
8	0	Yes	Yes	Yes	1	1	160000
9	10	Yes, occasionally	Yes	Yes, weekly	5	5	
10	7	Yes, Every day	Yes	I use M.T. Head services $100/	1	1	40000

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				month			
11	7	the marina has 2 showers/ 2 bathrooms for the entire site. I never use these facilities	don't know	twice/month	1	1	55000
12	0	Restroom-daily; shower- 3X's a week	Yes	No head on board.	1	1	24000
13	7	Yes	Yes	Yes	1	1	
14	5	Yes, 5 days/week	Yes	Yes, Bi-weekly	2	2	175000
15	7	Yes, daily	Normally	Yes, 1 per month	1	1	50000
16	0	Yes, every day	After it is cleaned until one of the pigs uses it.	2	2	2	70000
17	7	Yes, I use the showers every day.	Yes	The marina contracts out to M.T. Head who pumps out every two weeks.	3	2	35000
18	7	Yes, daily	Yes	Yes, once a month	0	1	40000
19	3	Yes, daily	Yes	Yes, twice monthly	3	3	50000
20	7	yes, rarely	Yes	2 X monthly	1	2	32000
21	0	Yes, daily	Yes, for the most part!	Yes- MT Head. I don't have holding tank so I don't use it.	1	1	40000
22	7	Yes, daily	Daily, but should be more frequent	Yes, every 2 weeks	1	2	50000
23	3	Yes, every other	Yes	Yes, once every 2	1	1	60000

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		day		weeks			
24	7	Yes, daily	Yes	Yes, weekly	1	2	80000
25	0	Yes, nearly exclusively	Yes	Yes, 1 X month	2	2	100000
26	7	Yes, never	?	Yes, never	1	2	1,000,000
27	0	Yes, every day	Not by my standards. Mildew in cracks and on shower curtain- 2 restrooms used by 30-60 people a day	Yes, twice a month	1	1	50000
28	5	Do not use facilities other than parking		Yes, once a month	1	1	
29	7	Yes, rarely	Yes	Yes. never.	1	1	70000
30	7	Yes, I use my own	Yes, very	I am self contained, direct connection to city sewage.	6	2	1,000,000
31	0	Yes, daily	Yes	Yes, occasionally, it a great feature.	1	1	110000
32	14	Yes, 4 X week	Yes	Yes, 1 X month	1	1	35000
33	7	Yes, a few times a week	Yes	Yes, twice a month	1	1	150000
34	1	Yes, twice a day	Very clean and modern	The marina has a pump out facility, but I have service come to the boat about once every other month	1	1	50000
35	0	All the time	No	Yes, as needed	2	2	200000
36	7	Yes, never	I think so, but not very nice	They don't offer it, but there is a guy	2	1	35000

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				that does it.			
37	4	2 bathrooms with showers, never use it	Most of the time	Yes, twice a month	1	1	18,500
38	0	Yes, once a week. Mainly shower at my gym	Yes, very clean	No	1	1	30k-50k self employed varies
39		I use these a lot	mostly	No	1	1	below $10k
40	7	Yes, 2-3 times per week	Reasonably	2X month	7	1	Less than $10k
41	3	Yes, daily	Yes	Yes	1	2	$90k/ year
42	2	Yes, 2-4 X	usually	Yes- never- only use the restroom facility	1		$35,000

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Questions 22-28							
Survey Number	What do you like about being a live-aboard?	What do you not like about being a live-aboard?	If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?	Are you a legal live-aboard?	Do you pay extra to be a live-aboard?	Would you pay extra to be a live-aboard?	What amenities does your marina have to offer?
1	nature, view	long walk to the bathrooms & car in the rain	Boat	Used to, but Gossage changed it	not since Gossage	Yes	parking & bathrooms
2	comfort & ease of boating	not having garden	Boat	Yes	No	don't know	clean restrooms
3	it's beautiful, the community, just living on a boat	nothing	Boat	No	No	probably	bathroom; shower
4			Boat	Yes	No	Yes	Not much
5	I love boats and would rather be on the water than on land, and the community is great!	We would like to receive our mail here.	Boat	?	No	We're already paying at the very top of the scale for boat moorage. I hope we don't have to pay more.	limited storage

