



August 23, 2022

VIA ELECTRONIC MAIL

California Department of Housing and Community Development

C/O Land Use and Planning Unit

HousingElements@hcd.ca.gov

RE: City of Mill Valley: Draft 2023-2031 Housing Element

Dear Land Use and Planning Unit:

The City of Mill Valley is pleased to submit its initial first draft Housing Element for the 2023- 2031 planning period. The City kicked off the Housing Element update process in September 2021. Outreach included a variety of platforms ranging from online surveys and workshops to in-person Council meetings and smaller-scale focus group meetings.

The Draft Housing Element was assembled in June 2022 based on public input and comments received throughout the public process. Strategies for reaching out to the community included posting agendas and presentations to the housing element homepage in Spanish and English, advertising translation services for meetings, posting to the City's social media pages (Youtube and Facebook), banner along East Blithedale, presentations to local housing advocacy groups, tabling at local events (farmers market, Memorial Day Pancake Breakfast and Juneteenth event), advertising in the Fall Recreation Guides (2021 and 2022) and regular updates in Mill Valley Connect and the project website (www.cityofmillvalley.org/housingelement).

The public review Draft Housing Element was then released for the 30-day public review period from June 30, 2022 through July 30, 2022, as required by State Law. City planners provided further opportunity to provide written and verbal comments on the Draft Housing Element up to August 1, 2022 in association with the City Council hearing to discuss and review public comments on the Draft Housing Element. Seventy two (72) written comments received during the 30-day public comment period; thirteen (13) verbal comments received at the meeting. Of the 72 written comments received, 53 individuals provided feedback on their age, income, race and connection to Mill Valley, also contained in the attachment to this memo.

The start of the required 10-business day review period for the City to review/incorporate revisions to the draft Housing Element in response to comments received began after the August 1 City Council meeting and concluded on August 15, 2022. See the attached table for a summary of comments and how the comments were incorporated in the revised Draft Housing Element for HCD's review.

In consideration of all the public comments received, the major themes of the feedback are noted below, accompanied by a summary of how the City made revisions to the draft Housing Element in response to the feedback in the attachment provided.

- Expanding on the Housing Advisory Committee's four housing strategies, which originally set forth a housing strategy to "target the local community's housing needs" including those with special needs and the City's workforce. This strategy has been expanded to provide opportunity outside City limits and "build community" through the implementation of fair, equitable, inclusive, and sustainable housing practices (Chapters 1 and 4).
- Further documenting and acknowledging past discriminatory housing practices and persistent racial segregation patterns in Mill Valley (Chapters 1, 2 and Appendix E).
- Further comparing Mill Valley's population growth; job/housing balance; and racial demographics to that of the Bay Area--in addition to Marin County (Chapter 1).
- Adding Goal 6, to address and promote a racially diverse, equitable and inclusive community.
* Please note: the addition of Goal 6 has resulted in renumbering subsequent goals. Please contact Danielle Staude for additional details, if needed.
- Further expand on Housing Programs related to facilitating fair, equitable and inclusive housing practices, including identifying and addressing causes and conditions of racial segregation (program 25) and develop effective routes of access to housing opportunities (program 26) .
* Please note: the addition of these housing programs has resulted in the modification of Housing Program numbering. Those public comments that refer to any housing past program #24 have been renumbered. Please contact Danielle Staude for additional details, if needed.
- Considering pet-friendly regulations as part of fair housing practices (Program 25).
- Further expanding housing programs to address workforce housing (Program 35 and 38).
- Further clarifying updating the zoning code to address and incorporate new State Laws (Program 24)
- Clarifying data and information.
- Other comments were received and noted but did not necessitate edits, including many comments received that dispute RHNA and the overall Housing Element Update process, see attachment for details.

On behalf of the City of Mill Valley, thank you for the review of the Draft Housing Element. We look forward to receiving your feedback. Should you have questions during the review or wish to follow up with an additional site visit, please do not hesitate to reach out and contact Danielle Staude, Senior Planner, dstaude@cityofmillvalley.org, (415) 384-4812.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Kelly", written in a cursive style.

Patrick Kelly, AICP
Planning & Building Director
City of Mill Valley
(415) 388-4033
pkelly@cityofmillvalley.org

Attachment(s):

Summary of public comments received June 30-August 1, 2022

Attachment to HCD Memo

Public Comments Received on the Draft Housing Element

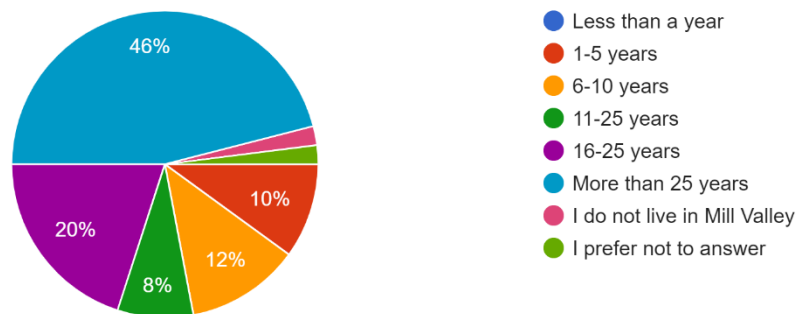
Of the 72 written comments, 53 individuals submitted comments using an online form to provide comments and provided further information about themselves to provide additional context as to those individuals providing comments on the Draft Housing Element.

Following these answers is a summary table of the 72 written comments. Access to full comment letters that were submitted outside of the City's Housing Element Feedback Form can be found as part of the : https://cityofmillvalley.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1740

1. The State of California requests that each city identify the racial and economic sectors of the community that are providing input, to that end we ...t that you answer a series of questions about you.



2. How long have you lived in Mill Valley? (select 1)
50 responses

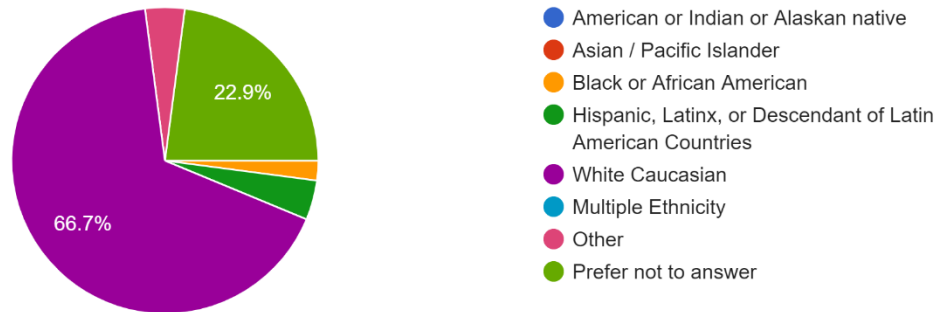


Attachment to HCD Memo

Public Comments Received on the Draft Housing Element

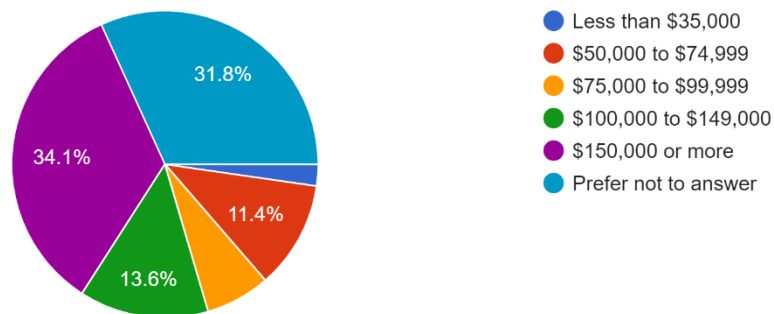
3. Which race/ethnicity best describes you? (select 1)

48 responses



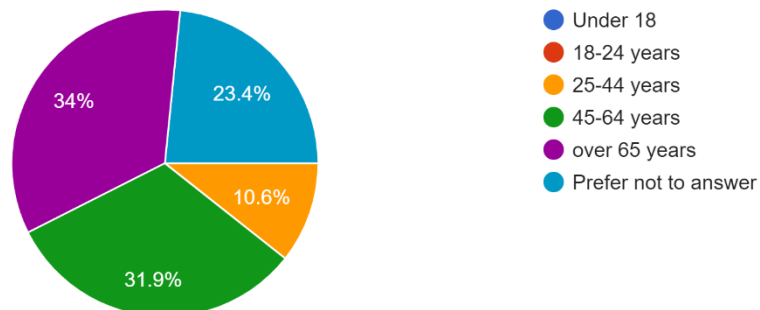
4. What is your total household income? (select 1)

44 responses



5. What is your approximate age? (select 1)

47 responses



SUMMARY OF PUBLIC COMMENTS RECEIVED June 30, 2022 through August 1, 2022 (7pm)

Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
1	Elaine	General/ traffic	Traffic is my concern, both during construction and with additional cars being concentrated in the area between Camino Alto to Tam Junction to downtown. Build if you must but do it in outlying areas such as the frontage road on both sides of the freeway or other areas closer to the freeway access.	Noted. Sites inventory includes sites along the frontage road.
2	Angela Gott	General/ more housing needed	<p>I do not know anything about "a survey" -- I live in Strawberry and we have the 94941 zip code here. I live in Public Housing on N Knoll Road on the Tiburon side of the 101. I am a senior, a lucky senior on very low income and I still have a job and mostly have Social Security income.</p> <p>We do not have enough housing for seniors, especially senior women so to me any building that can be done for boomer generation and older seniors-- those born before 1964-- needs to be done as they are falling into homelessness.</p> <p>Women who never married or were married less than 10 years were paid little or nothing due to unequal pay and did not work the 35 years and then claimed at age 62 and get life time penalties for not waiting for full retirement age which is now age 67 but all this adds up to low checks.</p> <p>I worked 53 years and still work and I waited to age 70 to "maximize" social security and I was set at \$1,254/ month is all- so that is with 32% more added for Waiting 4 more years to claim and it's still very little-- so there are many women likely getting about \$600 to \$700 a month based on their work histories and so this is why they are falling into homelessness-- They are eligible for senior subsidized housing but none has been built to meet the need for it.</p> <p>So there is a huge need for senior housing to be built. Also all the senior housing that is built for age 62+ -- will the disabled get access at any age so they can be moved into these senior housing places at age 20 and so this is where the mentally ill are being "dumped" and some of these poor folks are truly out of their minds and terrorize the seniors who are weak and frail so this is adding to the problem that there is not enough housing for ages 62+ being planned and built to meet the need for it.</p> <p>So please do whatever is possible to work on more senior subsidized housing or seniors who truly need access to senior housing. I feel so blessed but also so guilty because I know how great the need is for Marin's seniors to have access like I received. I just got very lucky.</p>	Noted. See Chapter 4 for a range of housing programs that target seniors, including Programs 8, 14, 26, 27, 28
3	LD	General/ Downtown Density	It's not clear to me if there is intent to increase density in the downtown neighborhoods specifically on Lovell where picture of apt building on Lovell and Bernard is shown. That particular bldg has 3 apts I believe. The plan mentions 40 units per acre. I don't believe this area can absorb much more density. Parking is a nightmare and I'm concerned about plans to reduce parking requirements for micro and senior units. Public transit in MV isn't robust enough to support the concept that people won't have cars here. Also, as so many have expressed concern before; getting in and out of downtown is insane. This should not be area to target development unless you plan on adding lanes to Blithedale. All the intentions are great but honestly adding more housing here when we're already so built out and high risk doesn't make sense. It's expensive here because it's quaint and beautiful and the laws of supply and demand will always keep prices elevated. I just don't see how cramming in a few micro units or ADU's is going to change much there.	Noted. Downtown densities are not increasing. The increase in density is related to specific sites, see inventory for details.
4		General/ sites inventory	Anything north of town, in the canyons are unsuitable for development. Exiting town in an emergency, will be virtually impossible. Monte Vista site has difficult access as it is. Building there is unsuitable. Roads are narrow, with difficult passage	Noted. Single-family vacant lots will require additional environmental and design review

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Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
5	Katy Olds	General/ more housing needed	I am in favor of ANY AND ALL methods of increasing affordable housing options in Mill Valley. I have been a renter in Mill Valley for almost 17 years now and cannot -- and will never be able to afford to -- buy a home here. I am a single mom and I work for a non-profit organization. The only reason I've been able to raise my family here (2 sons) is because of required child support from my former husband. Once that ends in 2 years, I will have to move out of this community, away from all of my friends and connections that I've developed over the past 17 years, because it is too expensive. When my children come home from college, they will not be able to see all of their friends from Tam Valley Elementary, MVMS and Tam High since I will have to move far away from MV to find somewhere affordable to live. I have been an active volunteer for many organizations over the years and a good citizen. I would like to have the opportunity to stay here, but it will not be possible unless the housing availability is expanded. I have no patience or sympathy for rich homeowners who have "gotten theirs" and don't want anyone else to be able to live here.	Noted.
6	Wendy Elkin	General	None.	Commenter contacted since no further text was provided.
7	Michael V. Dyett, FAICP	Appendices	Not reviewed; these may include SB9 analysis, but if so, it should be cited in the body. Revise as needed to reflect SB 478 in the site inventory calculations	Comment Noted.
7	Michael V. Dyett, FAICP	Chapter 1	WELL WRITTEN	Comment Noted.
7	Michael V. Dyett, FAICP	Chapter 2	GOOD ANALYSIS	Comment Noted.
7	Michael V. Dyett, FAICP	Chapter 3	Well done, but the text really should include under "constraints" a specific discussion (in summary form if also covered in background materials) of SB 9 and explain what standards are set by State law and what options are available for the City (see more on this below)	Comment Noted.
7	Michael V. Dyett, FAICP	Chapter 4	p. IV-3: include an option to prepare Housing Conservation Plans which can modify the Secretary's standards and also allow for distinctions between Landmarks, significant and contributory buildings, and districts. Include authority to establish a "stay" on demolition and also an obligation to maintain a designated structure so there is no demolition because of neglect. p.IV-5: Under Program objectives do not say "consider regulations" but rather commit to "adopt regulations". p. IV-18: In program objectives for Program 20 add "Standards" to Multifamily and Mixed Use Guidelines and be clear that the standards are to be adopted into the zoning regulations. p. IV-19: Include maximum unit size based on sq.ft. or an FAR in the Small Low Overlay regulations; include objective design standards and buffering requirements to ensure land use compatibility. p. IV-24, Program 24, include regulations for SB9 and development standards that are allowable, such as a maximum unit size, which can reduce building bulk and help ensure land use compatibility. Developing SB9 standards also may be cited under other programs. (Its not clear to me that only 10 lots are likely to apply for an urban lot split; more may need to be done on this topic.)	HE Updated, portions of comments received incorporated.
7	Michael V. Dyett, FAICP	Chapter 4	p. IV-24: Add exemption from parking for mixed use and housing in the Downtown. This might only apply to project that are say less than 20 units (or 10 units).	Comment Noted.

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7	Michael V. Dyett, FAICP	General/ Design Guidelines	The Ad Hoc discussions that Danielle Staude had with stakeholders on multifamily and mixed use zoning included specific recommendations for changes to FAR and related amendments; the HE Update could be strengthened by adding specific numbers and listed topics for the objective standards that are to be developed.	Pending additional staff work. Staff intends to present City Council with objective standards and guidelines in the upcoming months while HCD reviews the draft Housing Element.
8		Chapter 4	Thanks--now I understand how much MV's topography determines development. About those ADU's: ADU's aren't a solution. Most homeowners don't want to be landlords. ADU's become home offices, Airbnb's, or space for the au pair. I'm guessing a renter would much prefer an apartment, and not living with their landlord. Has anyone actually checked to see how many ADU's are actually rented?	Comment noted. See HE for discussion of ADU survey and Appendix G.
8		General / more housing needed	We need more housing. There are more people in the world. And they need a place to live! MV has over 14,000 residents. We live next to San Francisco--we are NOT a small town in the middle of nowhere. Enough from the NIMBY's. Our town is looking old. We need some fresh faces. Please build them an apartment building or two.	Comment Noted.
9	Michael Dyett	Chapter 3	SB 478, minimum FAR for multifamily (chapter 363 of 2021 Statutes) should be addressed; it also should be recognized as a factor in the site inventory. The Land Use Element may need to be amended for consistency. See pgs. III-8 and III-11. The maximum FAR for tghe RM zones is 0.5, with adjustments in the Miller Avenue Parkway and Passage, but these do not meet the State minimums of 1.0 and 1.25.	Comment Noted. Sites inventory is a conservative in terms of approximate unit count.
9	Michael Dyett	Chapter 4	Pg IV-19 - Program 20 (and possibly Programs 21 and 24): the City should address the minimum FARs required by SB 478 (Ch. 363, 2021 Stats) and the program should specifically call for MVMC amendments that conform to these requirements. Additional standards could be added to address bulk and massing, siting, and buffering and the allowable densities should be adjusted accordingly, or just go with FAR in lieu of density (this will be needed for the density bonus amendments to conform to State law, I believe).	HE Updated. Comment incorporated.
10	Sheila Meadr	Disput HE/ General	I am very concerned about our state government attempting to trump local sensibilities with a one size fits all overbuilding mandate. I could go on about all the reasons a small town like Mill Valley should not be over developed but if you live here, you know why. The whole NIMBY argument falls flat. People are tired of cancel culture. Issues such as this are complex & local voices deserve to be heard & respected. The resistance against overbuilding is rooted in legitimate environmental & safety concerns. As a popular state, CA will face housing shortages. But there are better ways to approach these issues than just make California build, build, build. That is short sighted. Celebrate & respect our cities differences. Thank you for your time & consideration.	Comment Noted.

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11	Nancy Carlston	Chapter 4	<p>Include programmatic language about the non-profit Opportunity to Purchase. This would help Mill Valley expand permanently affordable/attainable housing.</p> <p>Below are some links that describe this program other local cities.</p> <p>https://medasf.org/san-franciscos-community-opportunity-to-purchase-act-reflections-on-copa-one-year-in/ https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/copa https://sfmohcd.org/community-opportunity-purchase-act-copa</p>	HE Updated, Comment incorporated.
12	Sarah Butler	Chapter 1	We need affordable housing	Comment Noted.
12	Sarah Butler	Chapter 2	We need subsidized housing	Comment Noted.
12	Sarah Butler	General/ more housing needed	More cheap housing	Comment Noted.
13		General/ traffic	<p>Since we are mandated to provide housing, our freeway access MUST be improved. Hamilton Drive should return to a two way street to provide such access. The E. Blithdale project did nothing to improve the traffic bottleneck. Although there will be some immediate neighborhood opposition (NIMBY) to opening Hamilton access to the freeway, this is a NO COST project as the road is already built to allow two way traffic. Thank you!</p>	Noted. Traffic will be reviewed in the EIR.
14		Disput HE and environmental	I appreciate the effort to inform the community of these issues but cannot quite spend the entire weekend reading the materials provided, though I did skim them. I did notice a very brief allusion to "traffic" issues which are	Comment Noted.
15		Chapter 1	Way too much time and resources has been spent of this issue. People should live where they can afford to live. If you can't live in mill valley, other affordable places are very short distances away (San Rafael, marin city, Richmond).	Comment Noted.
15		Chapter 2	This whole thing is a waste of time- this city is out of water, very fire prone and has way too much traffic (mostly from construction) - so none of this makes sense. We should not build anything else here. It is irrational.	Comment Noted.
15		Chapter 3	Constraints - no water, extremely expensive construction, huge amounts of traffic, fire etc. nothing should be built here. Doing so will completely destroy the functionality of mill valley, it's beauty, it's infrastructure, and all the reasons why anyone would live here.	Comment Noted. Environmental impacts will be assessed in the EIR.
15		Chapter 4	The number of houses required at all levels is absolutely absurd. The city needs to fight this at the state level with everything that have. If there was a vote in this - there would be overwhelming rejection of this affordable house requirement from almost all of mill valley tax payers. Nobody wants this but a few very loud individuals - and if course, greedy developers who would reap huge profits.	Comment Noted.

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Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
16	Christine and Steve Schmitz	Dispute HE and environmental concerns/General	<p>We have owned our home since 1978. It was a sleepy town then, fewer residents, much less cars on the road. Over the years the traffic increased to a point where we are now, it is a nightmare. Clearly, the increase in residents, more people in a household, more cars kids going out of town for school. Even when the traffic subsided in early Covid with people not commuting, staying in place, the busiest times on the road, were the school days...we can see the reverse in vacation times, like now, Summer, with a significant decrease in traffic. We have a drought, causing potentially serious wildfire danger, coupled with narrow hillside roads, and limited escape options. A town, like Mill Valley, heavily forested, not enough tree maintenance by the city over decades, and with one lane roads traversing the mountain, is not the type of city that can handle more housing development, to meet the State mandate.</p> <p>Our city needs to look to other small towns like us, and just say no to more development.. It can and should be done. We put our families, our seniors, and our firefighters in harms way.</p> <p>NO NEW DEVELOPMENT in Mill Valley. Affordable housing is just another name for developers to make themselves wealthier, affordable to whom? Housekeepers, gardeners, teachers, restaurant workers? Not a chance.</p>	Comment Noted.
17	Cathy Rosekrans	Appendices	<p>App C, page after C-5 (no #): I'd like to have the opportunity to talk to someone (Danielle?) in City because I can't comment until I get some answers to questions. Questions: (1) What IS the plan for LaGoma - would it be to build another story over existing businesses or what? (2) Why such density of low income here and density of moderate income at (for example) Walnut/East Blithedale. Put another way: does the City want to keep the moderate income separate from low income for some reason? If so, why? (3) KNOW that there are lots of low income renters above businesses at Locust - was there a reason why existing low income wasn't "captured" where it currently exists?</p>	Noted and commenter contacted.
18	Peter Emblad	Chapter 4	<p>There are two items that I would like to comment on in this section. The first is related to short term rentals. There should be differentiation between ongoing short term rental vs occasional short term rental. A unit that is only used as a short term rental is then not available as a long term rental unit and affects the overall housing shortage. A unit that is mostly used as a primary residence and is occasionally rented out short term does not affect the overall housing market. We are hoping to rent our house out for a few days/weeks when we travel, to offset travel costs. It would be reasonable to delineate a maximum number of days for these kinds of units to differentiate them from units that would otherwise be available for long term rental rather than having a limited number or percentage of permits allowed for this.</p> <p>My second comment is on the proposed development at 1 Hamilton Drive. The commission had a very narrow scope when they started the exploration, namely looking exclusively at locations that would accommodate a large (40+ units) building. This is not in keeping with the character of the city. Multiple smaller units (4-6) spread out throughout the city would be more in keeping with the aesthetics. Moreover, having large affordable housing units segregates the tenants and creates a stigma, which has been proven a failed model throughout the states (think Cabrini Greens as the first one). We want the city to be affordable for more, and create more diversity, but we want these new residents to be part of our culture and our community. A large development instead would socially isolate and stigmatize the residents. I urge you to consider making the development at Hamilton Drive a smaller one (4-10 units) and create more of these throughout the city. The costs could be offset by selling city owned land for private development.</p>	Noted. Short term rentals are not restricted. Additional public and tax-exempt sites will be investigated as part of Program 10.

SUMMARY OF PUBLIC COMMENTS RECEIVED June 30, 2022 through August 1, 2022 (7pm)

Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
19	Susan K. / Freeman Park Neighborhood Association Board of Directors: Jan Austin, Catherine Cook, Vanessa Justice, Susan Kirsch, Liz Specht, and Judy Their	Dispute HE/ General	<p>Thank you for accepting comments on the 8-year Housing Element (2023-2031), which is required by the state Housing and Community Development (HCD) agency.</p> <p>The Regional Housing Need Assessment (RHNA) used to be a collaborative planning tool. Now is a blunt cudgel. For example, in the last RHNA cycle, Mill Valley was assigned 129 new housing units. In this cycle, the number is 865 new units; at a time when California's population is declining, water supply is dwindling, and fire risk is increasing. Most everyone--City Council members, staff, and community leaders--agree the RHNA numbers are inflated, unreliable, and unattainable. What's the evidence?</p> <p>Inflated: The Embarcadero Institute published a report called, Double Counting the Latest Housing Needs Assessment. Prior to that, they discredited the wild claim that CA needed 3.5 million new housing units. A new study shows California needs fewer than 1M new housing units. HCD's numbers are consistently inflated. Why? Who benefits?</p> <p>Unreliable: The State Audit Department, reporting on an audit of HCD's Regional Housing Needs Assessments, concluded The Department of HCD Must Improve Its Processes to Ensure that Communities Can Adequately Plan for Housing.</p> <p>Unattainable: Mill Valley staff appealed to our regional agency (Association of Bay Area Governments) requesting a lower, realistic number based on specific health and safety issues such as lack of water and risks of zoning for housing in fire zones and flood planes. Six other Marin cities and the county filed appeals. All were denied.</p> <p>The City Council is caught between a rock and a hard place. The state twists our collective arms to get compliance with their unreliable and harmful quotas which fail to meet the need for housing that is affordable to people who depend on wages.</p> <p>Meanwhile, the CA Attorney General formed a "strike force" and threatens legal suits and attorney fees, loss of permitting authority, financial penalties and even court receivership if cities don't meet the RHNA numbers.</p>	Comment Noted.

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19	Susan K. / Freeman Park Neighborhood Association Board of Directors: Jan Austin, Catherine Cook, Vanessa Justice, Susan Kirsch, Liz Specht, and Judy Their	Dispute HE/ General (continued)	<p>You—our City Council and staff—are not the bad guys here. The pressure comes from legislators who craft legislation that "pencils out" to provide profit for special interest developers and investors but leaves the city to pay the bills with dwindling resources.</p> <p>Here's our request. Comply with state law and submit the housing element, but don't stop there. Take action to challenge the reckless and irresponsible state mandates. For example:</p> <ol style="list-style-type: none"> 1. Join the statewide lawsuits filed for both charter and general law cities re: SB9. 2. Join the lawsuit re: the Audit of HCD and RHNA methodology. 3. Encourage the county to take the lead in standing up to state bullying and join the lawsuits. 4. Encourage other cities to join the lawsuits. As more cities join, the cost is reduced. 5. Encourage Marin's reps to ABAG/MTC (Pat Eklund and Damon Connolly) to take the lead to remove consequences of non-compliance to unreliable numbers and methodology until the findings of the state audit are addressed with truth and transparency. <p>For more reasons to challenge the RHNA numbers of the Mill Valley Housing Element, refer to the letter submitted by Amy Kalish, writing for Citizen Marin.</p> <p>Finally, if you'd like to hear what people from around the state are saying about HCD, RHNA quotas, and the state lawsuits, mark your calendar for a four-part Town Hall Zoom series hosted by Catalysts for Local Control. The series starts Wednesday, August 10 at 5 pm and continues every other Wednesday through September 21. Watch for details. Pam Lee, attorney for both the SB9 and the RHNA Audit litigation, is our first guest.</p> <p>Thank you for your service to Mill Valley.</p>	Comment Noted.
20	N/A	Dispute HE/ General	City council needs to take any and all measures to join the lawsuit and pushback against these state mandates. There are many other solutions at the state level to solve affordable housing other than to force small communities into quotas that will jeopardize safety of the community (fire egress etc) and the standard of living that makes our town, and California in general a valuable place to live. These mandates have the potential to significantly alter the quality and safety of life in Mill Valley, and must be amended. At minimum, the state must be willing to contribute significant funding to critical infrastructure to consider any further housing increase in Mill Valley.	Comment Noted.
21		Dispute HE/ General	I understand the need for more housing. However, one does not construct a building followed by the foundation. It appears that is what the state is mandating. They have no regard for those of us who live here, for our quality of life, for our safety, our health and for the value our open spaces provide to all the Bay Area. I hear the consequences of not complying are considerable. I'd like to believe the state would not be so punitive and work with a realistic compromise. I urge you to continue fighting this unrealistic, authoritarian mandate.	Comment Noted.
22	Erlend Bo	Dispute HE/ Chapters 1-4	I would recommend the city of mill valley join other cities in lawsuits to stop this madness	Comment Noted.
23	Roger Hefty	General/ Traffic and 1 Hamilton	1 Hamilton would create more traffic using Kipling. Have you walked from 1 Hamilton to the GGT bus stop on E. Blithdale? Up a step hill then down a step hill with NO sidewalk from Longfellow to E. Blithdale. No one will feel safe walking this route to mass transit. So why not concentrate on housing where residents could easily and safely walk to mass transit.	Comment Noted.

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Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
24	Erlend Bo	Dispute HE/ General	<p>There has been pushback across California against this punitive process, and in response to the lack of cooperation and transparency between cities and state. Lawsuits, including an audit of the disproportionate, one-size-fits-all housing numbers are underway. The state did not consider drought, water supply, fire danger, evacuation egress, infrastructure, or any other relevant geographical and environmental constraints when creating their numbers. Their opaque methodology is being reviewed by the Department of Finance after an audit showed sloppy work. Everything has been dumped on the cities to figure out. Including how to get our infrastructure, like our sewage, up to snuff to handle the waste of 1,800+ more people.</p> <p>We can all agree that housing is essential, but not at the cost of public safety and destroying our community.</p>	Noted.
25	Phil Hinderberg / Community Housing Foundation	Appendices	<p>"As shown by the U.S. Census data in Appendix A, the shortage of affordable housing particularly affects lower-income renters and first-time homebuyers and limits the choice and opportunity of many just entering the workforce or local jobs with lower salaries, including public safety workers and teachers. "</p> <p>"72% of the workforce lives outside of the city."</p> <p>The draft includes several programs designed to increase the supply of workforce housing.</p>	Noted.
25	Phil Hinderberg / Community Housing Foundation	Chapter 4	<p>Goal 3.0, Program 14, Affordable Housing Development Assistance Provide financial and regulatory incentives to private developers for the development of high-quality affordable housing for families, the local workforce and seniors appropriately designed to respect Mill Valley's natural environment and community character. Continue to identify priorities for local Trust Fund through the Housing Advisory Committee Work plan process. Continue to utilize state incentives such as Density Bonus and streamlining through SB330 to prioritize affordable housing projects. By 2025, consider reduction in development fees allowed under MVMC 5.32.</p> <p>Goal 8.0, Program 33 Community Education and Outreach Coordinate with interested groups, including local businesses, housing advocacy groups and owner and renter neighborhood groups to build public understanding and support for affordable, workforce and special needs housing. The July Draft Housing Element Update 2023-31 also identifies the need for rental assistance for Mill Valley workers so they can live and work in Mill Valley. The draft states in part,</p> <p>"The majority of Mill Valley's workforce makes less than \$50,000 and is dominated by lower paying retail and service-related jobs. Given the shortage of local affordable housing opportunities, the vast majority of people who work in Mill Valley do not live in Mill Valley."</p> <p>Goal 3.0, Policy 3.6 Provide Information on Rental Assistance Support and publicize available rental assistance programs for lower income and special needs households. The above referenced provisions of the July Draft Housing Element Update 2023-31 are consistent with our charitable purpose to generate funds and support for affordable workforce housing. We look forward to working with the city council and staff to help implement them in the years ahead.</p>	HE Updated and comment incorporated.
25	Phil Hinderberg / Community Housing Foundation	General/ More Work force Housing	<p>The Community Housing Foundation Mill Valley's Board of Directors has reviewed the July Draft Housing Element Update 2023-31. We note that the draft contains 27 specific references to the need for and policies designed to encourage the development of workforce housing</p>	Comment Noted.

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26	Carolyn Heyder	General/1 Hamilton	See comment letter and attachments	Comment Noted.
27	Paula Weaver	General/1 Hamilton	See comment letter and attachments	Program 10 included to further investigate other tax-exempt and public owned sites. Historic overlay is not specifically related to sites in downtown. The majority of historic properties are in single-family zoned districts (not commercial buildings).
28	Dart Cherk	General	Visual/see attachments	Comment Noted.
29	David Wygant	General/1 Hamilton	See comment letter and attachments	
30	Mark Chavez	Chapter 4	Inclusionary requirements should be reviewed.	HE Updated. Noted and incorporated.
31	Hough Kuhn	Chapter 4	Short Term rentals	Comment Noted. Staff and City Council continued to monitor short term rentals on a regular and on-going basis.
32	Jeralyn Seiling	Chapter 1	Affordable housing east of Camino Alto, see comment letter.	Noted and addressed in the HE, see Chapter 4.
32	Jeralyn Seiling	Chapter 3	1 Hamilton: see comment letter.	Comment Noted.
32	Jeralyn Seiling	Chapter 4	1 Hamilton. See comment letter.	Comment Noted.
32	Jeralyn Seiling	General/timing	See comment letter .	Comment Noted.
33	Jay Hamilton-Roth	General	My overall response to this document is it seems like a ton of busy work for many people (as required) rather than work that'll inspire dialogue/change.	Noted.
33	Jay Hamilton-Roth	Typos	Page C-1: "Within 1/2 Mill of Transit..." (should be Mile) Appendix C: Sites Inventory List (p2) "501 Tamapais" (should be Tamalpais) and is this Tamalpais Drive or Tamalpais Ave?	HE Updated. Misspelling noted and fixed.

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34	Marin Conservation League	Appendix C	<p>This appendix is thorough, presents excellent graphics, provides a methodology for site screening that is clear, and thoughtfully considers critical factors. MCL presents the following comments, questions, and requests:</p> <p>a. The site inventory considered and assessed City-owned and tax-exempt parcels, but many were dismissed because of environmental constraints. However, a handful of sites were found to be suitable for multiple-family residential use as they are larger sites, relatively free of environmental constraints and close to transit. MCL generally agrees with this conclusion. The #1 Hamilton site (Mill Valley Rec Center) is a good example of a site that meets the criteria as being suitable for multiple-family residential use.</p> <p>b. Of the 89 vacant single-family residential lots included in the inventory, it has been concluded that only 10 of these lots would be eligible for the SB9 "by-right" and development process. However, these potentially eligible lots are not identified on inventory. Please add and/or clarify.</p> <p>c. MCL supports the inclusion of underutilized commercial sites for mixed-use or redevelopment with multiple-family housing. This is a wise re-use of property that is developed with commercial or retail uses, where demand for these existing uses has been declining. It should be noted that while specific criteria were used to demonstrate the potential readiness for redevelopment of these eligible sites, timing for redevelopment will depend upon other factors (e.g., financing, building materials, and labor) that are outside of and beyond the control of the City.</p> <p>d. MCL supports the concept of office conversions or expanding mixed-use on office-developed sites.</p> <p>e. The inventory assumes a production of 20 ADUs per year based on the past approval/development trend. While this annual production assumption might be ambitious, MCL supports measures to enhance or facilitate their development.</p> <p>f. The inventory tables identify housing opportunity sites that are being "carried over" from the current and past County Housing Elements. It is our understanding that the State housing laws require that sites "carried over" from the current Housing Element are automatically eligible for the "by-right" process. Please clarify.</p>	HE updated. Noted, clarifications will be made in the document for items b. Item f, those sites carried over and are identified for lower income RHNA have specified a "by-right" process should the redevelopment include 20% low income units.
34	Marin Conservation League	Appendix F	The Constraints Analysis is comprehensive and well written. MCL is pleased that this analysis acknowledges and includes not only the governmental and non-governmental constraints that are required for this analysis, but environmental constraints too. Acknowledged and discussed are environmental conditions related to flooding/subsidence, seismic hazards, fire hazards, pre-historic cultural resources, and endangered/threatened species. Further, the impact of these constraints on development is helpful. It is recommended that the Appendix C-Sites Inventory table be revised to include known environmental conditions and constraints for the individual opportunity sites. Some of the opportunity sites are located in areas that are vulnerable to increased flooding/sea level rise and high fire hazard. Adding this information to the Sites Inventory table will assist the public and decision-makers to: a) better understanding the conditions and challenges of certain sites; and b) confirm site development capacity and feasibility for development/redevelopment.	Noted, environmental review will highlight potential impacts. Sites inventory methodology did eliminate those parcels with known environmental constraints.
34	Marin Conservation League	Chapter 1	<p>This comprehensive chapter includes background information on census data, housing by geographic area, resident income levels, and rent and sales price trends. This chapter reports that there is a disparity in the existing housing inventory and the present workforce, particularly for low-paid service workers. As discussed below under #2 (Housing Needs), MCL supports efforts and measures to increase housing opportunities in Mill Valley for the existing, lower-income workforce.</p> <p>This chapter reports that Mill Valley has done well with permitting and developing Accessory Dwelling Units (ADUs) during this past Regional Housing Needs Allocation (RHNA) cycle (118 ADUs permitted and developed between 2014-2021). MCL congratulates Mill Valley for this achievement as ADUs have proven to provide infill housing that can be sized and designed to be affordable to lower-income households and the workforce, within an existing, developed footprint.</p>	Comment Noted.

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34	Marin Conservation League	Chapter 2/ Appendix A	The Needs Assessment is telling, as it confirms that the greatest housing need in Mill Valley is for the low-, very low-, and extremely low-income households. For the next RHNA cycle, Mill Valley's allocation is to plan for the development of 865 units of which 413 units (48%) must be earmarked for low-, very low-, and extremely low-income households. These income levels support a high percentage of Marin's workforce that is required to travel far for affordable housing. Planning for housing opportunities to accommodate these households will promote a more sustainable balance in jobs and housing within the County, which will help address the impacts of climate change.	Comment Noted.
34	Marin Conservation League	Chapter 4	<p>This chapter is well-written and easy to comprehend. MCL supports the four overreaching "Housing Strategies," and the eight Housing Element Goals, which include, among others: a) enhance affordability to provide housing for the workforce; b) provide sufficient amount of land to accommodate RHNA but ensure that new development is compatible with small town character of Mill Valley and its environmental and scenic attributes; c) promote fair housing for residents; and d) promote a healthy and sustainable city through supporting existing and new housing that minimizes reliance on natural resources and automobile use. Acknowledging that Mill Valley is a relatively built-out community, MCL agrees with and expresses support for the following policies and programs as they promote reuse of existing resources and sustainability:</p> <p>a. Policy 2.1. Encourage mixed-use by incorporating residential housing in commercial buildings. b. Policy 2.32. Diversity single-family residential neighborhoods through ADUs and duplexes, c. Policy 2.4. Create Housing Opportunities through adaptive reuse. d. Program 5. Mixed-use zoning in commercial districts. e. Program 20. Rezoning to accommodate RHNA/Housing Overlay Zoning District with particular support for rezoning underutilized commercial & publicly owned opportunity sites, and the adoption of an office conversion housing overlay district. f. Policy 7.1. Promote smart growth. Preserve open space, watersheds and environmental habitats while accommodating new growth that minimizes reliance on use of the automobile. g. Policy 7.2. Create healthy, sustainable buildings through green building design. h. Policy 7.4. Transportation alternatives and walkability. Incorporate transit and other transportation alternatives including walking and bicycling into design of new developments, particularly within ½ mile of transit stops. i. Policy 7.5. Jobs/housing balance. j. Program 30. Prioritization of sustainable housing projects. k. Program 31. Green building and energy conservation. Evaluate adoption of reach codes. While supported, heightening the green building and energy standards will increase the cost of housing development. l. Program 32. Addressing natural hazards. Support for housing development in areas that are outside hazard zones (see comments below regarding constraints).</p> <p>Program 18 (Residential Design Guidelines) recommends updating the currently adopted design guidelines so that they are developed into "objective standards" for "by-right" development approvals (allowed through SB330, SB35, SB9). While MCL supports this effort as the current design guidelines have been a very useful tool, we reserve the opportunity to comment on these "objective standards" when they are available for public review.</p>	Comment Noted.
35		Disput HE/ General	Please push back on the state's mandates to increase housing so significantly in the mill valley community. Our small businesses should not be threatened - they not only provide a service to the community, but jobs for many which helps keep our local economy going especially during an impending recession (and after the nightmare of draconian policies that so many businesses couldn't survive through during the pandemic). I support adding some housing at sites like the old seminary or near the old glass door building, not where small businesses could close. <u>Push back, we do not support this!!</u>	Comment Noted.

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36	Denice Barsness	Disput HE/ General	It is unfair to local businesses and homeowners who have worked very hard to stay in business and to purchase a home to dictate the quality of life they should enjoy. I would love to own a home on the beaches of Hawaii but recognize that is I feasible on many levels. Mill valley is very hilly and has very poor roads for fire evacuation. We are already in a drought and water restricted. It makes no sense to jam in more high density housing. The terrain and the resources do not support it. There is vast open lands at the ex Hamilton Air Force base as well as isolated areas not located in hills and valleys. It is not the job of the government to "create equality". In the history of	Comment Noted.
37	Lisa Bloch	General	<p>The 2015-2023 Mill Valley Housing Element can acknowledge and encourage responsible pet ownership as a part of healthy families and a vibrant community by integrating pet-friendly housing concepts into it:</p> <p>Mill Valley recognizes that credible research, the federal PETS Act of 2006, pet-supportive policies in the California Animal Response Emergency System and numerous Marin county policies all support the idea that good civic policy supports pets as an integral part of families' and communities' well being.</p> <p>Mill Valley also recognizes credible research on breed exclusions that shows many such policies are not justified by data on safety and protection and can add to discriminatory practices against marginalized consumers who are largely people of color or low to moderate income households.</p> <p>Mill Valley recognizes that the COVID-19 pandemic increased pet adoption in a durable way and that pet-friendly rental housing is in even greater need as a result.</p> <p>Therefore, the City of Mill Valley encourages, and where relevant, incentivizes rental housing that has a stake in to adopt pet-friendly policies that include:</p> <ul style="list-style-type: none"> > Accepting pets, pursuant to any limits imposed by individual jurisdictions. > Discouraging dog breed and weight exceptions. > Encouraging landlords to set pet deposits at no more than \$500 or lower, based on ability to pay. <p>Additionally, the City of Mill Valley will seek Better Cities for Pets certification and a related grant in the Housing category.</p> <p>Marin Humane, through the Joint Powers Agreement with the City of Mill Valley and Marin County, is a resource for city officials, property owners, and tenants in establishing the pet-friendly housing policies and in helping develop best practices or helping to solve conflicts that may arise.</p>	HE Updated, see program 25.
37	Lisa Bloch	General	<p>As both a resident of Mill Valley and as the Director of Marketing and Communications for Marin Humane, I'd like to suggest the City includes encouragement of pet-friendly policies related to housing. The most common reason cited for people relinquishing their pets to shelters is due to their inability to find appropriate pet friendly housing.</p> <p>Marin Humane's Advocacy Committee has drafted the following for your consideration and possible inclusion in the Housing Element. Thank you.</p> <p>There is a growing body of research that indicates renters with companion animals enjoy a higher level of health and well-being, while landlords who accept renters with pets enjoy a more stable and financially desirable tenant base without unusual cost or maintenance burdens.</p>	Staff will further evaluate as part of Fair Housing laws and regulations.

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37	Lisa Bloch	General	<p>ADDENDA</p> <p>A housing element seeks to</p> <ol style="list-style-type: none"> 1. Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner. 2. Facilitate infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns. 3. Improve the intraregional relationship between jobs and housing." <p>"CA HCD will certify a Housing Element only if it incorporates all required content, including, but not limited to:</p> <ul style="list-style-type: none"> > A summary of the population and housing characteristics that contribute to the present and future housing needs. > A description of constraints on the development of housing. > An evaluation of the existing Housing Element. > An inventory of sites to accommodate the local jurisdiction's identified housing need. > Programs to promote housing opportunities for all residents." <p>A sampling of forward thinking animal policies in Marin County.</p> <p>Several various proclamations over the decades honoring animals, including a "feral cat day" recognition.</p> <p>Keeping our ordinances updated and consistent with changing trends. Some are very unique like our permits for animal businesses.</p> <p>Recognition of the importance in handling animals during disasters and always creating space for people and pets to be together in an emergency. Marin was one of the very first counties to incorporate an animal services position in their EOC.</p> <p>Supporting pet facilitated therapy in City and County spaces. Our ambassador dogs regularly visit Comm Center and the EOC during disasters. San Rafael also incorporated this concept into their Power Outage Plan for our dogs to visit power centers.</p>	HE Updated, see Program 25.
38	Amy Dean	General /more housing needed	<p>Dog Parks (even though controversial for some) were the first to be established throughout Marin and the cities to advocate for the human animal bond. This also includes the awareness that dogs need to be included as a user group in trail policy.</p> <p>I am a single mom and teacher that has lived in Mill Valley for almost 20 years. Without knowing the fine details of the current proposals, I support the affordable housing efforts in our community. If you need people to speak in favor of the need for a diversity of housing, I'd be happy to assist. Thanks.</p>	Comment Noted.
39	Joan Brown Miller	Chapter 1	I am not sure if it is my introduction or the council's. My great-uncle owned Brown's Furniture Store in downtown Mill Valley. I myself owned a hot dog cart business for ten years serving the Mill Valley area.	Comment Noted.
39	Joan Brown Miller	Disput HE/ General	I support joining other cities that are opting to sue the state over these mandates	Comment Noted.
39	Joan Brown Miller	Dispute HE/Chapter 4	I do not understand how Mill Valley can stand the strain of adding over 800 housing units to our infrastructure. As it is in a major fire we would be hard pressed to evacuate then add 1800+ more bodies to that and outcome will not be pretty. If the current plan were implemented the quality of life in Mill Valley would be greatly impacted. How can you take over commercial business lots, eradicate businesses that support the community and expect the community to thrive. There will be no where to get services. Local businesses as it is are hard pressed to make a living here. This plan is absurd.	Comment Noted.

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40	Conan Putnam	Continued	<p>Unreliable: The State Audit Department, reporting on an audit of HCD's Regional Housing Needs Assessments, concluded The Department of HCD Must Improve Its Processes to Ensure that Communities Can Adequately Plan for Housing.</p> <p>Unattainable: Mill Valley staff appealed to our regional agency (Association of Bay Area Governments) requesting a lower, realistic number based on specific health and safety issues such as lack of water and risks of zoning for housing in fire zones and flood planes. Six other Marin cities and the county filed appeals. All were denied.</p> <p>The current RHNA process has set us up for failure. We can agree that housing is essential, but our unique environmental and geographical constraints have not been appropriately considered. Plan Bay Area 2050 assured us that "one size does not fit all." Mill Valley's ABAG appeal, based on profoundly "changed conditions" (including infrastructure, environmental concerns, traffic, flooding and sea rise, fire hazards, and drought) was solicited — and then ignored.</p> <p>A recent Grand Jury Report excoriated MMWD's seriously inadequate planning for current population needs, let alone a huge increase. Climate change has changed everything. Most of Mill Valley is WUI or worse, and we are under constant threat of fire. But these hazards, even our lives, are irrelevant to HCD's methodology.</p> <p>Last year SCAG granted a reduction of nearly 3,000 units in the city of Pico Rivera, based on an Army Corps of Engineers statement regarding possible dam failure and flooding. There is ample evidence that Mill Valley's fire danger and byzantine evacuation infrastructure pose a severe risk to residents in the city and Unincorporated Areas. Even with vigilant mitigation, the danger persists. The expert opinions are there. The state will not listen.</p> <p>You—our City Council and staff – are not the bad guys here. The pressure comes from legislators who craft legislation that "pencils out" to provide profit for special interest developers and investors, but leaves the City of Mill Valley to pay the bills with scarce resources.</p>	

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40	Conan Putnam	Dispute HE/ General	<p>Thank you for accepting comments on the 8-year Housing Element (2022-2031) required by the state Housing and Community Development (HCD) agency. The purpose of this letter is to express in THE STRONGEST POSSIBLE TERMS MY OPPOSITION TO THE PROPOSED 8-YEAR HOUSING ELEMENT (2023-2031) LIST FOR MILL VALLEY. Beyond being the wrong solution for our community, our environment and people in need of affordable housing, and beyond the fact that if implemented, this housing will make our community less safe, it represents a complete failure of government transparency and process.</p> <p>I have read carefully thought out positions on these issues in letters to the Mill Valley City Council by Amy Kalish and Susan Kirsch and I agree with them, that it's time to push back against HCD and RHNA. My views are in full agreement with theirs, and to save time I have compiled my letter out of parts of theirs.</p> <p>A bit of history: The Regional Housing Need Assessment (RHNA) used to be a collaborative planning tool. It is now a blunt cudgel. The state has shown no willingness to collaborate in this process. Rather than being treated as partners, we are threatened with further loss of control over the fate of our communities. We are at the mercy of private, for-profit contractors (under abysmal economic conditions) to meet the numbers or face grave and irreparable consequences.</p> <p>As you know, a California State Audit found the RHNA methodology seriously flawed, and the matter has been referred to the Department of Finance for review. Without confidence in the numbers, the process should have been paused until February, when the report is completed.</p> <p>In the last RHNA cycle, Mill Valley was assigned 129 new housing units. In this cycle, the number is 865 new units; at a time when California's population is declining, water supply is dwindling, and fire risk is increasing. Most everyone--City Council members, staff, and community leaders--agree the RHNA numbers are inflated, unreliable, and unattainable. What's the evidence?</p> <p>Inflated: The Embarcadero Institute published a report called, Double Counting the Latest Housing Needs Assessment. Prior to that, they discredited the wild claim that CA needed 3.5 million new housing units. A new study shows California needs fewer than 1M new housing units. HCD's numbers are consistently inflated. Why? I very much wish for Mill Valley to join a lawsuit to repeal these mandates. They do not take into account the perilous impact on our environment and current community. The 800+ number is beyond a sage approval capacity and I am shocked at many of the potential placements of these additional homes. PLEASE DO SOMETHING TO STOP THIS. Thank you!</p>	Comment Noted.
41	Apyrl Uncapher	Dispute HE/ General	<p>I very much wish for Mill Valley to join a lawsuit to repeal these mandates. They do not take into account the perilous impact on our environment and current community. The 800+ number is beyond a sage approval capacity and I am shocked at many of the potential placements of these additional homes. PLEASE DO SOMETHING TO STOP THIS. Thank you!</p>	Noted.
42	Carlos Montalvan	Appendices	See Comments above on Chapter 3 and Appendix C: Sites Inventory Methodology (pg 2).	Noted.