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
6	It is the best lifestyle we have ever experienced. We would never want to go back to land.	There is not a thing that we would ever complain about!	Boat	Yes	No	Hopefully none- a small amount because of our low income.	Being the best place to live and the best neighbors.
7	cheap, community	storms		Yes	Yes		
8	Fun	Small	Boat	Yes, 3-5 days a week	Yes	Yes	
9	fresh air, freedom to sail, comfortable sleeping	confining in wet weather	Boat	Yes	Yes $250/month	Yes	pump out/ restrooms/ laundry
10			Apartment	No	No		

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
11	I love living on the water - I love living on a boat - I love the location within town: restaurants, movies, shopping, etc.	no security: only a 30-day lease! no guarantee for continuance of live-aboard status.	Boat	probably - due to length of time my boat has provided live-aboard status (for over 21 years!!)	No	Yes	none, unless you count required bathrooms/ some parking
12	Going up and down with the tide.	Being charged for a service (pump-out) that I don't use.	Boat	I thought I was	Yes $100	Yes	Restroom
13	low cost, low environmental impact		Boat		No	Yes	toilet, shower

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
14	Living in something we are making better/ learning to apply old sails in a new Marine environment, proximity to nature, Like living small, just enough space to feel good about	Storms, 2 year haul out	Boat	Ambiguous	No	Probably	Quiet, configuration of slips to facilitate interaction/ and community/ enough people around to make a community
15	Community, location, views	N/A	Apartment	Is any one?	No	Yes	Parking, shower, toilet, storage
16	freedom, air, water, etc.	The sewage in the bay	Boat	Yes	Probably	already pay too much	2 toilets/shower

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
17	I love the lifestyle, affodable living, overall great way to live.	Can't think of anything honestly, becuase I love it!	Boat	Yes	No	It depends on the cost	showers/restrooms
18	Love to sail, freedom, keeps me young	Nothing except the bad weather, etc. It's all a part of living on a boat.	Boat	Quasi-legal	No	Within Reason	None
19	No yard work	No yard	Boat	I think so	Yes	Yes	Bathroom, shower, water, electricity, and parking
20	connection to nature	lack of privacy	Boat	Yes	No	I pay the highest amount per foot in Sausalito, as it is.	Parking

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
21	You can leave if you want to! Different lifestyle, communal, trusting, away from the tourist area.	Winter can be difficult. Electric goes out a lot. Have to walk far to the bathroom.	Boat	Yes	No	If not too steep a fee. But prefer not to.	Shower/toilet/water/ electric(pay extra)/phone hookup, storage
22	Privacy, see marine life, less than on land.	Lack of a laundry facility, questionable tap water quality.	Boat	Yes	County taxes	No	restroom/shower facility
23	sailing	isolation	Boat	Yes	Yes	N/A	All except recycling and cable t.v.
24	the environment	the walk ashore, bad weather	Boat	Yes	Yes	Yes	laundry, showers, water, pump-out, fire-fighting capability

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
25	Being close to nature, neighbors, cozy boat	Nothing	Boat	Yes	Yes	Yes	none
26	Everything	Nothing	Boat	?	No	Yes	none
27	It's quiet- the water is beautiful	Run down appearance of the marina. Noise from the park and blasting music from the cruising club.	Depends on many factors, particularly on th behavior of the Cruising Club	Not Sure	No	Yes	Parking- lots of it, bathrooms and showers
28	Great life, views, people	sometimes a little confining in the winter	Boat	Yes			Scenery, parking, maintenance
29	I love it!	Nothing. I can't imagine living on land.	Boat			Yes	Parking, restroom & shower, pump-out service

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
30	It saved my life during a period of extreme stress. The tranquility, peace, beauty, movement, sound of the wind, wildlife and security of a safe neighborhood.	Nothing	Boat	Yes		I rent my space which is for a houseboat	Access to wonderful Sausalito
31	It's a compact, small footprint, on the water, alternative lifestyle.	It's more complicated than living ashore.	Boat	Yes	Yes	Yes	Everything I need including laundry.
32	close to nature, outside a lot	nothing-wouldn't be here.	Boat	No	Yes	N/A	laundromat-coin-operated
33	I have a boat, location	lack of space	Boat	Yes	Yes		restrooms, hose, locker

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
34	Everything about the marine environment.	That Sausalito hardly recognizes live-aboard people as valid residents.	Boat	To the best of my knowledge, no body in the bay is a legal live aboard. We are just high users of our boats.	No	No	Safe morage, Clean showers and restrooms, a wonderful restaurant, and the best staff I have ever met.
35	Freedom to move,view other live-aboard people	Not enough space, "no parking"	Boat	Yes	Yes		Shower and head
36	I love living on the water and in the elements.	The cost of keeping the boat up as well as the time to work on it. I am long overdue for a 3,000 haul out.	Boat	Yes	Yes	Yes	parking, lights, electicity, trash, recycling
37	Living on the water	Monthe to month lease only.	Boat	Yes, I am one of the first boats to be berthed there so am grandfathered in.	I used to when Zack owned it and again when Gossage first owned it.	Yes	None