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42	Carlos Montalvan	Chapter 1	<p>(Pg 7-8): The "Mill Valley Community Context" Introduction only gives context from one perspective, quoting a member of MV Free and two downtown business owners to show universal support. There is no mention of any opposition to the RHNA mandated numbers or even acknowledgment that more density is not what every citizen of Mill Valley is in favor of. If this truly is the "Context" of the "Community" then leaving out this perspective is lopsided and biased. There should be a section that acknowledges the many voices who have pushed back against the further development of this already crowded town.</p> <p>(Pg 9); Of the eight housing goals listed, none relate to dispersing new affordable housing throughout the City in an evenly distributed way. What this means is that there is no stated need to ensure all new large-scale development doesn't end up on one side of town. This will (and already has) pit neighborhood against neighborhood, as some areas of the City will carry the burden of dealing with new large and dense apartment buildings, losing open space, and incurring more traffic, while other areas can sit back and congratulate themselves for being such great champions of affordable housing. If there is no stated goal of the need to disperse housing evenly, this segregation of affordable housing to one part of the City will continue and get worse.</p> <p>(Pg 12) : Page 12 shows what are described as "small scale, higher density developments" that are "already an accepted part of the fabric of the community". The addresses and densities shown are "Lovell Avenue: 41 units/acre" and "Park Avenue: 30 units/acre". Both are "over allowable density (29 units/acre)".</p> <p>However, this is very deceptive because while the density numbers look huge, the actual complexes are much much smaller. The fact that the actual unit numbers are not listed gives the false impression that people are currently fine with 41 and 30 unit buildings. In fact, the 41 units/acre Lovell Avenue property (26 Lovell Avenue) is a Triplex with only 3 total units. And the 30 unit/acre Park Ave property (10 Park Ave) only has 19 units total.</p> <p>So sure, people are fine with 3 unit buildings, and maybe even 20 unit buildings. But the implication that people are "already accepting" of 30 and 40 unit buildings is just plain false. The actual units of those buildings should be listed just as prominently as the density numbers so that people understand the real difference between density and scale. Then they can decide if they are fine with both larger density and larger scale developments going into their neighborhoods.</p>	<p>HE Updated. Page 7-8: Quote Removed.</p> <p>Page 9: The city cannot distribute housing evenly across the City for various reasons including topography. There are several program identified that disperse housing throughout the City, as noted in the Housing Element.</p> <p>Page 12: Additional context provided. The purpose of the discussion is to illustrate that the City has a lot of small scale lots, less than 1/2 acre, which supports the City's approach in developing its sites inventory.</p>
42	Carlos Montalvan	Chapter 2	<p>(Pg 41-42)</p> <p>Within all of the description of the RHNA mandated numbers, there is no mention that the City of Mill Valley actively opposed and appealed the numbers they were given by ABAG. It is misleading and inaccurate to omit the City's opposition to these mandates, if nothing else as a matter of public record. It should not appear that the City is 100% in support of the figures ABAG has come up with, because they were not.</p>	<p>Comment Noted. The City's RHNA appeal is well documented throughout the HE process.</p>

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42	Carlos Montalvan	Chapter 3	<p>(Multiple Pages)</p> <p>Appendix C: Sites Inventory Methodology (pg 2), and the resulting Inventory Maps in Chapter 3 list 1 Hamilton as the only viable City-owned site. Yet in the May 25, 2021 Memo from Janet Smith-Heimer of The Housing Workshop, (Analysis of Tax-Exempt Sites for Affordable Housing Development), at least 2 other sites were listed that are conspicuously missing from Appendix C and Chapter 3. They are the Boyle Park Tennis Courts, and the Portion of Mill Valley Golf Course along Linda Vista Drive.</p> <p>The Boyle Park site was described in The Housing Workshop memo as “From an objective affordable housing development point of view... the best of the 4 identified sites.” Yet there is no mention of it in Appendix C, Chapter 3, or any of the Inventory Maps. Why not?</p> <p>The Portion of the Mill Valley Golf Course along Linda Vista was also identified as possibly “suitable for multifamily affordable housing development in the near term”. The only opposition to its viability was that it is “across the street... from a recently-proposed public parcel currently uses as a playing field, which engendered substantial community resistance to any development.” Appendix C, and the Housing Element don’t even mention the Linda Vista property and thus it has disappeared from even future consideration for development.</p> <p>This conveniently spares those neighbors who voiced “substantial community resistance” from any affordable housing complexes being built in their neighborhood. Meanwhile the “substantial community resistance” voiced at 1 Hamilton has been met with a steamroller of disinterest and disrespect from the City Council.</p> <p>These 2 sites should be listed on the Inventory Map as viable City-owned properties. Or at the very least they should be mentioned in the same breath as the other City-owned sites that are identified as parcels for further consideration, (parking lot at Miller Avenue and Edgewood Reservoir). If not, the City is intentionally burying the findings of their own paid consultant to protect well-connected and well-funded neighborhoods from high-density housing development.</p>	<p>Program 10 identifies those sites large enough to house an affordable housing project based on Council direction.</p> <p>Additional sites, such as the portion of the Mill Valley Golf Course along Linda Vista Drive would be further considered as part of leveraging funds for affordable housing projects. This approach is still the intent of program 10. By law, the sites inventory can only include those parcels or sites that are zoned or identified as active housing projects, such as 1 Hamilton.</p>
42	Carlos Montalvan	Chapter 4	<p>(Pg 81)</p> <p>The zoning changes, especially to parking requirements, building height, and density increases are massive and will no doubt alarm many people who have not been actively paying attention to these documents. The problem is, these zoning changes, which are probably the most significant portion of this entire 116 page document, are not highlighted in any substantial way.</p> <p>These new zoning rules should be front and center, displayed earlier in the report, more prominently, and maybe even broken out into a separate shorter document for the entire community to review. Burying them 80 pages into a 116 page document is a good way to make people miss critical new rules that will certainly affect their neighborhoods once they are implemented.</p>	<p>These zoning changes were presented and highlighted as part of the Joint PC/CC meeting on March 22, 2022 and have been a piece of the conversation as part of developing policies during various public workshops.</p>
42	Carlos Montalvan	General	<p>The fact that the City is circulating this document in the middle of the summer, when many people are away or otherwise occupied, says to me that the City wants as little input on this as possible. When something as critical as zoning changes are passed through public review in the middle of the summer, expect that there will be a chorus of people asking why this was not done in the Fall when everyone was back from break.</p>	<p>The content of the Housing Element is based on various pieces of information contained in previous staff reports as presented at past workshops and City Council hearings.</p>
43	Sylvia Knauer	Dispute HE/ General	<p>It's simple: MV City Council must step up to represent the interests of Mill Valley residents by joining other cities in suing the State of California to oppose the mandated housing plan. Push back is required.</p>	<p>Noted.</p>

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44	Amy Kalish, Director Citizen Marin: www.citizenmarin.org	Dispute HE/General	<p>The state has shown no willingness to collaborate in this process. Rather than being treated as partners, we are threatened with further loss of control over the fate of our communities. We are at the mercy of private, for-profit contractors (under abysmal economic conditions) to meet the numbers or face grave and irreparable consequences.</p> <p>The RHNA process has set us up for failure. We can agree that housing is essential, but our unique environmental and geographical constraints have not been appropriately considered. Plan Bay Area 2050 assured us that "one size does not fit all." Mill Valley's ABAG appeal, based on profoundly "changed conditions" (including infrastructure, environmental concerns, traffic, flooding and sea rise, fire hazards, evacuation, and drought) was solicited — and then ignored.</p> <p>A recent Grand Jury Report excoriated MMWD's seriously inadequate planning for current population needs, let alone a huge increase. Climate change has changed everything. Most of Mill Valley is WUI or worse, and we are under constant threat of fire. But these hazards, even our lives, are irrelevant to HCD's methodology.</p> <p>Last year SCAG granted a reduction of nearly 3,000 units in the city of Pico Rivera, based on an Army Corps of Engineers statement regarding possible dam failure and flooding. There is ample evidence that Mill Valley's fire danger and byzantine evacuation infrastructure pose a severe risk to residents in the city and Unincorporated Areas. Even with vigilant mitigation, the danger persists. The expert opinions are there. The state will not listen.</p> <p>There is power in numbers. I hope you are open to participating in an upcoming challenge to the RHNA/HCD methodology. The process has become a bitter, punitive exercise pitting cities and state against each other. We need a collaborative approach to yield real housing solutions. Instead, we next move on to SB 35, and are punished with ministerial approvals, no CEQA, and no community input. It's time to challenge the HCD's right to set housing numbers that are siloed from our new reality. Someone must step in and mitigate this disaster. We need the state to hear us. Instead, we got Newsom's veto of SB 182- the only law that would have required improved evacuation routes in areas to be developed- as a reminder that nothing must slow down housing.</p> <p>I urge you to join the legal challenge to SB 9, as other cities have done. Pam Lee is the attorney handling this suit</p>	

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44	Amy Kalish, Director Citizen Marin: www.citizenmarin.org	Sites Inventory	<p>I appreciate your efforts to find space for 865 new housing units in our already overbuilt town. I know Mill Valley must continue with the RHNA process, but the numbers are so out of scale with what our infrastructure can safely support that I urge you to explore ways to push back even as you move forward.</p> <p>Repurposing vacant buildings, second-story spaces over retail, and unused office space is the least impactful way of adding housing; your list includes the potential for 65 of these types of units. Multi-unit housing has wisely been kept out of the high fire hazard areas.</p> <p>But from the looks of the current Housing Element list, getting to 865 means losing a lot of our local businesses and replacing them with housing. This doesn't affect the major chains (like CVS) that take up large lots. They are privileged.</p> <p>Without the larger lots of the national chains, the city has resorted to eyeing the smaller lots of local businesses. I took some time to match the non-descriptive addresses on the Housing Element to what was there, and the list shows just how little wiggle room you have; it is peppered with businesses our community can ill afford to lose.</p> <p>The proprietors I've spoken with had no idea that their land was being considered for redevelopment. The owner of Grilly's and the Malugani property did not know (until I contacted him) that his property, as "underutilized land," accounted for 11 homes in the Moderate category. He had no interest in such a conversion.</p> <p>So, local jobs will be lost and replaced with housing — for people looking for jobs? What is a small town without businesses and services? The public rallied behind these local businesses to keep them afloat during the pandemic. That the city has had to put them on this list to make the RHNA shows how severely constrained we are.</p> <p>Do we really want to consider replacing Goodman's and Tamalpais Paint with housing, with building materials in such desperate demand? Three of the older auto shops? Happy Feet? The entire strip mall where Sol Food, Sloats, and Doggie Styles are sited? We are already hard-pressed to find affordably priced groceries and services. With an influx of lower income residents, shouldn't it be a priority to preserve restaurants such as Grilly's, serving quality, affordable food?</p>	<p>The intent is not to displace businesses but to increase the allowed use on a commercial site by relaxing standards and increasing densities.</p> <p>All property owners were contacted in March 2022 about the sites inventory and Housing Element update. Commercial property owners will be noticed again as part of the rezoning overlays.</p>

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44	Amy Kalish, Director Citizen Marin: www.citizenmarin.org	Sites Inventory	<p>These are locally built businesses which have served the community for years. More than 40 of the 65+ listings are still operating. I'm sure this wasn't what you had in mind when you ran for City Council.</p> <p>The unreasonable mandates are causing undue stress on the city, and it shows here. Is Mill Valley expected to broker deals between landlords and developers? Will the state strong-arm businesses into closing if the Housing Element isn't certified? Are fines and the use of eminent domain the end game we should expect?</p> <p>At the same time that the city is targeting parking lots for development, new housing laws limit the amount of parking required for new construction. How will this deficit be mitigated?</p> <p>Three of our gas stations are also on the list. While there is a current movement to intentionally limit gasoline availability to fight climate change, we still need cars here (especially with our inadequate transit system). Low-income residents cannot upgrade to electric vehicles as quickly as more affluent drivers and will be further disadvantaged by fuel unavailability.</p> <p>Because of our geographical constraints, without cars fire evacuation is greatly imperiled. The Google/MV evacuation simulation took 6,000 cars into account (the RHNA will add 1,000+) and showed heavily managed success for the Mill Valley population of 16,000 (soon to be approximately 17,800). Unfortunately, the simulation failed to consider the fate of the additional 14,000+ unincorporated residents (and potentially thousands of tourists) backed up onto the windy roads of the mountain and out Highway 1.</p> <p>A CA State Audit found the RHNA methodology seriously flawed, and the matter has been referred to the Department of Finance for review. Without confidence in the numbers, the process should have been paused until February, when the report is completed.</p> <p>Many cities across the state are overburdened with unfunded mandates. Without state backing, developers have no motivation to building low-income housing, especially starting with land that is off-the-charts expensive. If our RHNA exclusively reflected lower income needs, the 580 units requested in the city appeal could be created in the space available without destroying our town. However, this will only work with state subsidies, as lower income housing does not "pencil out" for developers.</p>	The intent is not to displace businesses but to increase the allowed use on a commercial site by relaxing standards and increasing densities. This will allow for additional buildings and/or stories to be built on such properties.
45	Rod Eshelman	General /1 Hamilton	<p>Untenable Reliance on 'Active Recreation'. The City excluded several sites from consideration on the basis that they have 'active recreation.' There is no more active recreational site in the City than Hauke Park. Virtually every Mill Valley child involved in sports uses the park. Yet the City wants to build a dense, 5-story structure overlooking this beautiful children's park. Further, the City apparently now plans to provide 'supportive housing' at 1 Hamilton, which may include chronically homeless and mentally unstable patients - next to a children's park All of these facts lead to the perception that the City is manipulating the site selection, and engaged in systematic discrimination by protecting the wealthier, less diverse neighborhoods west of Camino Alto.</p> <p>.</p> <p>Maintaining Mill Valley's Small Town Character. Chapter 4 states that a goal of the Housing Element is to "ensure that new development is compatible with Mill Valley's small town character and many environmental, community and neighborhood and scenic attributes." However, the 1 Hamilton project could not be more incompatible with this goal.</p> <p>The size, density and location of the project are not only at odds with Mill Valley's small town character, but also incompatible with the neighborhood of mostly single family homes. Further, the project will increase traffic and congestion at the worst intersection in the City.</p>	Comment Noted.

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45	Rod Eshelman	General /Sites Inventory	<p>I am disappointed that the City is asking for comments on something as critical as zoning changes during the summer months, and even then burying the zoning changes in the Update. As you know, the Hamilton project created a blizzard of negative opposition and ill will in town, and continues to pit neighborhoods and neighbors against each other. Further, the lack of transparency has caused a distrust of City government that lingers. Comments on the Plan:</p> <p>The City's Exclusive Focus on Areas East of Camino Alto. it appears the City plans to continue its practice of locating all affordable housing east of Camino Alto, summarily excluding many areas of Mill Valley such as the entire downtown area (despite many potential infill opportunities), all areas near Boyle Park or the golf course, and the hills. The City needs to reconsider this housing strategy. Improper Pre-Selection of 1 Hamilton Site. The City's site selection for affordable housing is flawed. By pre-selecting the 1 Hamilton site for affordable housing, the City bypassed the comprehensive screening and selection process used for all other parcels in the City.</p> <p>Certain Neighborhoods Treated Preferentially. The City must explain why it has now removed 3 of the 4 sites identified as appropriate for affordable housing by its own paid consultant, The Housing Workshop, leaving only the 1 Hamilton site.</p> <p>In addition, the City seems to be relying on the thinnest after-the-fact justifications for excluding sites west of Camino Alto Inconsistent Use of 'Fire Danger'. Fire is an obvious concern everywhere in Mill Valle. Why does the City exclude neighborhoods west of Camino Alto from affordable housing due to fire danger, but not exclude those same neighborhoods from the City's ADU program, which also increases density? It appears that the City is inconsistently using the threat of fire danger to keep affordable housing out of select neighborhoods.</p> <p>Improper Use of 'Historic Overlay Zone'. The City relies on its 'historic overlay zone' to exclude the downtown area from consideration for infill housing. The historic overlay zone applies to less than 30 structures (not to parcels or entire neighborhoods), and merely adds some design requirements – it does not prohibit renovation or use for housing.</p>	See staff comment above.
46		Chapter 3	We should not be moving the small business from our town. We need Goodman's, Chevron and the restaurants along Miller Ave. we should look to offer an incentive to those single story buildings on Miller to develop a second story. There should be some subsidies allowed as the cost of development and the property taxes is hard for those who own the space.	See staff comment above.
46		General	There needs to be a follow up meeting with the community during early se ok tender so that we can all attend and share other ideas.	See Appendix D for a list of community outreach activities.
46		General/ Dispute HEU	We need to push back to the state of CA as 865 units is impossible to hit in Mill Valley. We do not have the infrastructure to allow more people and cars into our town. I am all for adding some housing but that number is to high for this small town.	Noted.

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47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Appendix C	<p>Appendix C - General content - the only sites that list whether they were in the previous cycle are the SB9 sites. Sites that were in the previous cycle require higher levels of justification that they will be developed and may require by-right approval in some cases. All sites that are being reused should be identified. The City also should clarify which sites will now be subject to by-right approval, since they will be on multiple housing elements.</p> <p>Page C-3 Vacant single family sites - as mentioned earlier, there has not been a probability of development applied to these 89 sites. The Housing Element assumes they will all be developed. This is not reasonable given Mill Valley's development history. I'd recommend a realistic probability of development be applied. Based on the last housing element, 5% would seem reasonable, suggesting 4-5 units from this source. (See comment above regarding p.III-4.) SB-9. The SB-9 numbers assume that all possible sites will be developed to the maximum extent. This is a new program, and so there is great uncertainty on how many units will develop. Unless Mill Valley has verified interest from owners, the city should assume that only a small percent will develop (maybe 5% to keep consistent with above. If a different percentage is used, it would be useful for Mill Valley to provide a basis for the number. Underutilized sites - These also suffer from no probability of development being applied against them. The good news is that the city does indicate some owners have interest on some of the opportunity sites. With owner interest, I think it's reasonable to assume a much greater probability of development, if there is an opportunity for a financially feasible project. The City has already done a great deal of work on 1 Hamilton, a site with publicly owned land. In this case, the city is finding that they will need at least 40 units for a financially feasible project. The opportunity sites are privately owned. As such, the land will not be free and it will take larger scale or substantial subsidies to make them pencil out. However, all of the presented opportunity sites are less than 30 potential units. Unfortunately, none of these sites will work.</p> <p>40 units/acre, while higher than the zoning on the books (but possibly not more than what's common in Mill Valley), is very low for affordable housing. The last affordable housing project in Sausalito utilized donated land and was developed with hours of donated time a number of years ago. It had a density of 70 units/acre. Of course, that level of density will also require more height, less set-backs, less parking, but given Mill Valley's current experience with 1 Hamilton, what is currently being proposed is not feasible.</p>	<p>HE Updated. Clarifications will be added.</p> <p>Opinion Noted.</p> <p>The SB-9 methodology is conservative, identifying only 10 Single-Family parcels.</p> <p>Opinion Noted.</p>
47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Appendix C	<p>Lastly, there are commercial entities that have not shown owner interest. Has there been any analysis on the likelihood of discontinuation of interest from the current owners? The method for evaluating discontinuation of interest should be provided and applied to these properties. Citizen Marin contacted several businesses on the list, including Grilly's and the Malugani property, and found that the owners were unaware that they were listed as opportunity sites and they were uninterested in development.</p> <p>Page C-4 - Office conversion - this is a great idea. Sausalito tried this in the last cycle, however, and it failed to generate any new housing. Mill Valley can and should learn from Sausalito's experience, and also provide more details on the project it cites as an example here. Currently, none are provided. Developers tell me that office conversions of 3 units or less are not financially viable. It would be helpful for Mill Valley to include data on why it used 3 units as the cut-off.</p>	<p>The City contacted all owners in March 2022. As part of the communication, it has been clear that the City is not interested in displacing its businesses, but rather allowing more use on a property by adding structures and/or stories.</p> <p>Additional information will be provided.</p>

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47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Appendix D	<p>Page D-2, Mill Valley states exceptional progress on its housing programs. However, it should be acknowledged that these programs have utterly failed to meet Mill Valley's housing goals. Mill Valley's affordability has grown significantly worse over the course of the last housing cycle, despite implementation of these programs and meeting its RHNA. Mill Valley should acknowledge that past approaches are not working and bigger changes are needed to address affordability. The proposed Housing Element is not sufficient.</p> <p>Page D-7 - There is a statement that there was a county-wide survey done in 2020 confirming how ADUs are used and rented. It would be extremely helpful to see the results of that survey. Most importantly, anecdotal reports suggest that a substantial proportion of ADUs are not rented out for housing. Since the bulk of the last cycle RHNA was met through ADUs, this is very relevant to the success of the last cycle and how much housing supply is actually being generated. It would also be helpful for Mill Valley to break out ADUs from non-ADUs in reporting the results.</p>	<p>Opinion noted.</p> <p>HCD has approved the survey and staff can provide it as an appendix in the revised HE.</p>
47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Appendix E	<p>Appendix E - Affirmatively Furthering Fair Housing</p> <p>This new section of the Housing Element requires "An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs." Mill Valley includes significant data on disparities and trends, but fails to accurately identify some of the key causes of segregation. I'd suggest a few amendments to make this section more accurate:</p> <p>Mill Valley notes that it has a high percentage of white residents, but then talks about segregation within city limits. Mill Valley should note that they have effectively excluded non-white people from the city and strive to be more inclusive.</p> <p>Mill Valley fails to mention two very significant causes of racial segregation in its town:</p> <p>Mill Valley, like many Marin jurisdictions, has a history of racial covenants that excluded Black shipyard workers from moving into Mill Valley and building intergenerational wealth after WWII.</p> <p>Mill Valley, like much of the Bay Area, implemented a number of zoning regulations that served to segregate the community. As Nolan Gray states in the book Arbitrary Lines, zoning is a mechanism designed to inflate property values, slow city growth and segregate cities. Zoning, as first designed by the city of Berkeley, was explicitly implemented to exclude Chinese residents from cities. Zoning laws were initially explicitly racist until the courts struck the racist clauses down. Then segregationists figured out that economic segregation was an effective proxy. Modern society has grown accustomed to zoning after 100 years, but we must all learn to distinguish "good zoning" from "bad zoning." Good zoning separates noxious industrial uses from residential areas, and that's a legitimate government policy. But bad zoning, which imposes arbitrary design distinctions between different types of housing, only achieves economic segregation, has no health and safety benefits, and is rooted in racism. (See Richard Rothstein, The Color of Law (2017).) Low-density residential zoning continues persistent patterns of segregation, and needs to be abolished if Mill Valley wants to create an integrated community.</p> <p>The relaxation of zoning rules would be the most effective policy that Mill Valley could take to promote a more integrated community.</p>	<p>HE Updated. Staff will expand on the history of racial segregation in Marin County.</p>

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47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Chapter 1	<p>The introduction does a great job laying out why Mill Valley needs to build more housing and the problems that housing scarcity presents. The City can and should substantiate this case by noting some additional factual context:</p> <p>Page 1-3 - Overall, the eight housing goals are appropriate and strong. However, I would request that “small town character” be stricken from Goal #4. Any building at all could be said to conflict with small town character. In addition, the Bay Area is one of the largest economic centers in the world. It is not sustainable to maintain a small town in the middle of an economic center. Mill Valley should address that it is not possible to both not build and meet its other housing goals. Keeping “small-town” as a goal obscures this fundamental truth. We can build a town that will accommodate our workforce and all walks of life, but it will require much more housing.</p>	Comment noted. Small town character remains in the document as it is one of two overarching General Plan goals and represents the community's connection with neighbors, open space, the workforce and the built environment.
47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Chapter 2	<p>Page II-5 - The written notes on race and diversity focus on how Mill Valley compares to Marin and how Mill Valley has changed. Because Marin County is whiter and more affluent than the Bay Area as a whole, the city's Marin-centric approach understates Mill Valley's lack of diversity. Mill Valley should compare itself to the Bay Area to better acknowledge its exclusionary demographics.</p> <p>Page II-13. There is a note that homeowners continue to remain in their same residence for decades. It is not noted anywhere that Mill Valley's property taxes are greatly suppressed due to this housing stagnancy. It is likely that many long-time homeowners pay far less in property taxes than their pro-rata share of city services, and that ANY newcomer to town will pay multiples of the longest tenure tenants. In this way, the housing stagnancy is starving the city of resources.</p> <p>Page II-18 - The parenthetical “(depending on willingness to share a unit or live in lower cost rentals).” should be removed. Not all lower income people (such as those with families) are in a position to get more roommates to lower housing costs (even if leases allowed adding sufficient roommates to make housing affordable). And, there are very few lower cost rentals available. The statement suggests that there are not housing constraints if low income people were just willing to live in low cost rentals. This is not the case. Everything else in this section refutes that notion.</p>	<p>HE Updated. Staff will further research and incorporate comments for page II-5.</p> <p>No change. Long-term homeownership also represents housing stability.</p> <p>HE Updated. Staff will modify language.</p>

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47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Chapter 3	<p>Page III-4 - MV plans that 160 out of 1002 units will be met through ADUs, and that ADUs will contribute 96 out of 466 lower-income housing units. I question whether this will generate the housing desired. The housing plan assumes that 100% of ADUs will be used as housing, but I have heard many stories of ADUs being used as home offices or work-out studios. Mill Valley should expect that some percentage of ADUs will not be used as housing, and discount accordingly. At a bare minimum, MV should commit to tracking the rental status of ADUs and making up the shortfall in RHNA from ADUs not rented.</p> <p>Page III-4 - MV states that 846 units can be planned under existing zoning, in addition to units ADUs and new units from SB-9. There is no probability of development being applied to this number. (Gov. Code § 65583.2(c)(2) [requiring adjustment for "realistic development capacity"]; see also HCD Site Inventory Guidebook, pp.20–21.) Given Mill Valley's development record, the city cannot assume that these parcels will all develop. Mill Valley built 159 units last cycle, of which 118 were ADUs. This would indicate that only 41 non-ADU units were built last cycle, or 5% of the zoning capacity. If MV believes that more than 5% of sites will realistically be developed in the next planning period, it needs to justify that assumption.</p> <p>Page III-12 - I commend the inclusion of by-right approval for the building of units for lower income households under the housing overlay. Unfortunately, that only covers 68 of the 413 required low income units. Given the challenges the county is already facing in the 40 units in Hamilton, 413 units will not be feasible without a broader by-right approval program. Projecting that 278 lower-income units will be built under existing zoning (p.III-4), when barely any were built during the 5th cycle, is not realistic.</p> <p>Page III-1. I am very disappointed to read this sentence: "The Mill Valley Housing Element Update aims to meet State mandates, achieve California Department of Housing and Community Development (HCD) certification, and reflect the values and desires of the community." Mill Valley's Housing Element should also aim to ensure that the required housing is built. Chapters 1&2 make a very strong case for building housing. I'd like Mill Valley to make that an explicit goal as well.</p> <p>Page III-2 - Congratulations and kudos to Mill Valley for meeting its past RHNA.</p> <p>Page III-10 - Table 3.7 proposes to reduce total development potential in Mill Valley's residential zones. No city should reduce development capacity in a housing crisis, and I oppose this reduction in the strongest possible terms. Moreover, the residential-zone capacity estimates on page III-11 do not match the table. Please clarify.</p>	<p>Rental status is monitored based on annual business licenses. Similar to other types of housing, rental status fluxuates.</p> <p>Comment Noted.</p> <p>By-right approval will be allowed for the opportunity site overlay, which totals 366 units (See Table 3.2, 298+68)</p> <p>Comment Noted. Staff continues to work to balance and fairly represent all public comments. See other comments.</p> <p>Data will be clarified. Table 3.7 illustrates the increase in housing from rezoning, not a decrease.</p>

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47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Chapter 4	<p>Page IV-4 - Program 3 Regulations to Preserve Existing Housing Stock. Regulations to prevent short-term rentals are fine, but will have a minimal impact on preserving housing stock and affordability. I recommend the following additional programs to protect displacement of lower income residents: Development of a rental registry to track all rentals in Mill Valley, and conversions out of rental status. This can also be used to track the usage of ADUs and their actual rental rates. Introduction of rent stabilization and eviction protection programs, such as Fairfax is considering. Such a program should be introduced in a way to not inhibit new construction (such as by instituting controls on old construction only). However, given the very rapid increase in housing costs, more direct action is needed to protect low income residents.</p> <p>Page IV - 8 - Program 5. "Mixed Use Zoning in Commercial Districts" - This program states that it will "consider removing conditional use requirements for mixed use projects in commercial zones" [emphasis added]. Conditional use permits are a huge barrier to development. Mill Valley should commit to, rather than consider, removing the conditional use requirement. This program is also limited to lots over 0.5 acres, so that the parcels can be assigned to low income housing. Very well, but the program would promote even more economic integration if it were extended to all commercial properties. This would greatly increase the likelihood that at least some housing would be developed.</p> <p>Page IV - 11 Program 9 "Adaptive Reuse of Commercial Buildings". As with Program 5, this program should be expanded to lots of all sizes, enabling a greater income diversity of housing to be built and increasing the likelihood that housing will be developed.</p> <p>Page IV-13 Program 11 "Inclusionary Housing Regulations". In this, Mill Valley suggests re-evaluating the inclusionary program after 5 years to see if it hinders development. There is no need to wait to modify the program. Mill Valley has plenty of data that the program, as designed, does not work. According to the Housing Element, there have been 38 units developed under the program in 34 years. Mill Valley needs 413 affordable units in the next 8 years. I believe that there is a broad understanding that a 25% requirement is too high for projects to pencil out. Mill Valley should commit to a dramatic reduction in the inclusionary requirement. 10% is more realistic in a high cost area, like Mill Valley. Mill Valley should also commit to expanding the exceptions to this requirement.</p>	<p>Program 3 includes rental registration program.</p> <p>HE Updated based on Council discussion.</p> <p>Office conversion overlay has been applied to those buildings likely to convert upper space to housing, not limited in lot size.</p> <p>Comment Noted. There are varying opinions on this item, including those developers in Mill Valley.</p>

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47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Chapter 4	<p>Page IV-19 “Rezoning to Accommodate RHNA/Housing Overlay Zoning Districts” This is a great first start, and I’m really pleased to see reduced parking, increased height and increased density. I think that Mill Valley can go farther in all these areas. First, I find it surprising that units over 1,000 sq feet must have more than 1 parking space. The Housing Element mentions that over ¼ of Mill Valley residents live alone, and many of these residents live in housing that is more than 1,000 sq ft. There is a solid case for removing parking restrictions completely, as owners can determine what level of parking they need. With Mill Valley’s windy, narrow streets, this may not be as practical. However, MV could remove parking minimums for any lots along Miller or in the flats, which would make built units more affordable. The 40’ building height should also be acceptable for building another floor, not just raising above a floodplain or raising ceiling heights. Density of 40 units/acre is better, but could be much higher, especially given the enormous challenges MV has to meet its RHNA. If a unit had micro-units, low parking and 4-5 stories, even small-ish sites might be able to pencil out for affordable housing. All the overlay sites should have ministerial approval. Given the extensive community input already taken to select the opportunity sites, these sites need not go through community review again.</p> <p>Page IV-23 “Development Process”. The City should commit to removing the conditional use requirement for mixed use housing in commercial areas, not consider it.</p> <p>Page IV-23 - Parking Standards. As noted elsewhere, I’m really pleased to see MV reduce parking standards, and would encourage the city to move more boldly here.</p> <p>Page IV-36 Policy 8.2 and 8.3: Community input at a project level makes it extremely difficult to get a project completed. From what I have witnessed in Marin, any project will rapidly draw opposition, and getting input earlier in the process does not increase the likelihood of reaching a consensus. It just causes delays and increases costs. We need a process that allows the community to be heard while giving developers the certainty they need to alleviate our housing shortage. I’d suggest the community-input model I experienced when I worked on regulations for the Department of HHS. We had two notice periods during which we received comment - one before the project began, and the second after the draft regulations were written. Both times, all comments were reviewed, summarized into categories, and written responses were provided as to the decision we took on the matter. It made our decision-making public and transparent. Mill Valley should adopt something similar, or at a minimum, impose a cap on the number of public meetings to discuss an individual project. (See Gov. Code § 65905.5 [five-hearing limit].) Without a cap, endless delays are possible, constraining and often blocking development.</p>	<p>Comment Noted.</p> <p>HE Updated.</p> <p>Comment Noted.</p> <p>Comment Noted.</p>
47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	Chapter 4	<p>Page IV-39 “Consider multi-family rental registration program or annual survey to monitor occupancy and rental rates (Program 3) “ - I’d recommend the city commit to this program.</p> <p>Page IV - 3 -” Policy 1.1 Identify and Preserve Historic Structures” is listed as a policy to support “Goal 1: Maintain and enhance the quality and affordability of existing housing”. There are reasons for historical preservation programs, but these programs do not enhance the quality and affordability of housing. Historic preservation is too often a tactic to remove parcels from potential development under SB-9. What’s more, historic preservation impedes necessary improvements: I know because I once lived in a “historically significant” structure myself. The historic designation made improvements more expensive and hampered efforts to modernize. Historic preservation will not make housing affordable, and should be removed from Mill Valley’s policy programs.</p> <p>Page IV-33 “Goal 7.0: Promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources and automobile use.” I’m really glad to see this goal in the Housing element.</p>	<p>Comment Noted.</p> <p>This program relates to maintaining existing housing and satisfying CEQA requirements, and should remain in the Housing Element.</p> <p>Comment Noted.</p>

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47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	General	<p>Mill Valley has clearly undertaken a great deal of effort in putting together the housing element and has proposed some promising policies to accelerate housing development. However, for reasons detailed in the policy comments, I do not believe that this Housing Element will generate the target of 865 units. In fact, I would be very pleasantly surprised if it generated more than 300 units. I have a number of specific comments below, but I thought it'd be useful to pull out the key constraints and suggestions on how to address them.</p> <p>Missing Constraint #1 - Community Resistance to Development This is not explicitly discussed in the Housing Element, but community resistance is a significant barrier to development in Mill Valley, and it has historically been very effective. In fact, so effective that the New York Times recently profiled Susan Kirsch (Twilight of the NIMBY), a Mill Valley resident, and her successful campaign against the development of 20 condos near her home for almost 20 years.. To reach its housing goals, Mill Valley needs strategies to address community resistance.</p> <p>Strategy #1 - Greatly expanded ministerial approval for projects. Ministerial approval should be provided for all parcels on the site inventory. This will greatly boost housing production, as can be seen from the majority of Mill Valley's 5th cycle development having taken the form of ADU production. It is no coincidence that ADU development is now largely ministerial, as required by State law. (See Gov. Code § 65852.2.) Ministerial approval for ADUs has greatly accelerated approval times and given homeowners more certainty over the process. Mill Valley should make ministerial approval the default, not the exception, for all types of development.</p> <p>Strategy #2 - Reform the community input process. As HCD states in its "Building Blocks" for housing elements, "[a]n inadequate public participation process may lead to anti-development initiatives, and strong, vocal community opposition to greatly needed housing development." Currently, Mill Valley's community input process is unbalanced and problematic. We give community members almost limitless ability to raise issues during public meetings, but due to the Brown Act, the issues cannot be discussed or acted on in a meaningful way. As a result, decisions are often delayed and issues re-raised. Mill Valley should (1) cap the number of meetings at which public comment is taken on a project (cf. Gov. Code § 65905.5 [five-hearing limit on complete applications]), and (2) require the commission/council to summarize and to respond in writing to all issues raised in public comment. This would both streamline the process and show residents that their questions and concerns have been heard.</p>	<p>Opinion noted.</p> <p>See Housing Programs 5, 6, 7, 8, 9, 10, 11, 15, 19, 18, 20, 22A, 22B, 24, 25, 34, 35, 36.</p> <p>Development review process is proposed as Program 24.</p>
47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	General	<p>Missing Constraint #2 - Insufficient density Mill Valley has space constraints, a commitment to open space and parkland, and few open lots. If Mill Valley wants to maintain its open space, it must embrace density to meet its housing goals. There are a number of additional strategies that Mill Valley can use to increase density:</p> <p>Remove all of Mill Valley outside of high fire zones and flood zones for multi-family housing. This would also be a</p>	<p>The City of Mill Valley has a density range. Default densities are determined by the State. Affordable</p>
47	Jennifer Silva Volunteer, Campaign for Fair Housing Elements	General	<p>In addition, there are a few items not specifically addressed that will improve the likelihood of Mill Valley meeting its goals.</p> <p>Mill Valley should commit to monitoring the rate at which inventory sites are developed and the number of units built. If the site inventory yield during the first half of the cycle falls short of projections, Mill Valley should trigger automatic zoning adjustments to increase yield. These adjustments should target the constraints identified (density, parking, FAR, building heights) above.</p> <p>The Housing Element does not address current permitting timeframes and whether the city is currently in compliance with state permitting benchmarks. This data should be included in the Housing Element. If the data is not currently available, the city should include a program to start collecting and monitoring the data. If the city is missing these benchmarks, there should be programs to meet the benchmarks.</p> <p>The policies and programs outlined in the housing element are only effective to the extent that they are implemented. The city should clearly identify the programs that they are committing to by creating an index of those policies that are "fundamental, mandatory, and clear"</p>	<p>Program 19 will be modified, indicating that staff will report back to City Council before the second half of the RHNA cycle to determine if any adjustments should be made based on annual progress reports.</p>

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48	Carolyn Heyder	Appendices	Change "affordable homes" to "a 4+story, 40+unit affordable housing apartment complex" Appendix D, Page D-8, Item 12 - Publicly-Owned Land for Affordable Housing	See above
48	Carolyn Heyder	Chapter 3	Change "affordable homes" to "a 4 + story, 40+ unit affordable housing apartment complex" - Page III-11 - 7th (last) paragraph	Number of stories is not determined yet. References to 1 Hamilton can be modified to address that the site will consist of 100% affordable rental units. The number of units is approximate.
48	Carolyn Heyder	Chapter 4	Change "affordable homes" to "a 4+story, 40+unit affordable housing apartment complex" - Page IV-11- 7th (second to last) paragraph	See above
48	Carolyn Heyder	General	The Housing Element needs to be edited where indicated above on Pages III-11, IV-11, and Appendix D-8 because 1 Hamilton is not and will be affordable HOMES. The Housing Element needs to describe it for what it is: 4 story, 40 unit apartment complex.	See Above.
49		Chapter 1	Be mindful that the people who take the time to reply may not represent the community as a whole.	Comment noted
49		Chapter 4	I am so glad MV is searching for ways to build more units at all price points. The only way we can solve our affordability crisis is by increasing supply.	Comment noted.
50	Terry Strauss	Chapter 1	As a Mill Valley homeowner I've long watched the loss of our artists, teachers, and service workers as a deficit to the life and breadth of our community, as noted on page 2. While the introduction and overview point to these realities as important to address with increased housing and diversified costs of housing, nothing can make the state's numbers work in Mill Valley. This is an obscene burden to put on the town, in direct conflict with the first goal in the 2040 plan on page 4 -- to maintain the character of the town -- and simply unrealistic given that the character of the town also means very little available usable land within which to make an effort to increase housing. My concern is that these state numbers make that impossible -- that long established businesses may be targeted because they're on state land, and that the inevitable stampede to re-zone neighborhoods will be a clarion call to developers, with far too many options for higher income development, not serving the needs as outlined. While you consider your inclusion of the community to have been sufficient, perhaps not for such a high impact plan. Much like happened with the Miller Avenue plan, many people were unaware and uninformed. Looking at your p. 8, the high end number of participants is just over 1,000, and most numbers are in the 100s. Not sufficient at all, and missing out on an opportunity to have a significant number of citizens engaged to help with issues you yourselves might find challenging,	Comment noted
50	Terry Strauss	Chapter 2	The housing needs and housing trends obviously must be addressed, and it's likely that most of Mill Valley would like to see our teachers, our fire fighters, our next generation able to live in this town. Diversity and inclusion are important and should be town values. Building is part of that, but I don't see much mention of rent control, which should certainly be part of the effort. Again, the state demands an unwieldy burden and we must come up with realistic options but this state over-reach requires some push-back from us.	Council has discussed the topic of rent control at previous hearings.
50	Terry Strauss	Chapter 3	You discuss having conferred with site owners, I know that not to be true. Again, the outreach has not been sufficient.	Letters to property owners sent in March 2022.

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50	Terry Strauss	Chapter 4	On page 1, another example of very small sampling and community response, for a plan that will have a huge impact on our town, and a demand by the state that even the city has considered overly burdensome. Reaching more people with more voices would seem a plus under the circumstances. Your preservation ideas, maintaining and expanding multi-use properties and keeping up the existing rentals is strong. (p. 1-6). And the need for more multi family housing is key to this plan. But again, because this demand of the state is so outsized to the realities of the town, you talk of housing on parking lots. (p.23) I get it, but you've worked hard to maintain parking availability in the town, even disallowing a coffee shop near the Sol Food strip where parking is relatively available. How do you intend to maintain parking for the town if you build housing on it? Finally, I may have missed it but I do not see the effort to develop more subsidized housing or make more of our existing housing available as subsidized housing. Obviously, we have an affluent town and we should be able to provide subsidized housing to those who serve the town, like teachers, etc.	See Programs 4, 10, 11, 12, 13, 14, 15
50	Terry Strauss	Dispute HE/ General	I'm not a housing expert, nor do I want to be. But I think it's very clear that this mandate from the state must be challenged. It's my understanding that attempts were made to make the number closer to 500 additional units, a more reasonable number, and the state turned that down. I believe that is worth challenging and that with more, not less public information, Mill Valley can build a constituency to apply that pressure to the state, along with other small cities like ours. For these cities and towns, I would guess that the state makes a mistake by mandating specific numbers of units, rather than taking a view based on population and land area. We live in a place where people have fought for open space, for keeping the coastline wild, stopping a heliport from landing in Bolinas harbor, and preventing the building of 17,000 homes on Marin Headlands. While the mission here, to make Mill Valley more affordable and more diverse for more people, through housing, is essential and will enhance our city, this particular mandate is unrealistic and cannot co-exist with the other Mill Valley priority, to maintain its character.	noted
51		Dispute HE/ General	This is insane! The identified properties/businesses shouldn't be replaced with housing. I'm especially concerned about the City's financial investment in obtaining or owning housing sites. We are too small to scale such an endeavor. The state mandates are excessive and draconian . I especially oppose the Hamilton project. The City needs to push back against the state mandates by whatever legal means necessary.	The intent is not to displace businesses but to increase the allowed use on a commercial site by relaxing standards and increasing densities. All property owners were contacted in March 2022 about the sites inventory and Housing Element update
52	Terrence Burke	Chapter 1	The premise is completely ridiculous. This plan will NOT alleviate the housing issues in Mill Valley or Marin in general	Comment noted
52	Terrence Burke	Chapter 2	Government attempts to micromanage housing have been a universal failure notably in the United States, but worldwide, yet hubristic members of the managerial elites continue to attempt them. This will fail miserably as have all previous similar efforts but the residents of Mill Valley will pay the price.	Comment noted.
52	Terrence Burke	Chapter 3	This potentially destructive to the commercial climate in Mill Valley, but at least the concern about people who work here not having a place to live will be addressed because their jobs will disappear.	see response above.

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52	Terrence Burke	Dispute HE/ General	Any city council member supporting this plan is a coward who needs to be removed from his/her position. Their fiduciary responsibility is to the people of Mill Valley. They are surrendering to tyrants and their cronies. As usual those on the east side of Mill Valley will pay a vastly disproportionate cost. There will be no people warehouses in their neighborhoods similar to that proposed on Hamilton. Jim Wickham extended term on the city council will make sure of that.	Comment noted
52	Terrence Burke	Dispute HE/Chapter 4	Bureaucratic double speak design to fool the public.	Opinion noted.
53	Brendan Burke	Dispute HE/ General	The total disgrace of using public land to facilitate a UNWANTED HOUSING PROJECT has me angry. What is wrong with mill valley officials?. Helping a state dictatorship destroy this community and over the objections of the people you supposed to represent and protect. Let the market dictate what is built that is bad enough under the new laws. Reaching the new RHNA number is impossible with ridiculous goals demanded. Have our officials sold out???. That's all I can think. NO TO ANY PUBLIC LAND GIVEN UP FOR HOUSING.	Comment noted
54	Tammy Edmonson/MV Free	Appendix E	See comment letter	HE Updated. staff will consider comments in updating data and statistics.
54	Tammy Edmonson/MV Free	Chapters 1-4	Please see attached letter and attachments.	Staff proposes to update the Housing Element to incorporate comments to address statistics, data and past practices. The overall intent of comments for Chapter 4 will also be incorporated, pending further review.
55	Jackson Stromberg	Chapter 3	The mandates should be funded by state resources	Comment Noted
55	Jackson Stromberg	Dispute HE/ Chapter 1	The City Council should represent the interest of its citizens and all Californians by joining the lawsuits challenging SB 9 and RINA. The laws flowing from Sacramento are highly deceptive claiming to provide affordable housing when in fact they specifically exclude Affordable housing under state law that requires developers to set aside a certain number of units for low-income people. They impose unfunded mandates requiring conversion from single family homes to quadraplexes with the ensuing burdens, insufficient off street parking, increased fire risks, and inadequate infrastructure for schools, police, extreme traffic congestion and the like.	Comment noted. See Chapter 3, which addresses constraints.

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56	Kirk Knauer	Dispute HE/ General	<p>Strongly objecting to the conciliatory path the City of Mill Valley has taken to date, I am writing to commit for the record my long-standing opposition to the actions taken that have led to this proposed Draft Housing Element.</p> <p>Our latest state mandated, one-size-fits all requirement to build housing (NOT Affordable Housing!) is an affront to our city's very limited sovereignty and to the "ground rules" we bought into when we committed to become property owners and make Mill Valley our home.</p> <p>As a Californian, I will continue to advocate for policies that truly encourage and support affordable housing in my municipality, the county and the state, but this is not about affordable housing. I will also fight ordinances and codes which make our town less affordable and push out families who are not wealthy. I expect this of our city's elected and appointed representatives as well In this instance, measly appeals don't cut it. Our city's acquiescent approach has led us to this "Draft Housing Element". Several elected officials and city employees are responsible for the machinations that have gotten us here - token compliance to the demands of the state and its agencies. In the coming years, the outcomes of this approach will become manifest and Mill Valley will NOT be better for it. Newly appointed council members, you have an opportunity to help put a stop to this charade. Please stand up and make your objections heard and demand a change in course. Ask hard questions and begin to chart that course - exploring opportunities - to challenge the development that has been mandated. HCD must be held in check and our state representative must be held accountable too. At this stage, if you're still wrapping your head around all that has led up to this proposed Housing Element, please abstain and begin to reconcile this no-win mess that is now yours. Elected council members, please step back and look at what you've done; coalesce support in our community and with sister municipalities to help protect the integrity of our city. Do this AND protect families of moderate wealth while fighting for housing dedicated (100%) to low-income families.</p>	Comment noted
57	Barbara Steger	Dispute HE/ General	<p>Below is a copy of a letter sent to you by Amy Kalish re: the housing element issues in Mill Valley. Her work and her exhaustive research is reflected here and there is nothing I can add. I can only reiterate that we are on the cusp of eviscerating the Mill Valley we know and care for, and devolving into an unlivable urban mess. I question how any governmental entity can look at the current drought, fire and traffic mayhem in our area and plow full speed ahead into packing 865 more housing units into it. As destructive to businesses, livelihoods and residents as the plans are, even more frightening is the absolute refusal to address issues of safety and survival. It is unfathomable. Please use this time to reassess what is being literally shoved down our throats and work within legal means available to stop it. Thank you.</p> <p>"I appreciate your efforts to find space for 865 new housing units in our already overbuilt town. I know Mill Valley must continue to go through the RHNA process, but the numbers are so out of scale with what our infrastructure can safely support that I urge you to look for ways to push back, even as you move forward.</p> <p>Vacant buildings and second-story spaces over retail and unused office space is the least impactful way of adding housing, and you've listed a possible 65 there. And It's good that multi unit housing has been kept out of the high fire hazard areas. But from the current Housing Element list, It looks like getting to 865 means losing a lot of our local businesses and replacing them with housing.</p> <p>Local jobs will be lost and replaced with housing for people...looking for local jobs? What is a small town without businesses and services? The fact that so many businesses that struggled through the pandemic are on this list shows how severely constrained we are. I took some time to match the addresses on the list with the businesses, and they mostly have no idea they are on this list. I've asked.</p> <p>Do we really want to consider replacing Goodman's and Tamalpais Paint with housing when building materials are so badly needed? Three of the older auto shops? Happy Feet? The whole strip holding Sol Food and Sloats and Doggie Styles? These are locally built businesses which have served the community for years. Over 40 of the 65+ listings are still operating.</p>	See responses for Commenter 44.

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58	Elaine Fischman	Dispute HE/ General	<p>1. I agree with Citizen Marin / Amy Kalish's submission.</p> <p>2. I would like Mill Valley to consider joining the SB 9 lawsuit and the HCD/RHNA lawsuit.</p> <p>3. Of paramount importance to me are: maintaining the safety of our residents, environmental concerns/drought, and our ability to evacuate in case of fire. I support putting additional housing units above commercial spaces along Miller Avenue, and developing vacant sites along Miller. Please keep development out of high fire danger areas!</p> <p>4. Our large senior citizen population is not going to want to, or be able to, hop on a bicycle to run our errands, get to work, get the kids to school, or evacuate in case of emergency. Please help keep us safe!</p>	<p>1. See responses for Commenter 44.</p> <p>2. Noted.</p> <p>3. See Chapter 3.</p> <p>4. Noted.</p>
59	Julie Duryea	Dispute HE/ General	Representing three more voices (single mom with 10&13 year olds in MVSD) who are pleading with the city council to please push back against the proposed Housing Element for Mill Valley.	Comment Noted.
60	Mark Chavez	Chapter 4	<p>Chapter IV-8, 11: In accordance with the General Plan, many of the lots accessible by public transportation in Mill Valley, which might be the most suitable for multifamily housing projects, have been placed into one of three zoning categories: Downtown Commercial (CD), Neighborhood Commercial (CN) and General Commercial (CG). (Mill Valley General Plan, Figure 2.4). In the CD and CN zoning areas, residential units are allowed "above or beyond the ground floor" as part of "mixed use developments." (Mill Valley General Plan, Table 2.2, General Plan Land Use Categories). Similarly, housing is allowed in the CG areas as part of "mixed use developments with [a] residential component." (Ibid). Thus, the CD, CN and CG zoning categories individually and collectively reflect a discretionary policy choice made by Mill Valley to preserve and increase commercial development in key portions of the City.</p> <p>The time has come for the City to make a fundamentally different policy choice. The City has a legally enforceable obligation to "adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development." No similar obligation exists for commercial space. Simply put, the requirement that any development within zoning categories CD, CN and CG include commercial space unduly constrains housing development in Mill Valley and may not be legally defensible given the large swaths of land which the City has elected to assign to these zoning categories.</p> <p>Chapter IV - 19-20: As the draft Housing Element acknowledges, a Housing Overlay is intended to create a package of incentives to make the development of housing more feasible. The recommended incentives for the three proposed Overlay Districts should be enhanced to ensure they achieve their intended objective.</p> <p>Reduced Parking: The reduced parking requirement should be modified to provide grandfathering parking based on existing parking on site for each of the three proposed Overlay Districts.</p> <p>Increased Height: The draft Housing Element proposes allowing increased height to 40' "for buildings being raised to address the floodplain or to provide higher ceiling heights on the first floor of a mixed used building." This quoted narrowing language severely limits the availability of and, therefore, the utility of this incentive. It should be eliminated. Instead, the increased 40' height should apply to all buildings in the Overlay Districts.</p>	Conditional Use Permit for mixed use residential in commercial areas will be removed, see Program 22.
60	Mark Chavez	Chapter 4	Inclusionary Housing Requirement: The current draft Housing Element suggests waiving the Inclusionary Housing Requirement for projects "that provide units that are 1,000 square feet or less" in the Office Conversion and Small Lot Overlay Districts. (It is unclear whether some or all of the units must be 1,000 square feet or less for the exemption to apply.) Inexplicably, no similar incentive is proposed for the Opportunity Site Overlay District. The City Council should remedy this anomaly by allowing projects in the Opportunity Site Overlay District to receive the same exemption. Moreover, to enhance the incentive the 1,000 square feet figure should be increased to 1,500 square feet.	HE Updated based on City Council discussion on August 1, 2022.