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
38	Beauty, peacefulness on the water, I have a beautiful boat	Not having a shower or normal toilet on board, winters can be hard	Boat, apartment in the winter	I think so, I think my harbor is allowed a %	No	Probably, depends how much	Nice restroom facility, close to downtown, parking, locker
39	Independence without isolation, wildlife, cheaper than land, good neighbors	Bad weather, bad landlord, no garden on property, too expensive	B @d	More or less	Yes		Location, not much, it's walking distance from Mollie Stone's, Kinkos, the Post Office-all good

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Questions 22-28							
Survey Number	**What do you like about being a live-aboard?**	**What do you not like about being a live-aboard?**	**If you had a choice to either spend your money on an apartment or a boat, which one would you choose to live in?**	**Are you a legal live-aboard?**	**Do you pay extra to be a live-aboard?**	**Would you pay extra to be a live-aboard?**	**What amenities does your marina have to offer?**
40	I sleep well, beautiful environment, good community.	Space restrictions, proximity to "fringe" anchor-outs.	A D	Not Sure	No	Depending on circumstances	toilets w/ shower
41	Lifestyle, quiet	Have to keep the boat clean	B @d	Yes	Yes		
42	It's peaceful and pretty most of the time	Rough in winter, using restroom facilities, isolated from neighborhoods	A D	Not Sure	Yes	If it is a requirement	laundry machines, shower, restroom facilities, pumpout stations

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
1	parking & bathrooms	laundry & more bathrooms	head, shower, stove, refrigerator, potable water, hot water, television, radio	couple of times/ year	periodic haul outs for routine maintenance, regular mechanical service, rain proofing	3 years	doesn't matter either way
2	clean restrooms	none	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	1-2 times per week	replacing zincs	2 years	no more. most liveaboard marines seem messier. it would feel crowded with more than there are now
3	bathroom; shower	washer, dryer	stove, overn,refrigerator, potable water, television, radio, beds, internet	rarely	none	2-3 years	The same. It's small and we're a great little community.
4	not offered except shower/bathrooms	laundry	head, stove, oven, refrigerator, potable water, hot water, television, radio, beds	used to a lot, but now only to live on	none		I like the community that seems to develop on each dock. Know folks on the other docks, but close to my neighbors.

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
5		laundry, community space, more storage, additional bathrooms	head, shower, stove, oven, refrigerator, potable water, hot water, beds	Never	Not clear what this is asking- there's always regular maintenance, repairs, upkeep, improvements.	I plan to have it this summer.	I wouldn't mind having more live-aboards. I enjoy the intimate community, and it offers people an affordable way to live in Sausalito.
6	living here!!	One more bathroom for the people who have to use them daily.	head, shower, stove, oven, refrigerator, potable water, hot water, T.V (for movie use only)	we do not use the paddleboat- but hopefully in the future we will use the trmaran to go out only infrequently- (we are more live aboard thand recreational users of the boats)	boats are like houses, they have to be taken care of,- painted	every 5 to 7 years- and we use a local diver to to it every year.	I like the way the marina is now- definitely not less. What we have now is good for the parking an bathroom use- for those who need it, there are currently 2 bathrooms w/ showers.
7			head, stove, refrigerator, potable water, hot water, beds			3 years	Fine as is

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
8	Shower		head, shower, stove, refrigerator, potable water, television, beds	15 X year	0	2 year	more, community
9	all	area for community BBQ and new bike racks	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	3+ times/month	everything is always in the process of breaking. Just a fact!	once/ annual	I feel the 10% limit is perfect. The people who are here make the effor to live aboard, have boating knowledge and are good neighhbors. I feel that increasing the % would bring in people who's primary interest does not necessarily coincide w/ boating (i.e. lowering the cost of their living).
10			head, stove, oven, refrigerator, potable water, hot water, television, radio, beds	every week	rigging, painting	every 2 years	

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
11	parking	improve parking - finish construction and start maintenance of docks etc. - provide washers/dryers - that would be great	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	Never	I haul out evey three years to the boat yard - diver's inspection every 3 months	3 years	The number of live-aboards is fine - that is not the question. The question should be: what needs to be done/provided for a large number of live-aboards: such as improve parking, more bathrooms, enforce rules (such as picking up after dogs) etc.
12	Restroom		stove, potable water, beds	occasionally	Haulouts	4-5 years	Fewer, I like my privace
13	shower	enclosed refuse area pad	head, shower, stove, oven, refrigerator, potable water, radio, beds	none	none	3 years	Less. Anything above 50% is overload for present facilities. shower, parking, dock traffic.