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61	Eric Bindelglass	Chapter 1	<p>Page 9: Of the housing goals listed, none relate to dispersing new affordable housing throughout the City in a distributed way. It appears the City plans to continue the practice of locating all affordable housing east of Camino Alto, excluding many areas of Mill Valley such as the entire downtown area, all areas near Boyle Park or the golf course, and the hills. The continued and exclusive focus on the areas east of Camino Alto for affordable housing promotes the perception of discrimination by further segregating the City economically and racially. This approach will pit neighborhood against neighborhood, as some areas of the City will carry the burden of dealing with new large and dense apartment buildings, losing open space, and incurring more traffic. The City needs to reconsider this housing strategy and modify it to disperse affordable housing more evenly.</p> <p>Page 12: The density numbers cited for Lovell Avenue and Park Avenue are misleading. Not listing the actual unit numbers (3 units and 19 units respectively) and using the density figures to imply people are/will be fine with 30 and 40 unit buildings is misleading.</p>	<p>HE Updated. Affordable housing is dispersed throughout the City through various housing programs. See Chapter 4.</p> <p>Page 12 modified to include unit counts and further qualify the intent of the pictures.</p>
61	Eric Bindelglass	Chapter 2	Pages 41-42: There is no mention that the City of Mill Valley actively opposed and is appealing the numbers assigned to it by ABAG. It should not appear the the City is 100% in support of ABAG figures because it is not.	Comment Noted.
61	Eric Bindelglass	Chapter 3	Multiple pages: The City should not remove 3 of the 4 sites identified as appropriate for affordable housing by its own paid consultant. In fact the Boyle Park site was described as "the best of the 4 available sites". The after the fact rationale for their removal is not credible and creates the perception that well-connected and well-funded neighborhoods west of Camino Alto are being protected.	Comment Noted.
61	Eric Bindelglass	Chapter 4	<p>Page 81: The zoning changes, especially to parking requirements, building height, and density increases are massive and will no doubt alarm many people who have not been actively paying attention to these documents. The problem is, these zoning changes, which are probably the most significant portion of this entire 116 page document, are not highlighted in any substantial way. These new zoning rules should be front and center, displayed earlier in the report, more prominently, and maybe even broken out into a separate shorter document for the entire community to review. Including them 80 pages into a 116 page document is a good way to make people miss critical new rules that will certainly affect their neighborhoods once they are implemented.</p> <p>Chapter 4 states that a goal of the Housing Element is to "ensure that new development is compatible with Mill Valley's small town character and many environmental, community and neighborhood and scenic attributes." However, the 1 Hamilton project could not be more incompatible with this goal. The size, density and location of the project are not only at odds with Mill Valley's small town character, but also incompatible with the neighborhood of mostly single family homes. Further, the project will increase traffic and congestion at the worst intersection in the City.</p>	<p>Rezoning was discussed at Workshops 2, 3 and 4 and the Joint Planning Commission and City Council meeting on March 22, 2022.</p> <p>Comment noted.</p> <p>Traffic will be evaluated as part of the environmental review.</p>
61	Eric Bindelglass	General	<p>The City should not be asking for feedback on something as critical as zoning changes during the summer months, when response rates will be much lower because of vacations.</p> <p>As previously outlined, I believe the information on critical zoning changes--which may fundamentally change neighborhoods and the City--should be front and center--not on page 80 of a 116 page document.</p>	See above.

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62	Mary McGerity	Appendix C	<p>This Draft Housing Element Plan codifies our City's historic divisions in race and class, with the designation of property east of Camino Alto as suitable for affordable housing development. 92% of Mill Valley's current income-restricted affordable rental units are located east of Camino Alto. Much has been written and nothing has been done to develop affordable housing along Miller Avenue and in downtown Mill Valley. Yet this is where the outcry for affordable worker housing comes from. Instead, the one site nominated for new affordable housing development in this Housing Element Plan is a mile from downtown (and far from the homes of Housing Advisory Committee members), in the sole park forfeiting land for this purpose --a park that serves the most racially and economically diverse residents of Mill Valley, with an existing EAH complex of 75 households around the corner. This is 21st century redlining.</p> <p>I've listened to affordable housing advocates call in from Manor Drive, Heather Way, and Lovell Avenue, and I ask, where are the affordable housing developments in their neighborhoods? Their preference is to concentrate affordable housing on the city's fringes, which is what Mill Valley leadership has always done. The evidence of this insidious policy practice can be found buried in Appendix E, page 22, Figure E-6, which shows that the Hauke Park/Hamilton Drive neighborhood is already by far the most (and only) diverse neighborhood in Mill Valley. Meanwhile, all of Mill Valley's other public park land, including the 42-acre golf course, has been protected from housing development site consideration by this very draft Housing Element plan. Bully for Manor Drive and the Scott Highlands, they get to keep their green and city-maintained backyard.</p>	Noted. See Housing Advisory Committee and City Council work products to evaluate city-owned sites.
62	Mary McGerity	Chapter 1	<p>Page I-1: If Mill Valley Market and D'Angelo want their workers to live in Mill Valley, perhaps they should pay their employees more. Why should the public subsidize these businesses in this way, not only the businesses, but the customers and patrons of these businesses --charge them more to pay for your employees' rent. It seems that you're proposing the values of a Socialist Democracy, which is fine, but realize that people in Sweden don't go out to eat that often because they are taxed much more for public housing, services and amenities.</p> <p>Also, by providing more affordable local rental housing, resident workers of this housing do not benefit from long-term asset growth. As Cory Booker has called out from his family's own experience, most Americans' generational wealth is built by property ownership. Does more affordable local rental housing deprive renters of this opportunity?</p>	Comment Noted.

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62	Mary McGerity	Dispute HE/ Chapter 4	<p>OPPOSED: Chapter 4, Goal 4, Program 20, #1, page IV-19: Small Lot Housing Overlay Zoning District</p> <p>As one who lives in a 1,000 sq ft house, on a half parcel in the flats of Mill Valley, I am already living the density dream of our Housing Advisory Committee and Mill Valley Planning Department. Surrounded currently by garage ADU's and rentals, I cannot imagine how the proposed standard modifications will fulfill the MV2040 goal to protect and enhance the natural beauty and small-town character of Mill Valley. I get it that to the residents of Cascade Canyon and Country Club neighborhoods, the flats are out-of-site/out-of-mind, and they themselves will not be affected by these changes as their multimillion-dollar neighborhoods will be exempt. Lucky you, in your redwood towers, dictating how the rest of us should live! However, I adamantly oppose all of the following proposed zoning changes, with comment:</p> <p>1) reduced parking (1 parking space for units less than 1,000 square feet) –comment: So if a couple lives in this household, they are only supposed to keep one car? Get real. This will create more hazardous street conditions.</p> <p>2) increased height up to 40' for buildings being raised to address the floodplain or to provide higher ceiling heights on the first floor of a mixed-use building –comment: how will this protect and enhance the small-town character of Mill Valley neighborhoods???</p> <p>3) increased density up to 40 units/acre –comment: this is insane, and if it is approved, all of the Housing Advisory Committee members who recommended this should be required to sell their current hillside homes and move into units in these newly created zoning areas.</p> <p>4) exemption to the inclusionary housing requirement for those projects that provide units that are 1,000 square feet or less –comment: this is delusional thinking, as explained above</p>	Comment noted.

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62	Mary McGerity	Dispute HE/Chapter 4	<p>OPPOSED - Chapter 4, Goal 2, Program 10, page IV-11: Publicly Owned Land for Affordable Housing</p> <p>We have seen in real-time how biased and prejudicial City leadership has been, particularly former Mayor McCauley, in leveraging public land for affordable housing. The only park singled out for this purpose is Hauke Park, though the City disingenuously refers to it as “the northern portion of the 1 Hamilton city-owned parcel” to disguise the fact that it is a public park they are diminishing. It is not “exempt surplus land” as the Housing Advisory Committee recommended (again, driven by two unelected real estate development lobbyists); it is Hauke Park’s public parking lot, allowing the park to be enjoyed by everyone, especially those with disabilities, young families and seniors who rely on this parking to access one of the few level parks, with paved walking paths, for recreation in Mill Valley. City leadership and staff have proven they cannot be trusted to implement this policy and program fairly and equitably throughout Mill Valley. To prevent further discrimination and exploitation of Hauke Park, a valued public asset, it should be included among the list of parks excluded from development consideration, along with Boyle Park, the Mill Valley Golf Course, and Old Mill Park –none of which are having their parking areas deemed “exempt surplus land.” Why are these parks more precious (or “separate but equal”?) than Hauke Park>> Because they are adjacent to more wealthy and powerful neighborhoods.</p> <p>OPPOSED: Chapter 4, Goal 3, Program 11, page IV-13: Inclusionary Housing Regulations</p> <p>The City’s inclusionary housing requirement should be increased from 25%, and aligned with mandated RHNA percentages for any redevelopment project creating 4 or more dwelling units (rental or ownership). It is not enough now that half (12.5%) of these affordable units be designated for low-income households and half (12.5%) designated for moderate income households. RHNA mandates that 48% of Mill Valley’s new housing units should be for Very Low and Low Income households, and 15% for Moderate Income households.</p> <p>I disagree entirely with Danielle Staude’s assertion (and Chapter 4, Goal 4, Program 20: proposed “Small Lot Housing Overlay Zoning District”) that units less than 1,000 sq ft will in effect be low-income housing. I own and live in a 1,000 sq ft home in Mill Valley, and can confirm that it, regrettably, could never be considered a low-income property. I’ve also lived in NYC, another city with geographical constraints, and the monthly rental on studio apartments there is equivalent to the rental of 2-bedroom/2-bath homes here. Size is not an indicator of market-rate affordability, location is. Unless percentages for inclusionary housing regulations are increased, I see no way of achieving the RHNA goals. Make it a cost of doing business in Mill Valley –since housing is what the Mill Valley business owners you quoted in the preface to this plan want.</p>	<p>Comment Noted.</p> <p>Small lot overlay and office conversion overlays are designated as moderate-income due to the size of the parcels, as allowed by State Law.</p>
62	Mary McGerity	General	<p>I am a longtime resident of Mill Valley who has attended many City Council, Planning Commission and Housing Advisory Committee meetings in the past year. With dismay, I have witnessed the persistent bias, bigotry, condescension, and ambivalence exhibited by our former Mayor and City Council members in the development of this draft Housing Element Plan. I have seen how two unelected real estate development lobbyists dominate our Housing Advisory Committee, and how they are deferred to by Council members in directing Planning Department staff’s development of Housing Element policy priorities. This development process has exposed how richer and more privileged neighborhoods in our town receive preferential treatment and protections, while the most economically and racially diverse neighborhoods are told to “take one for the team,” (said a current Council member) in respect to fulfilling state affordable housing mandates.</p> <p>Having attended many public meetings in this Housing Element development process, I know these comments and concerns will fall on deaf ears. Former Mayor McCauley and the Housing Advisory Committee have a predetermined agenda, and no public opposition voiced in the past year has made any difference to their decision-making. But we persist.</p>	Comment Noted.

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63	Allison Allen	General/ more housing	As a Mill Valley resident and renter, I'm incredibly disappointed by the housing plan. I'd love to promote new development and new residents in the area, but the plan doesn't seem to be too focused on new development and is instead focused on preservation of existing housing and small micro-changes. The city has also appealed to the state to lower the required number of housing units. I grew up in a wonderful suburb of Columbus, Ohio that was twice as dense as Mill Valley when you look at residents per acre, and it was still a wonderful place to live. I hope that they city considers 1) Simplifying the permitting processes to encourage new development (and dramatically reduces permitting timelines so developers don't need to wait so long to receive permits); 2) Working directly with developers to co-develop new housing in an expedited fashion; 3) Re-zoning single-family housing to allow duplexes on all sites, at a minimum; and 4) Increasing the sense of urgency and reducing timelines on all aspects of the plan. Finally, there should be an easy way for residents to follow progress of the plan, such as the number of permits in queue, the average length of time for permits to be reviewed, and the number of new housing starts. I hope in the next few years to see far more active construction sites & cranes on-going in the city.	Comment Noted.
64	Gabrielle Tierney	Chapter 1	<p>Overall in I-A, there is no acknowledgement that our RHNA numbers are not appropriate for Mill Valley due to dwindling water supply, fire risk, and flawed methodology despite our appeal. There has been significant push back by citizens at the scale of these numbers. This should be acknowledged in our Housing Element. On a parallel path we should be pushing back hard on these numbers. I appreciate the multi-pronged strategy but not fighting sets us up for failure and loss of local control. The pendulum has swung too far from good sound land management and zoning. You are the stewards of our community and should not accept these mandates quietly.</p> <p>Pg I-3. I would like to see the written content to mirror the diagram as it relates to the Target Community: Workforce (housing). The need for and the challenges of providing workforce housing have been brought up in our workshops (some say as being discriminatory.) I have not heard how we can truly facilitate workforce housing within these RHNA units and solve some of the problems outlined in the introduction. I recommend we lean into and specify a workforce housing strategy, mirror the diagram and expand specific wording in 1-8.</p> <p>Pg I-3 #3 In order for those of modest incomes to join and remain an integral part of the MV community, we should find a way (fund a way) to support home ownership at the lower levels. We need to facilitate affordable first time buyers which would help to eliminate patterns of segregation and possibly improve diversity. Where is the strategy for providing for this segment of the market to become part of our community? I wish that 1 Hamilton had been for purchase housing versus rental. It would have gone far in balancing out the fact that a huge majority of the rentals are east of Camino Alto and further segregating our community.</p> <p>PG 1-3 & Pg I-4 I think it is disingenuous for us to maintain any reference to "small town character" without fighting these RHNA numbers. (I recommend on a parallel path we join forces with other cities and fight these ludicrous RHNA numbers on the basis of topography, fire risk, dwindling water supply and faulty methodology of the HCD and RHNA numbers.)</p>	<p>Comment Noted.</p> <p>Noted, Staff review programs to consider further incorporating workforce housing into programs.</p> <p>Below market rate ownership program is part of Programs 11 and 16.</p> <p>Comment Noted.</p>
64	Gabrielle Tierney	Chapter 2	Pg II-26-27. There should be acknowledgement that while the City has a multi pronged approach to increasing housing at all levels, especially affordable, that we disagree with the 865 mandated numbers and have appealed. We need to be transparent in our incredulity of these numbers. We are being set up to fail.	Comment Noted, see discussion regarding housing strategies in Chapter 1 and 4.

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64	Gabrielle Tierney	Chapter 3	<p>Pg III-1-4, Pg III-6, PIII-9: The Boyle Park Tennis Courts is not mentioned in Appendix C, Chapter 3 or any of the Inventory Maps. This was called out as the best of the 4 identified sites by the City's consultant for affordable housing. This site (identified by the city's paid consultant) should be on the Inventory list and map as a viable city - owned property.</p> <p>Why is the other suitable developable land for affordable housing, the portion of the MV Golf Course along Linda Vista, omitted from Appendix C? These omissions appear to treat certain neighborhoods preferentially and further segregate our housing stock. This site (also identified by the city paid consultant) should also be listed on the Inventory list and map.</p>	Comment Noted. See Housing Advisory Committee, City Council work products and HCD guidance on sites inventory.
64	Gabrielle Tierney	Chapter 4	<p>Pg IV-1 As mentioned above on Pg I regarding the 4 strategies, I would like to see the written content to mirror the diagram as it relates to the Target Community: Workforce (housing). The need for and the challenges of providing workforce housing have been brought up in our workshops (some say as being discriminatory.) I have not heard how we can truly facilitate workforce housing within these RHNA units and solve some of the problems outlined in the introduction. I recommend we lean into and specify a workforce housing strategy, mirror the diagram and expand specific wording in 1-8.</p> <p>In order for those of modest incomes to join and remain an integral part of the MV community, we should find a way (fund a way) to support home ownership at the lower levels. We need to facilitate affordable first time buyers which would help to eliminate patterns of segregation and possibly improve diversity. Where is the strategy for providing for this segment of the market to become part of our community? I wish that 1 Hamilton had been for purchase housing versus rental. It would have gone far in balancing out the fact that a huge majority of the rentals are east of Camino Alto & further segregating our community.</p> <p>P IV - 7-8 Policy 2.4 Identifying city owned land...If this is a policy, then where is Boyle park and the portion of the Golf Course on the list? These have already been identified by the consultant. Where are they on the sites inventory lists?</p> <p>Pg IV-12 Policy 3.1. I am in full agreement with this policy integrating low income units within market rate developments and wish we could do more of it in the Miller development underway.</p> <p>Pg IV-17 Goal 4.0 "Small Town Character" seems inconsistent with allowing EAH to design and present a 4 story 50 unit dense project right up against the city's popular Hauke Park. The density bonus and unwavering support by the City Council of EAH has gone too far and negatively impacts the community and neighborhood attributes of the park.</p> <p>Policy 4 1 Facilitate Quality Design and Design Principals- 1 Hamilton's 4 story density directly on top of Hauke</p>	<p>Noted, see above.</p> <p>Noted, see above.</p> <p>Noted, see above.</p> <p>Comment Noted.</p> <p>Opinion Noted.</p> <p>Comment Noted.</p> <p>Opinion Noted</p>

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64	Gabrielle Tierney	Dispute HE/ General	I know this is one of the most difficult challenges we have in our community and I appreciate all the workshops, responsiveness of Danielle Staude, the multi-pronged approach and time to try and address these ABAG/RHNA numbers in this Housing Element. I strongly recommend on a parallel path we join other cities and push back legally on these numbers. For all the reasons we know, topography, fire risk, lack of water and the importance of good land management and zoning, we need to be pushing back on the extreme numbers of units mandated under the threat of losing our local zoning control. We need to fight this or badly designed, badly zoned projects are going to be built which will change the character (not small town but just well designed) of our city. I'm all for building more units, many more affordable units, but not at any cost which will have long run ramifications.	Comment Noted.
65	Lawrence Litvak	Chapter 1	I have read Tammy Edmonson's proposed revisions to Chapter 1 submitted on July 20 on behalf of MVFREE and I support them.	HE Updated, see Commenter 54. Most comments included in revised draft.
65	Lawrence Litvak	Chapter 2	I have read Tammy Edmonson's proposed revisions to Chapter 2 submitted on July 20 on behalf of MVFREE and I support them. Within Chapter 2, the documentation and analysis of Mill Valley as a segregated community, especially in the regional context, needs to be more accurate and complete.	HE Updated, based on Commenter 54.
65	Lawrence Litvak	Chapter 3	1) On page III-4, the column for Very Low Income and Low Income appears to have an error or perhaps is missing an explanatory footnote. Under Sites Inventory the components add up to 338 but the table shows 298. 2) The numbers in the tables for vacant single family home sites meeting SB9 criteria are in error by at least one site that is ultimately counted for four potential units. This assumed vacant site is 16 Stanton Way (Appendix C, Projected SB9 Vacant Lots), which was temporarily vacant after a fire destroyed a home a few years ago but now has an occupied home built on it. From looking on Google maps visuals it looks like there may be some others errors regarding vacant lots, but unlike 16 Stanton Way, I have not verified these in person. It seems like some degree of further quality review of at least part of the site inventory is necessary, perhaps done by the contractor who was paid for the original work.	HE Updatd, staff will clarify data. SB9 units result in 4 units due to the lot split that occurs, allowing 2 units on two newly created parcels.

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65	Lawrence Litvak	Chapter 4	<p>1) I have read Tammy Edmonson's proposed revisions to Chapter 4 submitted on July 20 on behalf of MVFREE and I support them. As she outlines and addresses, the policies and programs in Chapter 4 to address Mill Valley as a segregated community need to be more proactive and extensive.</p> <p>2) On IV-12 in the section on Public Lands for Affordable Housing, it states: "Program Objectives: 2022-25 will focus on assessing the redevelopment opportunity at 1 Hamilton. In the meantime, additional studies and collaboration should continue to determine longer-term housing opportunities (past the 8-year housing cycle) on other City-owned sites, as outlined above." I believe that at a minimum the last sentence should be changed to incorporate a more appropriate and achievable objective of having at least one additional project actually initiated during the coming 8-year housing cycle. Why is this program objective stated so conservatively? It seems out of line with the rest of the stated objectives and strategies of the Housing Element.</p> <p>3) The current Housing Plan in Chapter 4 does not have an adequate explanation of what the city has planned for, contingently, should actual housing production not be meeting the RHNA numbers. While having a Housing Element which is technically adequate in terms of meeting requirements for certification is important, it is not the only benchmark for a good plan. If the plan does not result in actual RHNA production goals being met, this will be a negative from two points of view. One, it will subject the city to additional loss of control over certain housing decisions. Two, it will mean that the community aspirations for housing, as indicated in your report by several measures of community sentiment, have not been satisfied sufficiently.</p>	<p>HE Updated, See Commenter 54.</p> <p>Comment Noted. Additional language will be added related to additional work required to rezone 1 Hamilton during the 8-year Housing Element cycle.</p> <p>See Chapter 3 and response to commenter 47, council discussion items about review process.</p>
65	Lawrence Litvak	Chapter 4	<p>Good planning includes anticipating and outlining what needs to happen if initial assumptions do not hold. Chapter 4 does outline some contingent plans for a handful of sub-elements, such as insufficient ADU production or ineffective Inclusionary Zoning, as well as in terms of the state requirement of maintaining a sufficient Site Inventory (IV-18). However, the Housing Plan does not currently address what might need to be done more generally should housing production be falling short of required levels. If such a production shortfall occurs, it is likely to be due economic feasibility reasons, and increasing the economic feasibility of housing production in Mill Valley will require further changes in zoning or other standards (parking, height, density, etc) that directly affect cost per unit. The Housing Plan should state something to that effect.</p> <p>4) On IV-35 the Program Objectives for Addressing Natural Hazards are described, including the general statement: "Continue to work with local jurisdictions and through the Multi-Jurisdictional Local Hazard Mitigation Plan and the</p>	<p>See Program 19.</p> <p>Noted. See Program 10.</p>
66	Tamera Wolfson	Dispute HE/ General	Please push back. This would crowd mill valley and make it unlivable and potentially unsafe if evacuation needed.	Comment Noted.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 2/Appendix A	Overall, the needs analysis is succinct and informative; graphics and tables are easy to read and helpful. The "Demographic Characteristics & Trends" shows that the community is aging, is predominantly White, and has a significantly higher median household income than most communities in Marin County and the region. We find this section does not adequately explain the significance of racial and ethnic segregation in the community.	HE Updated based on Commenter 54 suggested edits.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	22. Redevelopment Process. This program would revise the design review process to allow stream-lined approvals based on objective design standards. This procedural amendment will incentivize housing development, and as such, MEHC recommends it. Program 22 would also revise parking standards for housing designed for disabled persons, housing close to transit, and for small units, all of which will improve housing opportunity.	Comment noted.

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67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	25. A) Fair Housing Programs. There appears to be a typo in the first paragraph of the "program objectives" on page IV-28 which obscures the meaning. This program relies in part on continued collaboration with Fair Housing of Northern California, which is appropriate. We note that the city will continue to require that developers submit Affirmative Marketing Plans for density projects and inclusionary projects. The document does not provide any information on Mill Valley's requirements for Affirmative Marketing. The draft Element should be revised to provide this important information. MEHC supports the proposal to update the source of income ordinances and to educate landlords on the Housing Authority's voucher program • 25. B) Acknowledge Past Discriminatory Practices to Prioritize Housing Resources. The city will implement a program to publicly acknowledge and discuss past discriminatory practices and meet with the community to discuss priorities for addressing past practices. We congratulate the city for this direct and candid approach to recognizing discrimination.	HE Updated. Clarifications will be made.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	26. Senior Support Services. This program states, in part, that the city will "support" senior services. Although the text goes on to indicate there are policies in the General Plan to this effect, it would help the reader to provide more background information.	HE Updated. Clarifications will be made based on the comment.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	29. Homeless and Other Housing Support Assistance. This program is wholly inadequate as written. It describes the basics of state and county programs for the homeless (including Home key), emergency shelters, residential care facilities, supportive housing, low barrier navigation centers. The only commitment in the program is to "support" the Homeless Countywide Continuum of Care. "Support" is vague and is not a commitment to do anything. This program should, at a minimum, identify possible Homekey and shelter sites. MEHC strongly recommends that the city amend this program to include specific, measures that will activate these programs.	HE Updated. Staff to clarify work program for the 8-year cycle.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	Program 1. Historic Preservation Regulations and Guidelines is out of place in the Housing Element. Historic preservation is too often used as an excuse to block housing development. Solid preservation programs will stand on their own without inclusion in the Housing Element	Comment Noted. Historic preservation program intended to address state laws as part of redevelopment.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	Program 3. Regulations to Preserve Existing Housing Stock, includes an existing program that monitors short-term rentals, which is particularly important for housing preservation. The program states that the city will "consider" potentially vital initiatives including anti-neglect regulations, a 1-to-1 replacement ordinance, legal protections for buildings that exceed allowed density, and a multi-family property registration program. "Consider" is vague and does not commit the city to act. This program should be revised to specify the date by which ordinances will be drafted and proposed for adoption.	HE Updated to state that the City will adopt ordinances.

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67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	<p>GOAL 3.0: "Enhance housing affordability so that modest income households can join and remain an integral part of the Mill Valley community" would require the city to take direct actions to increase the community's affordable housing stock. MEHC offers the following comments:</p> <ul style="list-style-type: none"> • 11. Inclusionary Housing Regulations. The proposal to evaluate the city's inclusionary program is appropriate, including all the options listed in this program. However, we recommend that the city lower the inclusionary formula to 20% now. The current 25% formula is higher than most, if not all, communities in the region, and as such makes Mill Valley properties less attractive to housing developers. • 12. Generate Financial Resources (Local Impact Fees and/or Taxes). We support this initiative • 13. Local Affordable Housing Trust Fund. We support this on-going program. • 14. Affordable Housing Development Assistance. The listed objectives for this program are appropriate. • 15. Partnerships for Affordable Housing. The listed objectives are good practice. The program should describe how often the City will partner with advocates and organizations throughout the planning period. • 16. Homebuyer Assistance. The city should continue this program. • 17. Section 8 Rental Assistance. While it is appropriate for Mill Valley to support the Section 8 voucher program, MEHC strongly recommends that the city commit to amending the source of income regulations to provide more protection and opportunity for prospective tenants. 	<p>Council discussion item</p> <p>Comment noted Comment noted Comment noted HE Updated.</p> <p>Noted</p> <p>Noted.</p>
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	11. Inclusionary Housing Regulations. The proposal to evaluate the city's inclusionary program is appropriate, including all the options listed in this program. However, we recommend that the city lower the inclusionary formula to 20% now. The current 25% formula is higher than most, if not all, communities in the region, and as such makes Mill Valley properties less attractive to housing developers.	HE Updated to provide additional flexibility for zoning overlays as a first step (Program 20)
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	• 15. Partnerships for Affordable Housing. The listed objectives are good practice. The program should describe how often the City will partner with advocates and organizations throughout the planning period.	HE Updated.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	• 17. Section 8 Rental Assistance. While it is appropriate for Mill Valley to support the Section 8 voucher program, MEHC strongly recommends that the city commit to amending the source of income regulations to provide more protection and opportunity for prospective tenants.	HE Updated.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	• 18. Residential Design Guidelines. The proposed objective design guidelines are critical to removing impediments to housing development. This should be followed with code amendments to allow by-right approval as an incentive to develop for all multi-family projects.	Comment Noted.
67	Robert Pendoley, Marin Environmental Collaborative	Chapter 4	20. Rezoning to Accommodate RHNA/Housing Overlay Zoning Districts. This program proposes three new overlay zoning districts. MEHC recommends that the incentives for residential development proposed for these districts are appropriate, including parking requirements of one space per unit, increased height limits, and ministerial approval. However, the proposed density of 40 units per acre is too low to achieve the RHNA, especially given the paucity of sites. Mill Valley must set a base density of 70 units per acre in the overlay regulations.	Comment Noted.
67	Robert Pendoley, Marin Environmental Collaborative	Full Comments	See Correspondence	

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67	Robert Pendoley, Marin Environmental Collaborative	General	In conclusion, we endorse the basic direction Mill Valley is taking in the draft Housing Element. However, the document must be strengthened to reach its RHNA obligations and to achieve housing equity. We look forward to reviewing future drafts.	Comment Noted.
67	Robert Pendoley, Marin Environmental Collaborative	Introduction	The document begins with a welcoming introduction that provides a clear overview of the purpose and basic strategy of the Housing Element. We support the twin goals of protecting the natural environment and encouraging diversity of housing, income levels and lifestyles. The basic strategy focuses on the areas of the city zoned for multi-family housing and commercial uses areas that allow mixed uses, or multi-family residential uses on their own. We believe this is an appropriate strategy for Mill Valley. The city's community participation program has been effective. We note the high participation rate in four workshops and two on-line workshops. We suggest that the city provide more information on the focus groups. In particular, it is not clear to us how many meetings were held with housing advocates. The overall participation rate of 10% + is impressive.	Comment Noted.
68	Patrick Soluri, Friends of Hauke Park	General/Chapter 4, see comment letter for full text	As explained above, the City has a duty to prepare an inventory of land that is suitable for residential development in order to show that the City has sufficient housing to meet its RHNA requirements. (Gov. Code, § 65583.2, subd. (a).) The shifting and inconsistent explanation for its planning process in this regard reveals that it is failing to comply with that duty. Although the City previously stated that the Housing Workshop is a completely separate process from its RHNA analysis, the Draft Housing Element now reveals that the City is relying on that process to identify — or, more accurately, exclude — suitable land for its RHNA requirements. By doing so, the Draft Housing Element arbitrarily narrowsthe potential sites where residential housing could be located in violation of its duties under state law. A. The City Previously Claimed That the Housing Workshop Findings are a Separate and Distinct Analysis B. The Draft Housing Element Excludes Numerous City-Owned Parcels <u>Without Adequate Explanation or Factual Support</u>	Comment noted.
68	Patrick Soluri, Friends of Hauke Park	Full Comments	See Correspondence	
68	Patrick Soluri, Friends of Hauke Park	General , see comment letter for full text	OTHER FACTORS SHOW THAT THE DRAFT HOUSING ELEMENT IS DEFECTIVE A. Baylands Corridor B. Omission of Parcels Located West of Camino Alto	Baylands corridor applies to parcels within the unincorporated County of Marin. See HE and sites inventory, which illustrate parcels at various income levels dispursed throughout the City, including parcels west of <u>Camino Alto</u>
68	Patrick Soluri, Friends of Hauke Park	General/Chapter 4	THE 1 HAMILTON SITE REQUIRES A GENERAL PLAN AMENDMENT AND REZONING and The Draft Housing Element Fails to Describe the Process Required to Develop 1 Hamilton	HE Updated to clarify rezoning required.

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68	Patrick Soluri, Friends of Hauke Park	General/Chapter 4	THE CITY ARBITRARILY RELIES ON THE HOUSING WORKSHOP AND OTHER CRITERIA TO UNLAWFULLY EXCLUDE NUMEROUS CITY-OWNED PARCELS .The City Previously Claimed That the Housing Workshop Findings are a Separate and Distinct Analysis and The Draft Housing Element Excludes Numerous City-Owned Parcels Without Adequate Explanation or Factual Support	Program 10 is updated based on progress and work conducted by the City during the current housing element cycle. See Housing Advisory Committee work products.
68	Patrick Soluri, Friends of Hauke Park	General/Chapter 6	OTHER FACTORS SHOW THAT THE DRAFT HOUSING ELEMENT IS DEFECTIVE . Omission of Parcels Located West of Camino Alto	Noted. See page IV-29, IV-40 and IV-41.
68	Patrick Soluri, Friends of Hauke Park	General/Environ mental	OTHER FACTORS SHOW THAT THE DRAFT HOUSING ELEMENT IS DEFECTIVE - Baylands Corridor	Baylands corridor applies to parcels within the unincorporated County of Marin.
69	David Levin	Chapter 1 and Chapter 2	<p>Clearly explain that Mill Valley has permitted very little housing production since 1970</p> <p>Although the draft housing element states at Chapter II(A)(1) that “Mill Valley continues to experience modest but consistent trends in population growth in recent decades, from 13,029 in 1990 to 14,674 in 2020 as recorded by the Census,” actual U.S. Census figures show our population has increased a total of approximately ten percent during the last 50 years: See table in correspondence.</p> <p>In comparison, the SF bay area population jumped from 4.6 million in 1970 to 7.7 million in 2020 – an increase of more than 65% over 50 years. Even more importantly, the region’s jobs/housing imbalance continues to worsen with more than 500,000 jobs created in the bay area during the past decade, but with only about 123,000 new housing units for the region. This explains why over 70,000 workers must commute into Marin County every day, and how a jobs/housing imbalance has caused Mill Valley’s traffic to nearly triple over the past 50 years while our population increase has been negligible. By clearly highlighting these important points, the housing element will help explain our critical need for producing more affordable housing to address these shortfalls that have lasted many decades</p>	HE Updated. Demographic trends and discussion updated.

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69	David Levin	Chapter 1 and Chapter 3	<p>The draft housing element should directly address a history of racial exclusion in Mill Valley</p> <p>The draft housing element alludes to racial discrimination that has severely distorted our demographics, but it should highlight actual examples of past discrimination. For example, the current August 2022 issue of Marin magazine at page 37 describes the intense fear an interracial couple felt while searching for housing in Mill Valley after serving in the U.S. Air Force during the 1950's: "We had heard that the first Black people to move inside the city limits of Mill Valley had their home burned down."</p> <p>Earlier this month, the Marin County Recorder's Office released information from a study of racially restrictive covenants in the county, and below is a snip from this county map that clearly shows a historic pattern of excluding non-white residents by such restrictions that existed during past decades in several Mill Valley neighborhoods: See map in letter.</p> <p>We can still see the product of this historic discrimination in our demographics, and the draft shows that Mill Valley has even less demographic diversity than the rest of Marin County. Mill Valley's history of racial exclusion should be highlighted as another important reason why our city needs to increase housing diversity by permitting the number of affordable units required under state law.</p>	HE Updated. The draft will be updated based on information provided by Commenter 54 and newly released information provided by the County of Marin Recorders Office.
69	David Levin	Chapter 4	<p>The draft should highlight Mill Valley's pressing need for deed-restricted affordable housing</p> <p>The most valuable new housing option for local workers, seniors, disabled persons, and young people consists of deed-restricted affordable housing, but Mill Valley has not successfully launched such a project for nearly 30 years. Deed-restricted affordable housing can also offer a preference for local workers, and this will help reduce our traffic. According to Mill Valley's annual progress report issued in April, the number of affordable housing units permitted during the first seven years of our current eight-year housing element cycle consist of 109 ADU's and only four deed-restricted units. We must produce more deed-restricted housing in Mill Valley during the next cycle, and this should be clearly explained.</p> <p>The housing element draft presents an ambitious set of targets to meet our new allocations, and we will need strong leadership and active participation by the community to meet these important goals. Thank you again for your work on this draft, and I look forward to real progress on housing in Mill Valley.</p>	HE Updated, see text last page of Chapter 2.

SUMMARY OF PUBLIC COMMENTS RECEIVED June 30, 2022 through August 1, 2022 (7pm)

Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
70	Linda Greig	Dispute HE/ General	<p>Today (July 29, 2022) in the Chronicle on page 1 is the article 'Marin County on edge as fire risk increases'. On page A 15, 'Fuel conditions' so great that fire could hit quickly'. My neighborhood of Blithedale Canyon is pinpointed in the article as an extremely dangerous area, as is most of Mill Valley.</p> <p>Adding 865 new housing units to our already crowded, narrow and steep roads as per the plans of the draft Housing Element could be the difference between getting out of the fire's path and literally burning to death while trying to escape! Even if those new units are not close to the canyons but closer to Hwy 101, the backup of cars will extend all the way down Blithedale Avenue making escape by car impossible. We've seen the backups before under much less emergency situations.</p> <p>Our water situation also is so fragile that it cannot absorb that many new consumers. Our infrastructure here is fragile also. Power outages occur with regularity during the few storms we have in winter.</p> <p>Our services are being stretched already but if this scenario should pass, there's no help coming from the state to increase our roads, schools, and services. Instead they propose a massive daily penalty if we don't comply.</p> <p>Yes, we need more housing, but it has to be a realistic plan. For distant Sacramento to come up with a decree that it must be 'X' many new homes and by such and such a date, and by not furnishing the means to do it - nor the assurances that it will not drastically reduce our well-being - is just WRONG in so many ways! Please - as the City of Mill Valley, do what you can to STOP THIS TERRIBLE PLAN that will ruin Mill Valley and much of our beautiful state!</p>	Coment Noted.
71	Dennis Klein, MV Affordable	Appendix C	1. Why are Underutilized Parcels in a Flood Plain favored over those that are not?	Staff assumes the commenter is referring to
71	Dennis Klein, MV Affordable Housing Committee	Appendix C	2. Why are portions of an occupied single-Family Residential parcel considered SF Vacant Not S8	Lot size and topographical conditions.
71	Dennis Klein, MV Affordable Housing Committee	Chapter 4	Sites inventory, consider Miller Avenue Specific Plan	Current approach focuses on housing strategies and site selection based on HCD criteria. See https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

SUMMARY OF PUBLIC COMMENTS RECEIVED June 30, 2022 through August 1, 2022 (7pm)

Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
		Continued	<p>There is power in numbers. I hope you are open to participating in an upcoming challenge to the RHNA/HCD methodology. The process has become a bitter, punitive exercise pitting cities and state against each other. We need a collaborative approach to yield real housing solutions. Instead, we next move on to SB 35, and are punished with ministerial approvals, no CEQA, and no community input.</p> <p>It's time to challenge the HCD's right to set housing numbers that are siloed from our new reality. Someone must step in and mitigate this disaster. We need the state to hear us. Instead, we got Newsom's veto of SB 182 — the only law that would have required improved evacuation routes in areas to be developed — as a reminder that nothing must slow down the housing.</p> <p>I urge you to join the legal challenge to SB 9, as other cities have done. Pam Lee is the attorney handling this suit. She can be contacted at plee@awattorneys.com The state is undermining our ability to plan for a sustainable future. Without pushback, Mill Valley will be reduced to nothing but housing and hazards. Our local democracy is our voice. Please use your voice to protect Mill Valley even as you continue with the RHNA process. Thank you for your time and attention to this complicated process. Please do your best to find ways to push back as we move forward.</p>	
		Continued	<p>With an influx of lower income residents, shouldn't it be a priority to encourage preserving a place like Grilly's, which serves quality, affordable food? Lower income residents will already be hard pressed to find affordably prices groceries and services here. Note: The owner of Grilly's and Malugani is not interested in the conversion, and did not know the property was listed here as underutilized space that could hold 11 homes in the Moderate category. Does the city plan on brokering deals between landlords and developers?</p> <p>Three of our gas stations are on the list. There is a current movement to intentionally limit the availability of gasoline as a way to fight climate change. But we still need cars here, and most of the cars still need gas. Our new lower-income residents are not likely to be able to upgrade to electric cars as quickly as affluent drivers, so they are further disadvantaged by fuel unavailability.</p> <p>We will lose parking lots at a time when new housing laws limit the amount of parking new construction must include, leading to a deficit. A California State Audit found the RHNA methodology seriously flawed, and the matter has been referred to the Department of Finance for review. Without confidence in the numbers, the process should have been paused until the report is finished in February.</p> <p>The state has no interest in collaborating with us to create more housing. We are being threatened instead of treated as partners. For the most part we are at the mercy of private, for-profit contractors (under terrible economic conditions) to make the numbers or face serious consequences.</p> <p>The RHNA process has set us up for failure. Housing is important, but it's not one-size-fits-all, and our unique constraints were never considered. Our appeals based on changed conditions of infrastructure, traffic, flooding and sea rise, and fire hazards were solicited — and then ignored. Our WUI designation and the effect any fire evacuation will have on Mill Valley and the unincorporated areas above are irrelevant to the HCD.</p> <p>There was an exception made by SCAG for a reduction of almost 3,000 in the city of Pico Rivera, based on an Army Corps of Engineers statement regarding dam failure and flooding.</p> <p>We need you to look out for us. Our local democracy is our voice. The state is undermining our ability to plan for a sustainable future here. They clearly have no interest in the particular challenges we face. I hope you will represent Mill Valley to the best of your abilities by pushing back, even as you continue with the RHNA process. One way to do that is to join the legal challenge to SB 9, like other cities. It's a start. There is power in numbers. I encourage the city of Mill Valley to contact Pam Lee at plee@awattorneys.com and find out more. There is an upcoming challenge to the RHNA/HCD/AUDIT as well.</p>	See responses for Commenter 44.

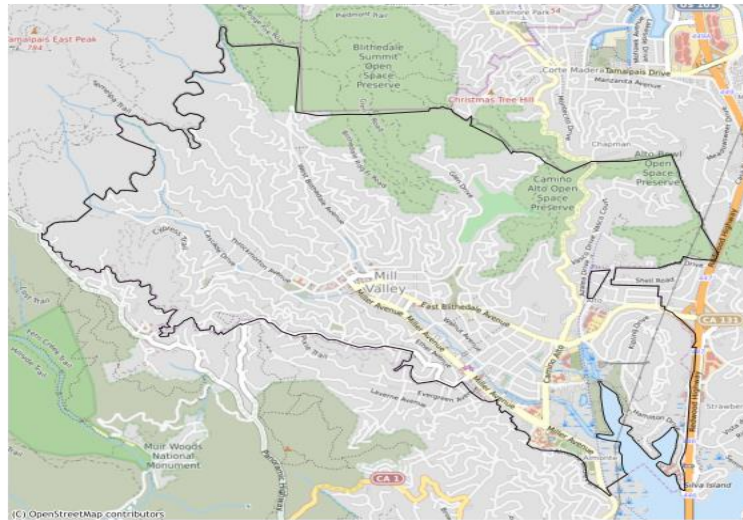
SUMMARY OF PUBLIC COMMENTS RECEIVED June 30, 2022 through August 1, 2022 (7pm)

Commenter	Name (Optional)	Section / Topic	Comments	Review of Comment
After Comment Period	Community Action Marin, Canal Alliance, Norther Marin Community Services, Legal Aid of Marin, FHANC, Habitat for Humanity, Redwood Health Community Coalition, Ritter Center, Center for Domestic Peace		Letter received August 5 after the public comment period and City Council meeting. Staff can review comments as part of revisions to the next draft.	Comments Noted.
After Comment Period	YIMBY		Letter received August 4 after the public comment period and City Council meeting. Staff can review comments as part of revisions to the next draft.	Comments Noted
		Chapter 3	Page III-15 - Financial resources - the document outlines many sources of income, but there is no indication how much money is actually available. Reviewing the programs, it looks like there are very few ongoing sources of funds, and recurring sources are very low (well under \$1M per year?) If this is not accurate, it'd be helpful to clarify this section. If this is correct, Mill Valley should be explicit that the financial resources are not sufficient to meaningfully subsidize the required low income units. As such, low income developments will need to be financially feasible independently, which will require bigger developments, especially if they are not built on public lands.	Data will be clarified. In addition, see Program 12.
	Bowie & Schaffer	Chapter 3/ 35 Summit	Interest in adding to the sites inventory	Site has 6 existing properties on site. Rezoning should be requested outside of HE Process.

APPENDIX A: HOUSING NEEDS DATA REPORT: MILL VALLEY

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-04-02



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1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Mill Valley.

2 SUMMARY OF KEY FACTS

- **Population** - Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Mill Valley increased by 7.9% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** - In 2019, Mill Valley's youth population under the age of 18 was 3,185 and senior population 65 and older was 3,392. These age groups represent 22.2% and 23.7%, respectively, of Mill Valley's population.
- **Race/Ethnicity** - In 2020, 86.2% of Mill Valley's population was White while 0.7% was African American, 5.0% was Asian, and 4.2% was Latinx. People of color in Mill Valley comprise a proportion below the overall proportion in the Bay Area as a whole.¹
- **Employment** - Mill Valley residents most commonly work in the *Financial & Professional Services* industry. From January 2010 to January 2021, the unemployment rate in Mill Valley decreased by 3.5 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 330 (6.8%). Additionally, the jobs-household ratio in Mill Valley has increased from 0.78 in 2002 to 0.83 jobs per household in 2018.
- **Number of Homes** - The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Mill Valley increased, 2.1% from 2010 to 2020, which is *above* the growth rate for Marin County and *below* the growth rate of the region's housing stock during this time period.
- **Home Prices** - A diversity of homes at all income levels creates opportunities for all Mill Valley residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$2M+ in 2019. Home prices increased by 80.6% from 2010 to 2020.
 - **Rental Prices** - The typical contract rent for an apartment in Mill Valley was \$2,200 in 2019. Rental prices increased by 43.5% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$88,080 per year.²
- **Housing Type** - It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 65.8% of homes in Mill Valley were single family detached, 9.9% were single family attached, 5.4% were small multifamily (2-4 units), and 18.6% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

family units increased more than multi-family units. Generally, in Mill Valley, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** - The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In Mill Valley, 19.4% of households spend 30%-50% of their income on housing, while 11.8% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** - According to research from The University of California, Berkeley, 0.0% of households in Mill Valley live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 100.0% of households in Mill Valley live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** - 100.0% of residents in Mill Valley live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 0.0% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **Special Housing Needs** - Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Mill Valley, 9.7% of residents have a disability of any kind and may require accessible housing. Additionally, 6.3% of Mill Valley households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 7.2% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of

³ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is “NODATA.” Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for Mill Valley.

3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁴ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.⁵ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.⁶ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA - the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Mill Valley, the proposed RHNA to be planned for this cycle is 865 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for their**

⁴ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

⁵ HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

⁶ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)

Housing Elements will be released at the end of 2021. The potential allocation that Mill Valley would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Mill Valley Units	Marin County Units	Bay Area Units	Mill Valley Percent	Marin County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	262	4171	114442	30.3%	29.0%	25.9%
Low Income (50%-80% of AMI)	151	2400	65892	17.5%	16.7%	14.9%
Moderate Income (80%-120% of AMI)	126	2182	72712	14.6%	15.1%	16.5%
Above Moderate Income (>120% of AMI)	326	5652	188130	37.7%	39.2%	42.6%
Total	865	14405	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021.
THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Mill Valley's population has increased by 7.9%; this rate is below that of the region as a whole, at 14.8%. In Mill Valley, roughly 12.6% of its population moved during the past year, a number 0.8 percentage points smaller than the regional rate of 13.4%.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Mill Valley	13029	13570	13600	13623	13903	14707	14674
Marin County	230096	238185	247289	251634	252409	262743	260831
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Universe: Total population

Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

In 2020, the population of Mill Valley was estimated to be 14,674 (see Table 2). From 1990 to 2000, the population increased by 4.4%, while it increased by 2.2% during the first decade of the 2000s. In the most recent decade, the population increased by 5.5%. The population of Mill Valley makes up 5.6% of Marin County.⁷

⁷ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

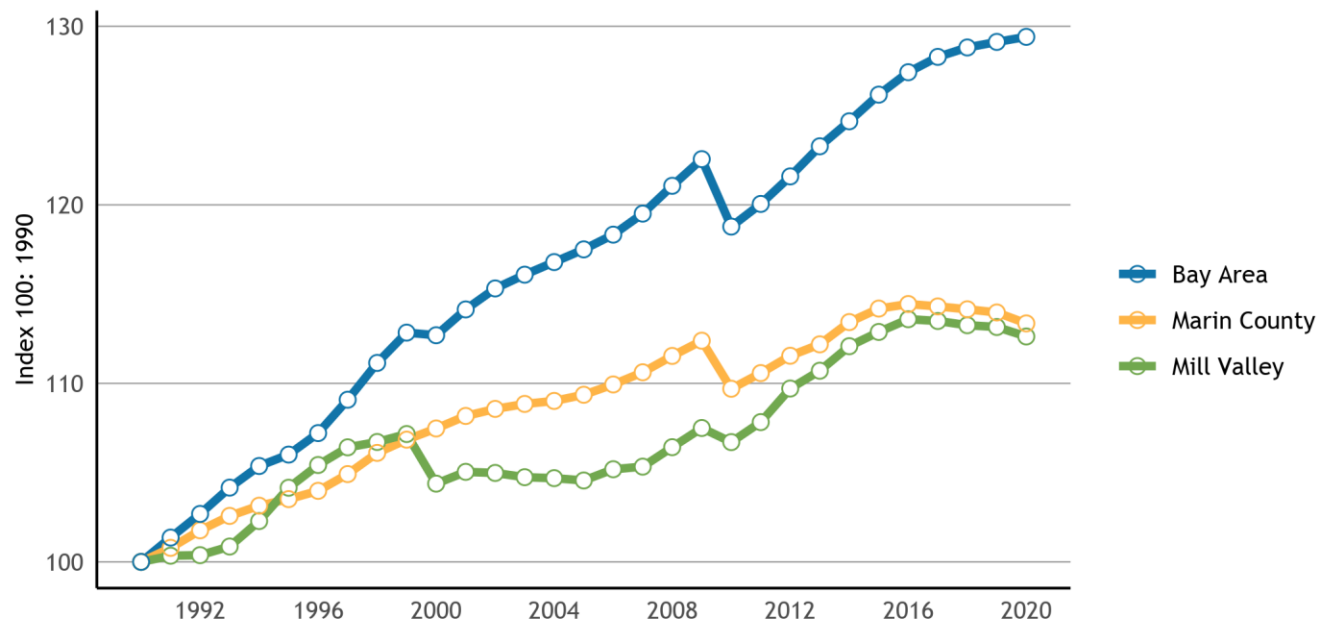


Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Mill Valley, the median age in 2000 was 42.9; by 2019, this figure had increased, landing at around 48 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

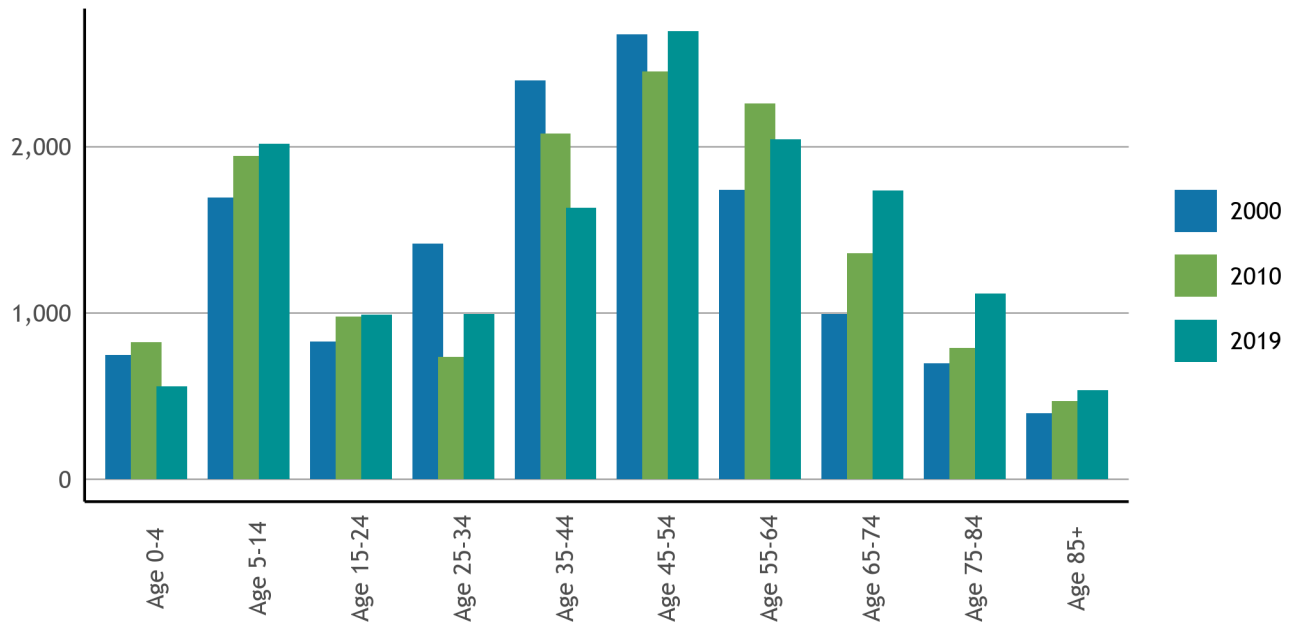


Figure 2: Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁸ make up 5.6% of seniors and 14.9% of youth under 18 (see Figure 3).