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
14		Community space w/ kitchen/ washer & dryer.	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds, heat, light	we are still working making it seaworthy- just completed new masts and rigging. We both have completed sail training and enjoyed sailing on charter cruises in the Caribbean and Greece.	So far very little. Caulking leaks/ cleaning etc.	2 years	We prefer not to be isolated
15	Parking, shower	Place to hang out. Cafe, Garden	head, shower, stove, oven, refriegerator, potable water, hot water, radio, beds	I doesn't move too easily as it's a canal barge. Only goes out for haul outs.	Normal up keep; haul out, painting, engine, zinc, etc.	every 2 years	I feel it is a great amount now. No need to alter.
16	2 toilets/shower	more toilets/showers	head,shower, stove, oven, refrigerator, potable water, beds	Never	rot, mold, leaks	every few years	The more the better, nice community! Help each other etc.

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
17	showers/restrooms	laundry facility, community room	head, stove, oven, refrigerator, potable water, hot water, computer, dining room table, futon	I do not use my boat for recreational boating as it is my home.	Upkeep of overall condition of boat by monthly washing. Caulking the seams + windows for winter, pumping out extra water that gets in during rainy season.	every 5 years	I like the marina just as it is. We have enough live-aboards, and it works. we have an awesome community just the way it is.
18	None	Hot tub/sauna, exercise room, lounge	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds, game system (xbox360)	As often as possible. 2-3 times a week when weather is agreeable. At least once of twice a month in winter.	Normal cleaning/polishing, yearly varnish work, waxing, etc. Replaced standing rigging last year.	every 2.5 years	More, has greater sense of community.
19	all	storage	head, shower, stove, oven, refrigerator, potable water, hot water, radio, beds	2 times a month	Bottom cleaning, varnish, bottom paint, pump-out	every 2 years	More, because of the security.

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
20	Parking	Laundry	head, shower, stove, refrigerator, potable water, hot water, radio, beds, DSL	Once a year	Woodwork, painting, updating galley.	Every 2 years	It depends on facilities- more parking and slips would allow more live-aboards.
21	Shower/toilet/water/electric(pay extra)/phone hookup, storage	I'd like them to tear down the warehouse, repair docks and road (locust st.)	stove, oven, refrigerator, potable water, hot water, radio, beds	5 X per year	Always issues: clean boat bottom, zincs, repairs are constant on a boat, canvass, engine, pumps changed, etc.	Not often enough	Doesn't matter how many as long as the marina can sustain them, i.e. sewer and parking especially!
22	restroom	Enclosed trash and recycling bins. Larger trash bins and recycling bins. Community room/ Additional restrooms/ Laundry facility/ storage	Head, shower, stove top, refrigerator, television, hot water, beds	Never	Groundskeeping, trash, landscaping, docks, lighting	every 4 years	Neither. More would be too much cars and foot traffic. Less would be lonely and boring.

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23	all	recycling and dumpster	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	4-5 times/month	normal boat cleaning	Once every year	Social interaction, community
24	All except fire-fighting capability		head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	Once a month	leaks	Once a year	Love the company of well-traveled, intelligent boaters
25	none	bike racks, parking, carts	head, shower,stove, oven, refrgerator, potable water, hot water, television, radio, beds	occasionally	haul out, myriad of things to do	1 X per year	The # of live aboards seems about right.
26	none		head, shower, stove, oven, refrigerator, hot water, television, radio, beds	never	none	never	don't care

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Questions 29-35							
Survey Number	**Which amenities do you use?**	**Which amenities would you like the marina to add?**	**Which amenities does your boat have?**	**How often do you use your boat for recreation boating?**	**What type of maintenance issues do you have regarding living on your boat?**	**How often do you haul you boat out to replace the bottom paint?**	**Would you like to live in a marina with more or fewer live-aboards?**
27	parking, bathrooms, showers	laundramat-security keys for restroom	head, shower, stove, refrigerator, potable water, hot water, radio, beds, computer, bath tub, artwork, plants	never	leaks- damage from water and salt	every 5-6 years	Less- We are 99% live-aboard-it is crowded- people have room mates & sublet rooms- let friend shower- let friends park their cars- let friends tie up illegally
28	Scenery, parking, maintenance		head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	seldom		2 years	With nice boats, nice people, interesting, socially engaging, experienced, they take care of harbor
29	Parking. Restroom		head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	2-3 times per month	Normal exterior and interior cleaning, varnishing, engine maintenance	every 12-24 months as needed. Bottom cleaned and checked every 3 mos.	The fewer the better. I' a bit reclusive. Even though I have an active family and social life.