⁸ Here, we count all non-white racial groups

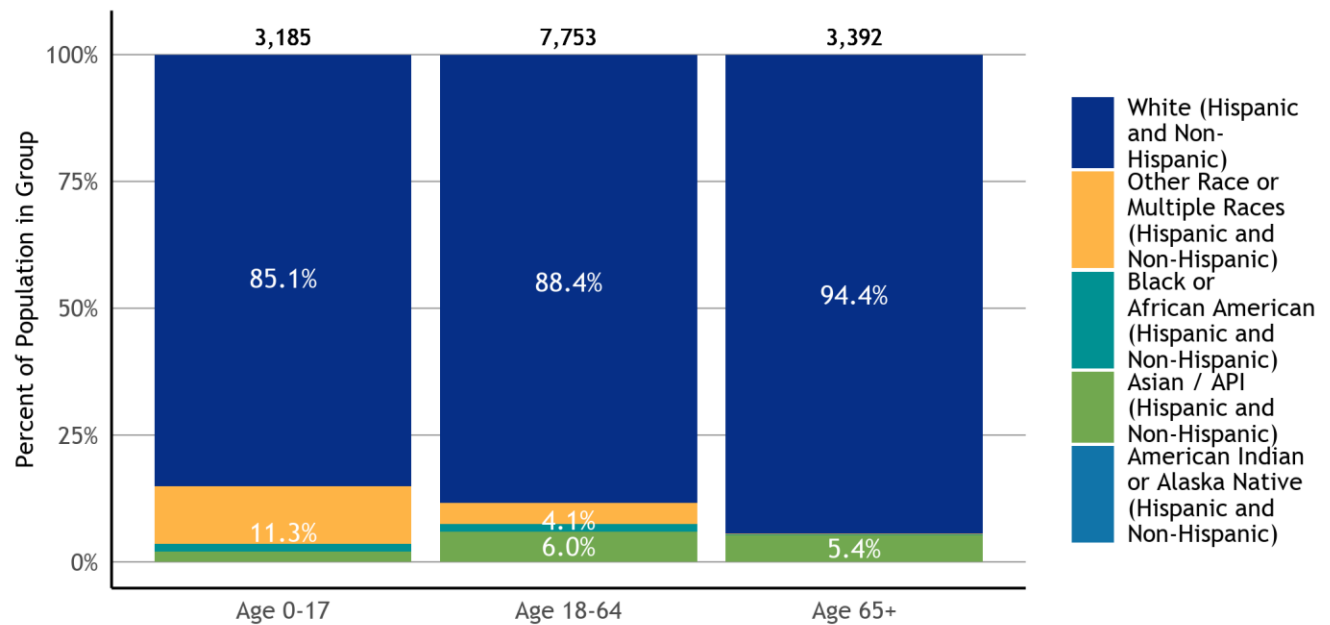


Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁹. Since 2000, the percentage of residents in Mill Valley identifying as White has decreased - and by the same token the percentage of residents of all *other* races and ethnicities has *increased* - by 4.6 percentage points, with the 2019 population standing at 12,353 (see Figure 4). In absolute terms, the *Other Race or Multiple Races, Non-Hispanic* population increased the most while the *American Indian or Alaska Native, Non-Hispanic* population decreased the most.

⁹ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

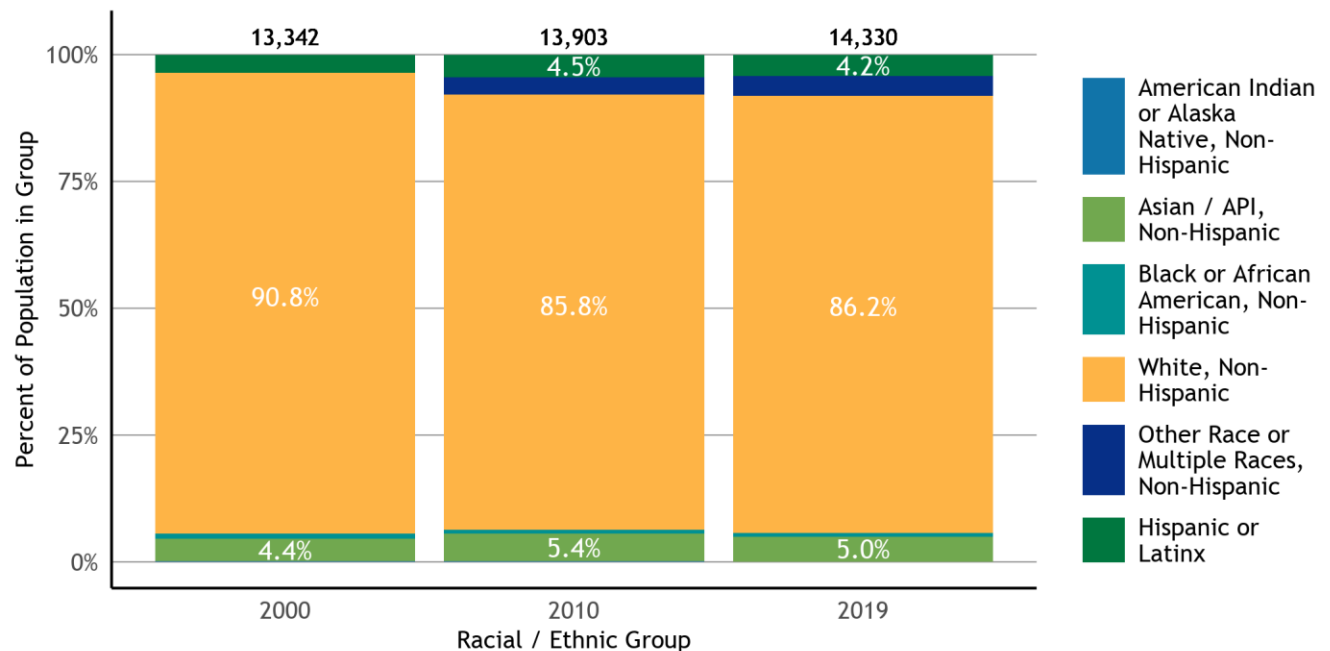


Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Mill Valley increased by 8.5% (see Figure 5).

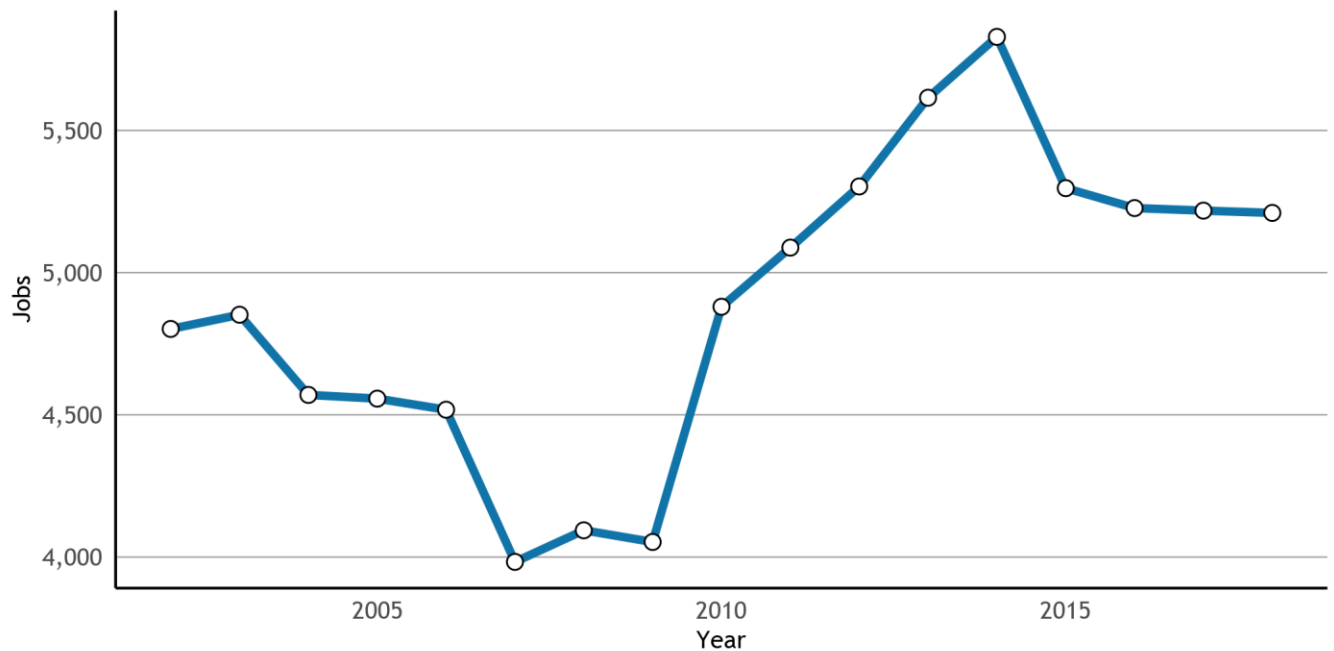


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 6,711 employed residents, and 6,711 jobs¹⁰ in Mill Valley - the ratio of jobs to resident workers is 1; Mill Valley is *roughly balanced between workers and jobs*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Mill Valley has more low-wage *jobs* than low-wage *residents* (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage

¹⁰ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).¹¹

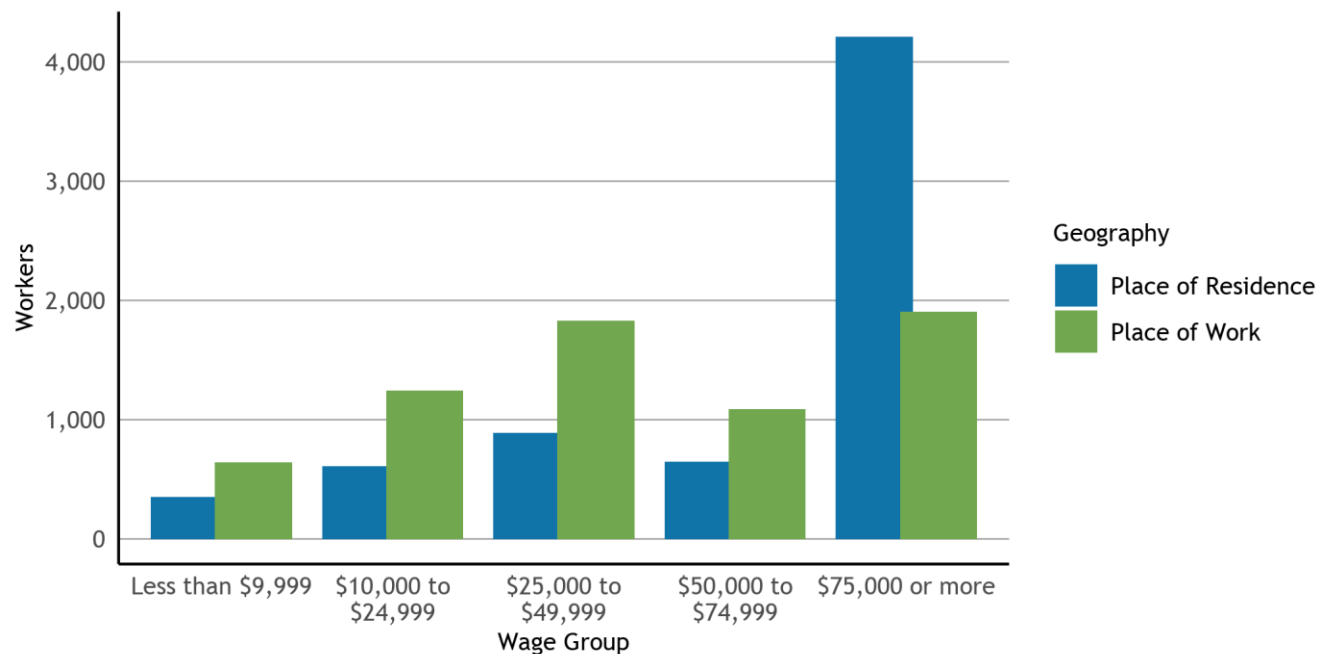


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

¹¹ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

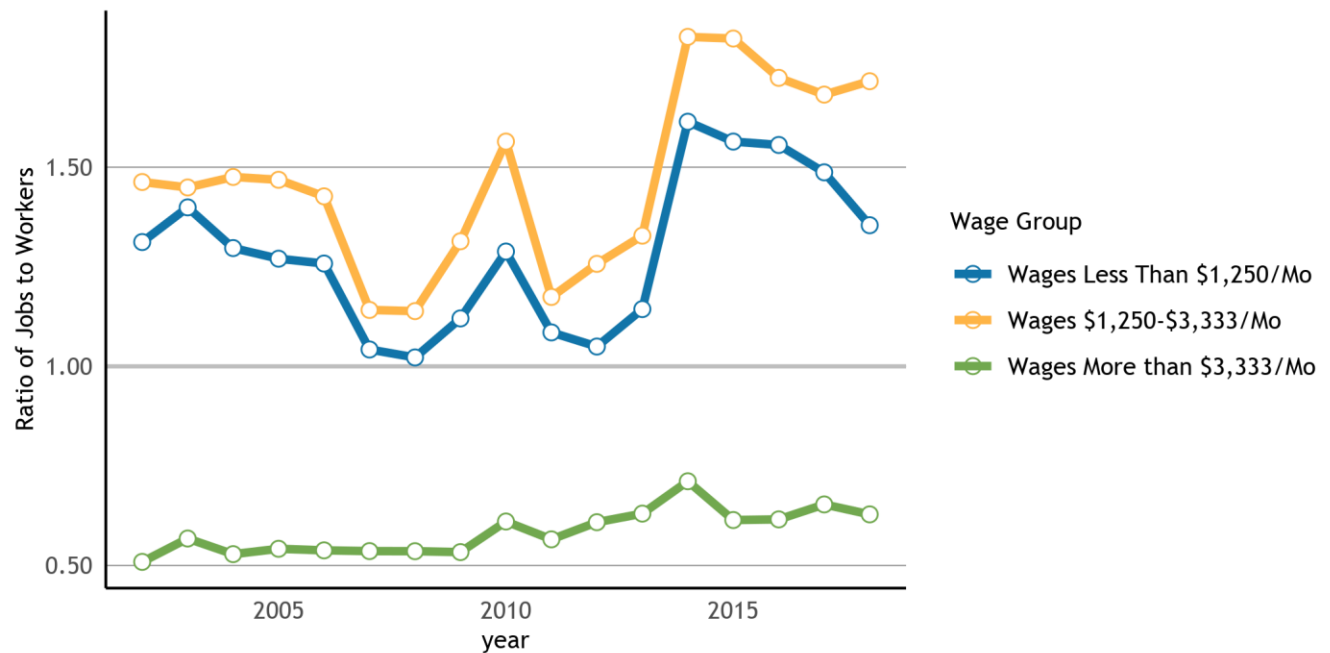


Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Mill Valley has increased from 0.78 in 2002, to 0.83 jobs per household in 2018 (see Figure 8).

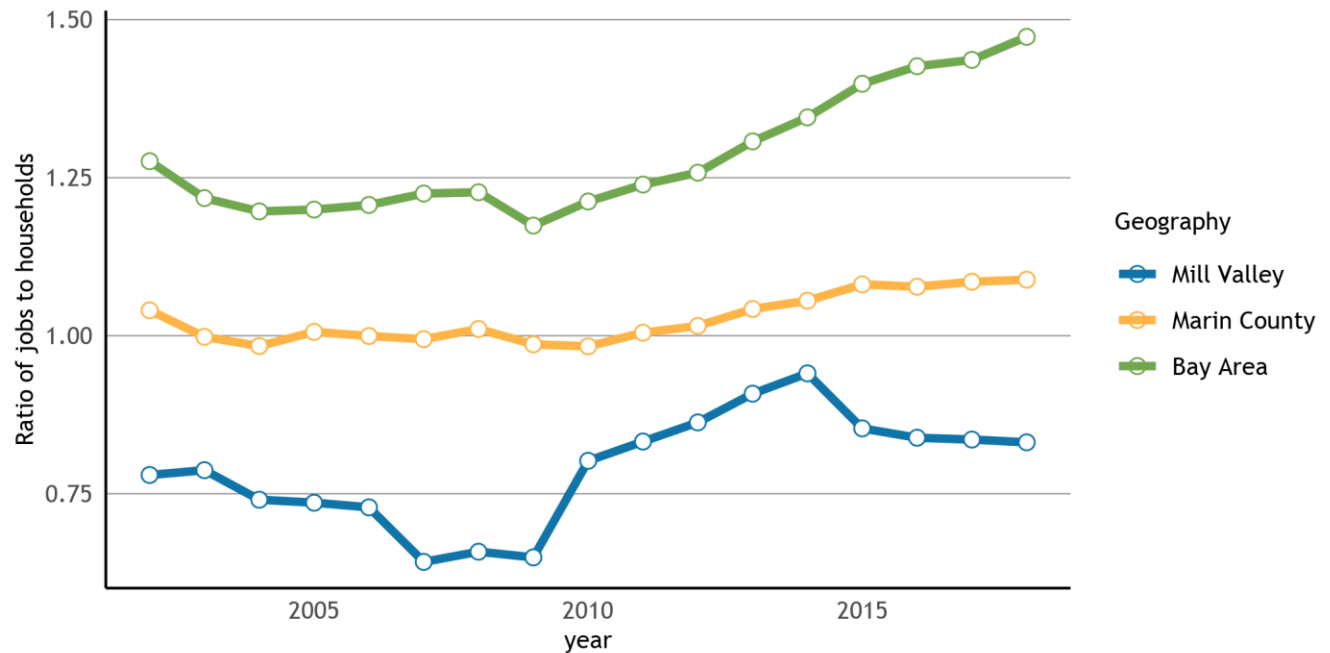


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Mill Valley residents work is *Financial & Professional Services*, and the largest sector in which Marin residents work is *Financial & Professional Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

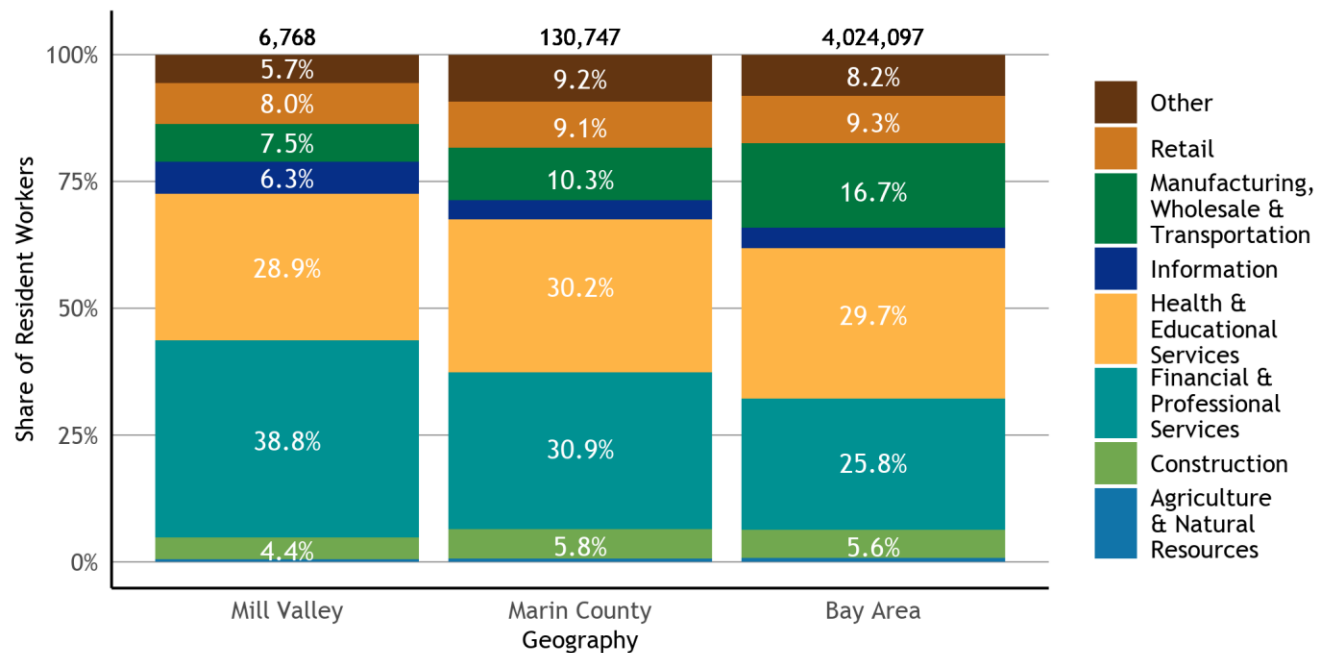


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Mill Valley, there was a 3.5 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

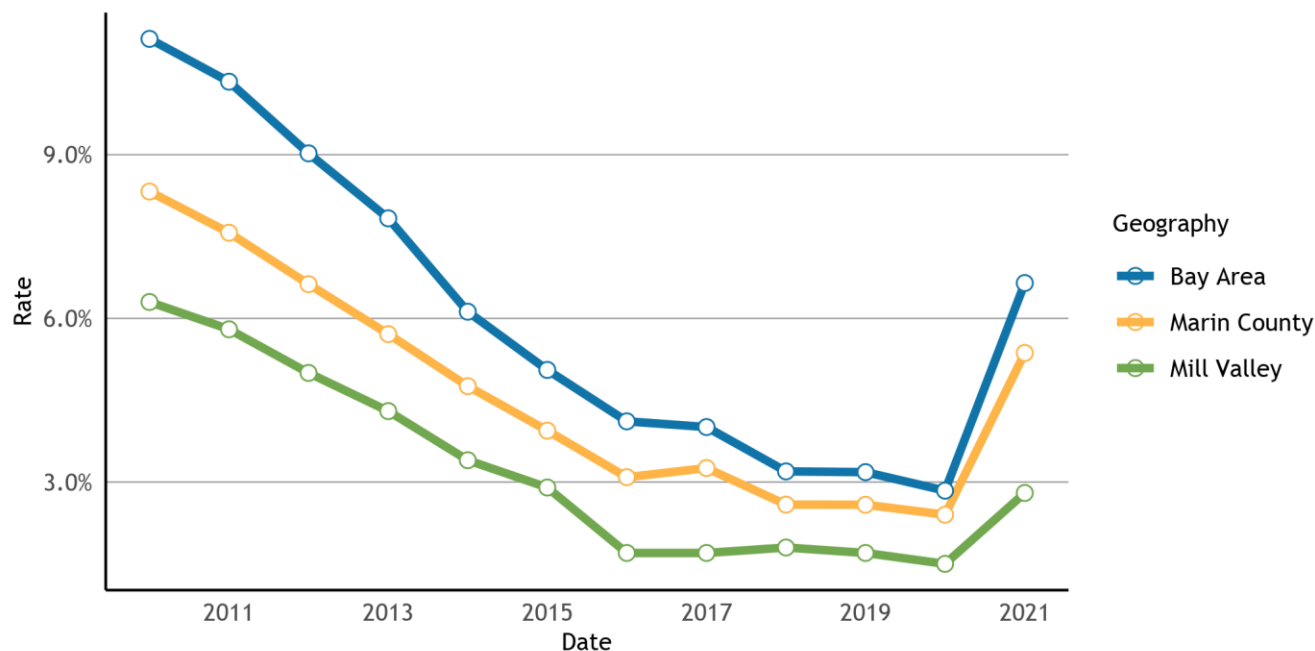


Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state¹².