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30	Many	N/A	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds, inverter battery backup, wine cellar, dry sauna	It is permanently moored, but I recreate on it as often as I can.	keeping the mooring up is all	Never, it is concrete	The current level is great. More would create some parking issues. Less would be lonely.
31	All	None	head, shower, stove, oven, refrigerator, potable water, hot water, radio, beds	weekly	I do almost weekly maintenance whether I live aboard or not.	every 2-3 years.	More. It provides more community, security.
32	laundromat, restrooms	it's OK	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	10 X maybe	general upkeep	every other year	fewer. The place is overused.
33	hose, restroom, locker	grassy area	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	often, long range cruising once a year	same	every 2 years	Same. Enough for community and security, but not crowding out a good thing

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34	Safe morage, Clean showers and restrooms, a wonderful restaurant, and the best staff I have ever met.	A washer and dryer.	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	On average, about 4 times a year.	Nothing special.	Once every 3 years.	Less if better for privacy.
35	Shower and head	parking, bike racks, dock carts	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	once a month	General maintenance, paint, varnish, etc.	every 2 years	More. Adds to the community or like minded people

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36	all of it except for bathrooms	The electric needs to be upgraded.	head, shower, stove, oven, refrigerator, potable water, hot water, television, radio, beds	I don't take my boat out at all.	Zincs, windows maintained, decks have to be kept up, fixing leaks, rails, hauling out.	supposed to be every 2 years. It's been 3.5	We could have a few more. 10% isn't much and it's a good life. The only problem with having more live-aboards is that if they don't keep the boat up (can't afford to or whatever) they start to look real shabby.

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37	N/A	Laundry rooms, lockers	head shower, refrigerator, potable water, hot water, television, radio, beds	Never	A lot of upkeep because of the natural elements.	Every 6 years	I always prefer less. Less noise, less traffic. Who doesn't prefer less? Crowding people together is a recipe for disaster no matter where you live. Even rats know not to reproduce when there's overcrowding. But a lot of people are looking for affordable housing-especially now. I wish we could get better leases instead of the month to month we have always had.

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38	All	None	head, stove, oven, refrigerator, potable water, hot water, television, radio, beds	Never	Lots of painting & varnishing/ hauling out	Every 5 years	More. There used to be a lot more and the harbor has not allowed more as people have left. It was nicer with neighbors and friends in a real community.
39	I walk over a lot	Trees, they could day-light the stream and have plants and a place for gathering and bbqs as we used to have.	Stove, oven, refrigerator, potable water, television, radio phone, answering machine, heater, cold water, cd player	I have a skiff and I row when it's not too windy.	fresh water rot-mahogany plywood	Many years go by in between, Bilge dry when it rains.	This is ok- it's quiet at night- I have friends, they are respectful of others, no loud electronics, we help each other and there's a good level of trust. not much thieving here (except for Bayside- since he hired felons and they ripped him off.

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40	toilets, shower	Laundry, storage, parking, legal construction.	head, shower, stove, oven, refrigerator, potable water, hot water, radio, beds	3-5 X month	No more than normal for this vessel- a little extra cleaning	2-3 years	Yes and no, many liveaboards area poor boaters so the general atmosphere is less sea-worthy, i.e. pets, potted plants etc. Liveaboards provide security for each other and their boats
41		Cable	Head, shower, stove, oven, refrigerator, potable water, hot water, radio, beds	1/mo.	varnishing, sail/mast rigging, head	2 years	Clipper is about right- 3-4 per dock. not busy, safe
42	laundry machines, shower/restroom		head, shower, stove, oven, refrigerator, hot water, television, radio, beds	Only for living, do not go out	bottom cleaning and zincs, leaks, bumpers and chaffing lines	Seldom, the boat is fiberglass	More, more friendly. More open. Less isolated than it already is.

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