In Mill Valley, 65.3% of households make more than 100% of the Area Median Income (AMI)¹³, compared to 8.7% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

¹² Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

¹³ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Marin County, 30% AMI is the equivalent to the annual income of \$44,000 for a family of four. Many households with multiple wage earners - including food service workers, full-time students, teachers, farmworkers and healthcare professionals - can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Mill Valley receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: *Assume that 59.8% of Mill Valley's very low-income RHNA is for extremely low-income households.*

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: *Assume that 54.9% of Mill Valley's very low-income RHNA is for extremely low-income households.*

According to the data shown below (Figure 11), 965 of Mill Valley's households are 0-50% AMI while 530 are extremely low-income. Therefore, extremely low-income households represent 54.9% of households who are 0-50% AMI, as 530 divided by 965 is 54.9%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

Option C: *Assume that 50% of Mill Valley's very low-income RHNA is for extremely low-income households.*

HCD's guidance notes that instead of using U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

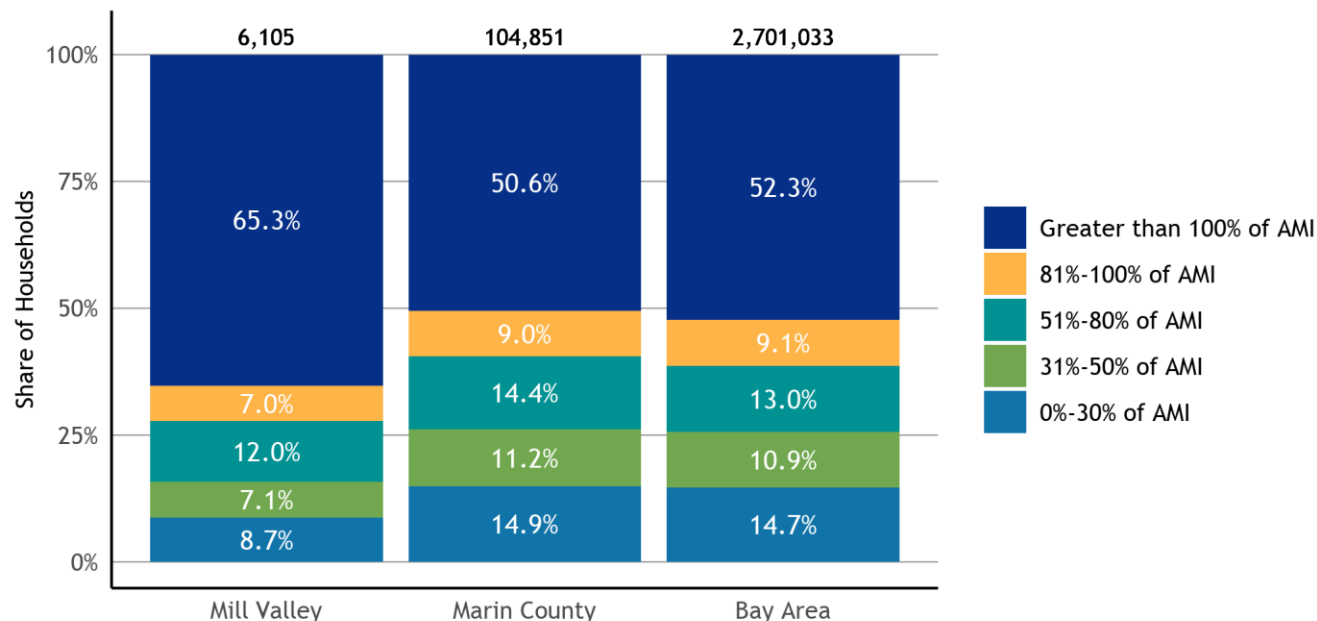


Figure 11: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Mill Valley, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 12).

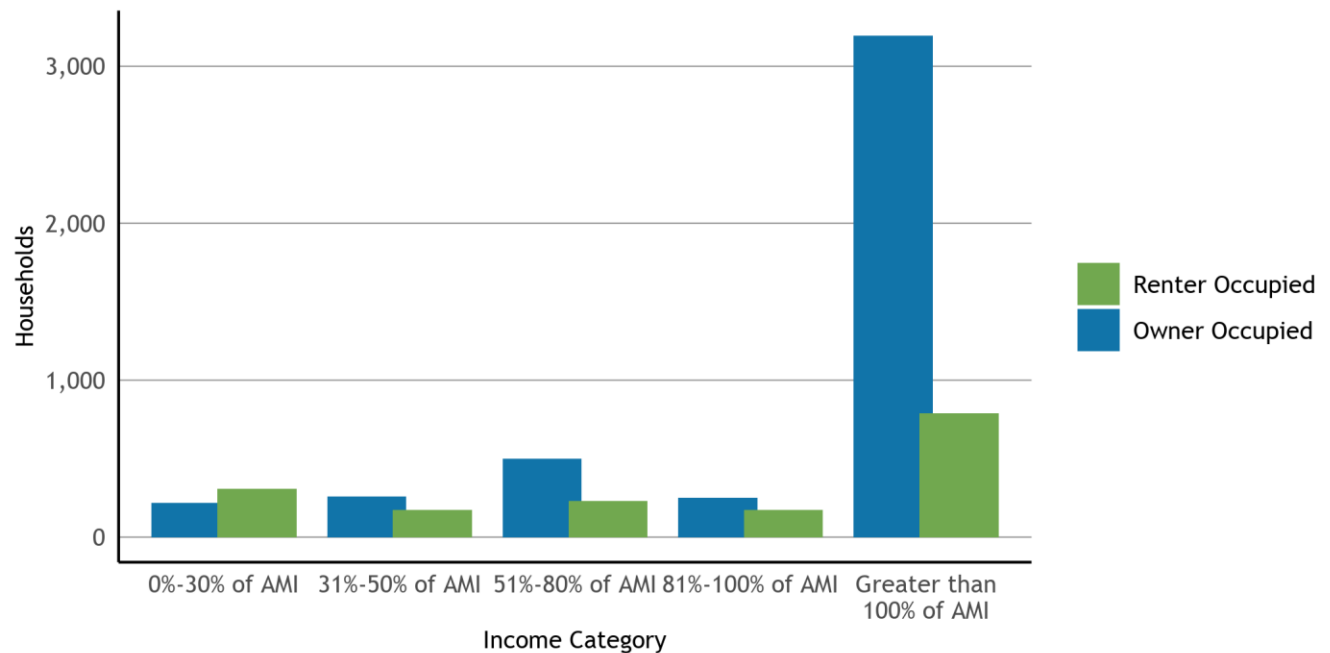


Figure 12: Household Income Level by Tenure

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.¹⁴ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Mill Valley, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure 13).

¹⁴ Moore, E., Montojito, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

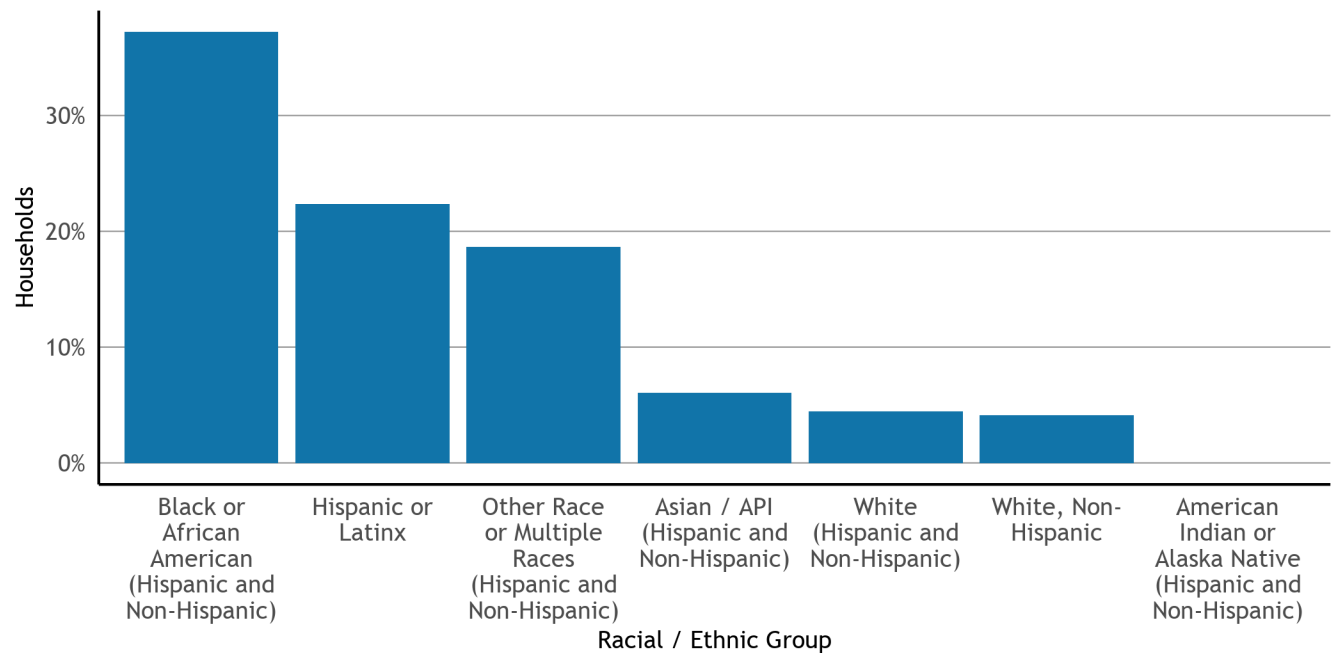


Figure 13: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity - ability for individuals to stay in their homes - in a city and region. Generally, renters may be displaced more quickly if prices increase. In Mill Valley there are a total of 6,107 housing units, and fewer residents rent than own their homes: 29.8% versus 70.2% (see Figure 14). By comparison, 36.3% of households in Marin County are renters, while 44% of Bay Area households rent their homes.

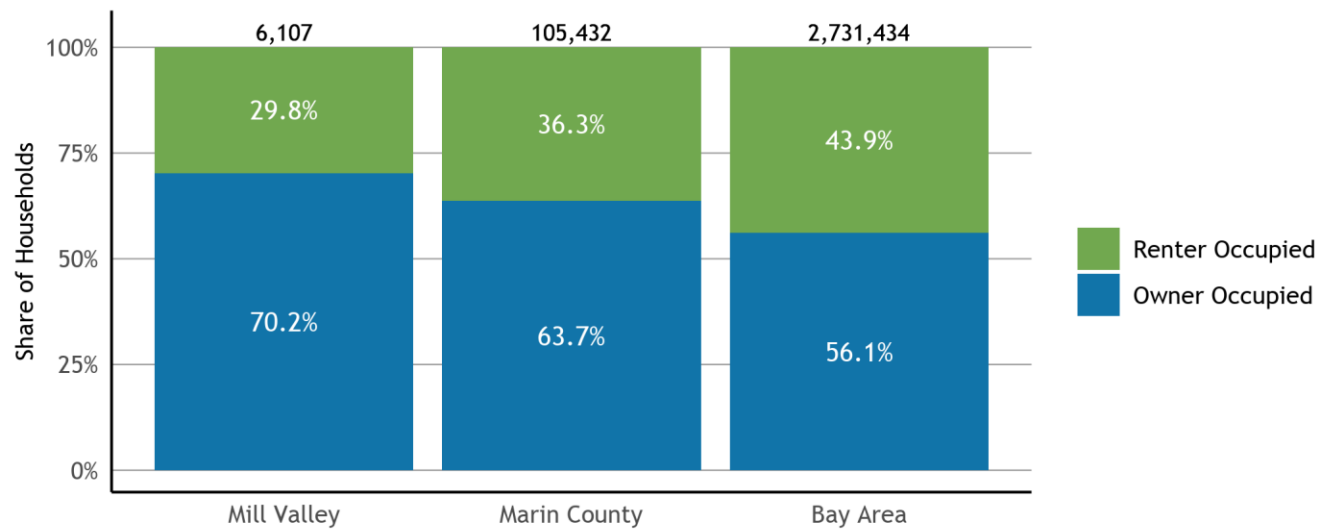


Figure 14: Housing Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.¹⁵ In Mill Valley, 0.0% of Black households owned their homes, while homeownership rates were 76.7% for Asian households, 55.2% for Latinx households, and 70.2% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

¹⁵ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

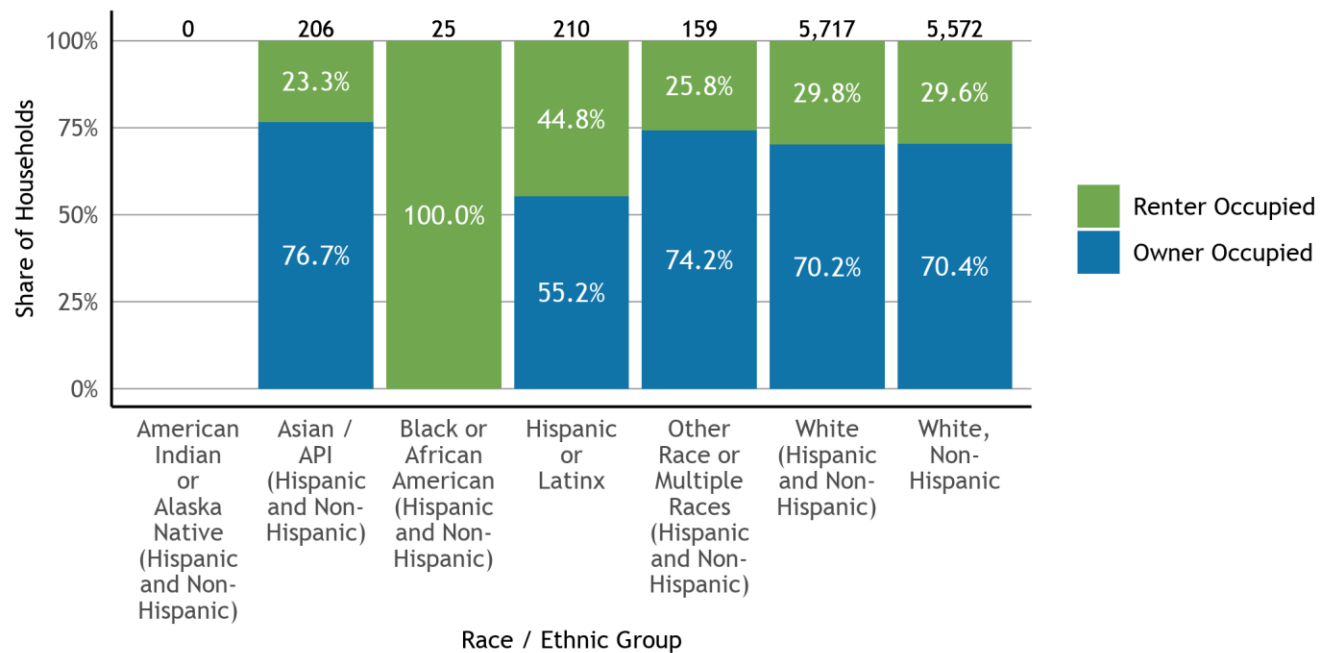


Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Mill Valley, 56.5% of householders between the ages of 25 and 44 are renters, while 20.7% of householders over 65 are (see Figure 16).

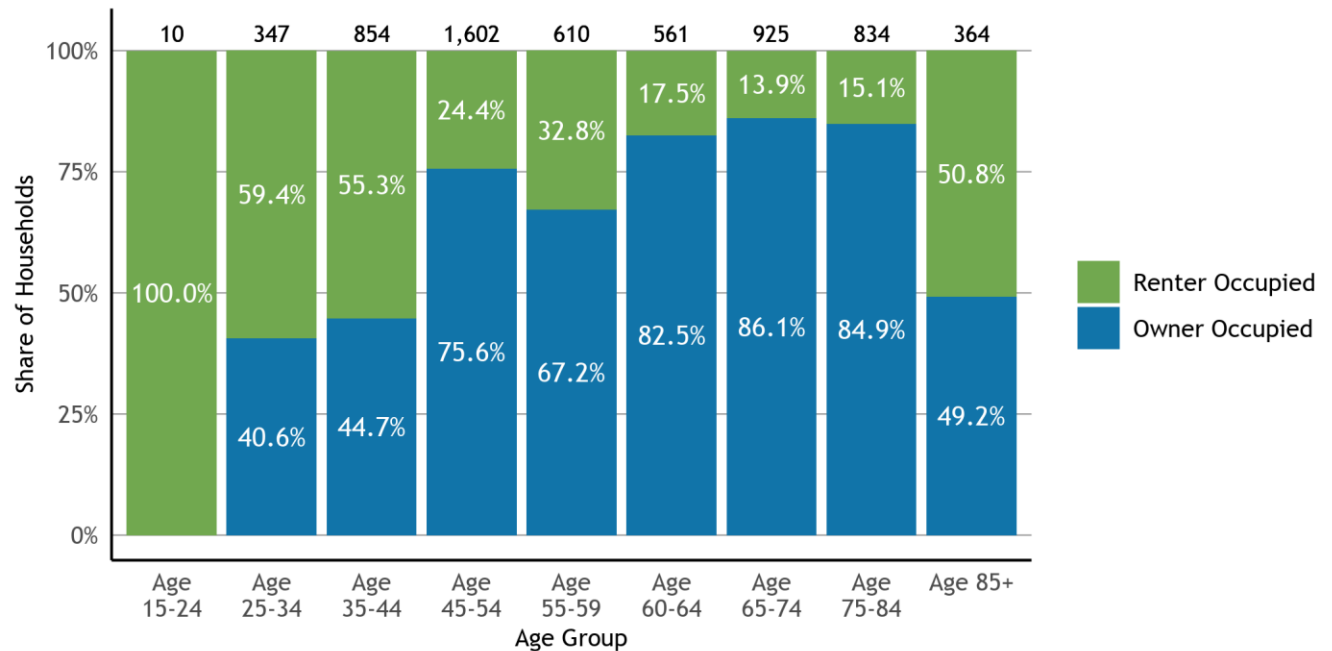


Figure 16: Housing Tenure by Age

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Mill Valley, 84.5% of households in detached single-family homes are homeowners, while 16.5% of households in multi-family housing are homeowners (see Figure 17).

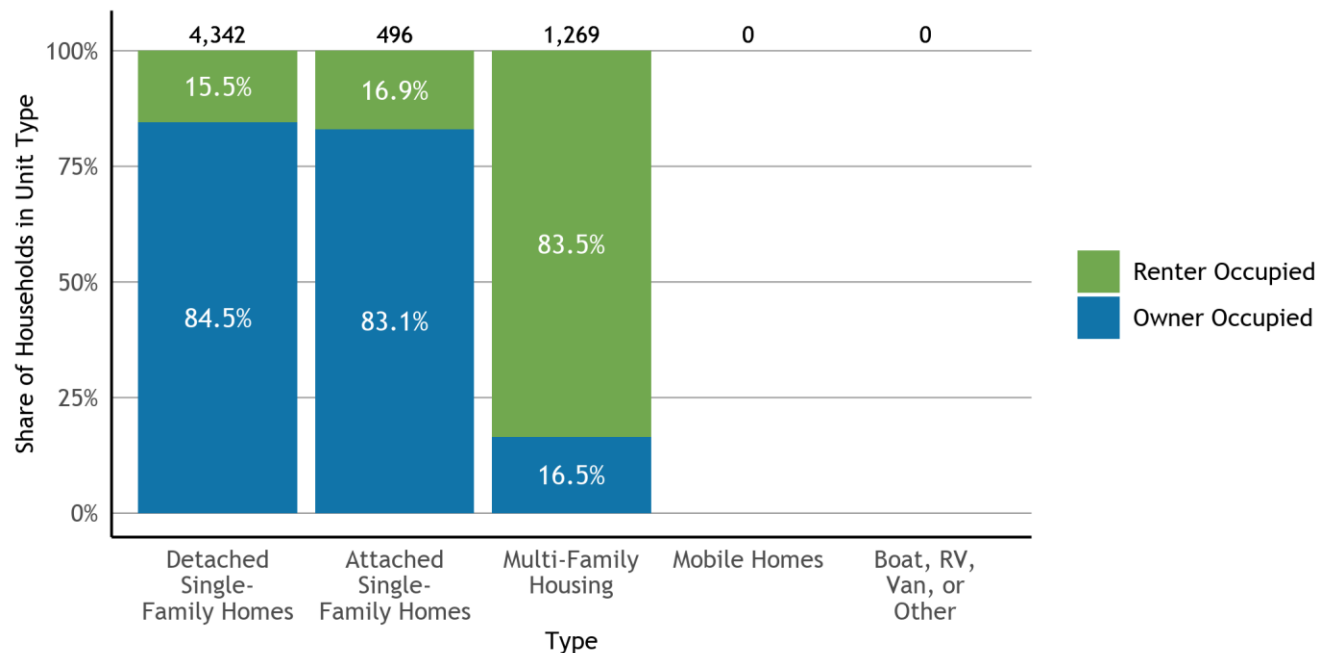


Figure 17: Housing Tenure by Housing Type

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Mill Valley, 0.0% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 100.0% of households in Mill Valley live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.¹⁶

¹⁶ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>

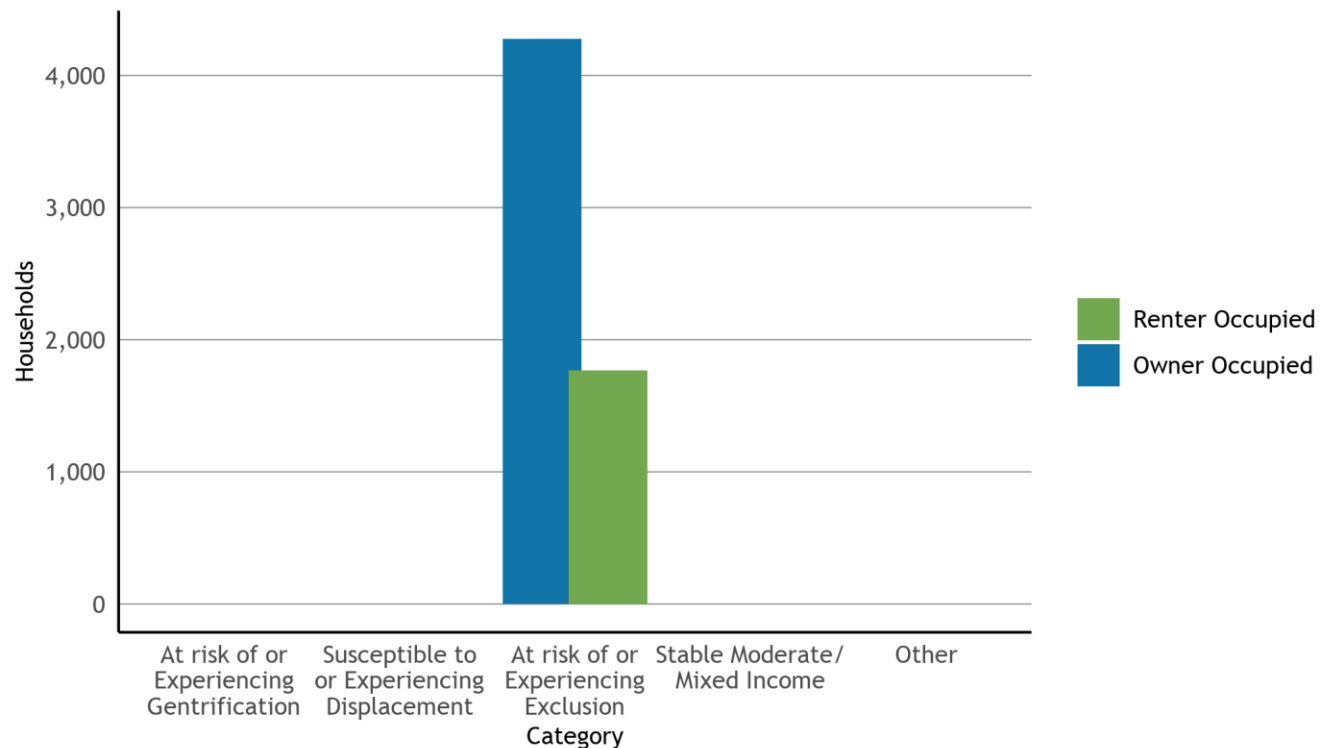


Figure 18: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” - including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Mill Valley in 2020 was made up of 65.8% single family detached homes, 9.9% single family attached homes, 5.4% multifamily homes with 2 to 4 units, 18.6% multifamily homes with 5 or more units, and 0.2% mobile homes (see Figure 19). In Mill Valley, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Attached*.

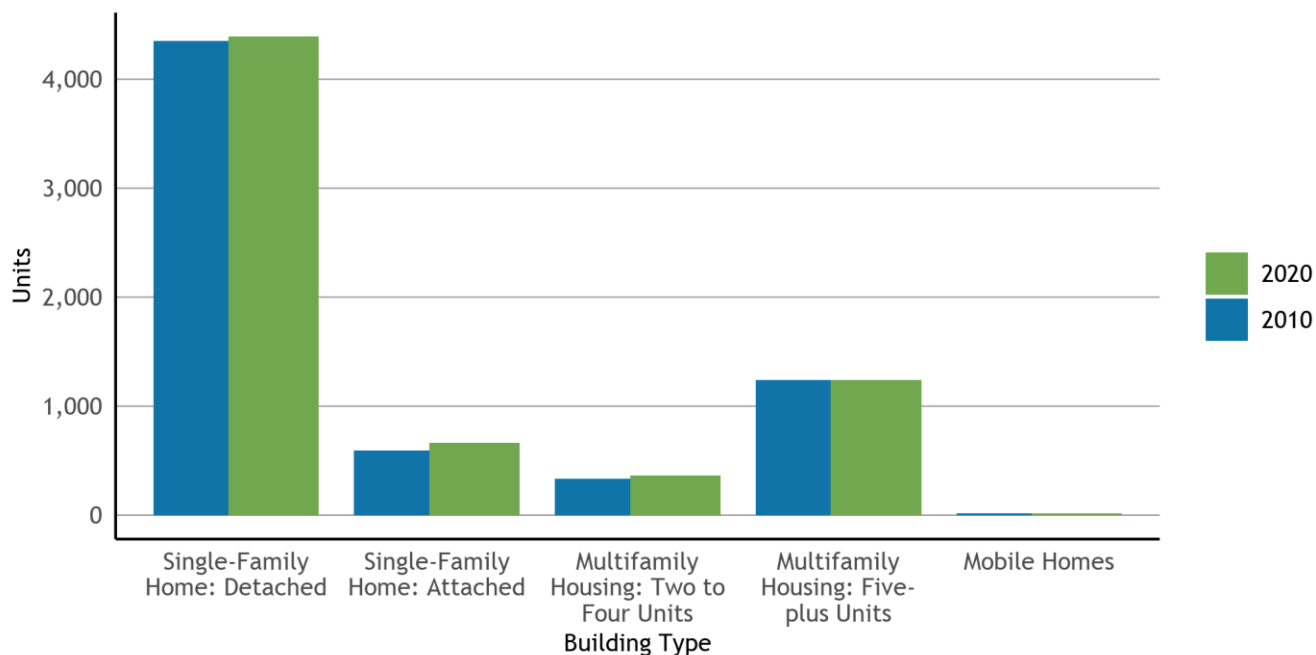


Figure 19: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Mill Valley, the largest proportion of the housing stock was built 1940 to 1959, with 2,002 units constructed during this period (see Figure 20). Since 2010, 4.4% of the current housing stock was built, which is 290 units.

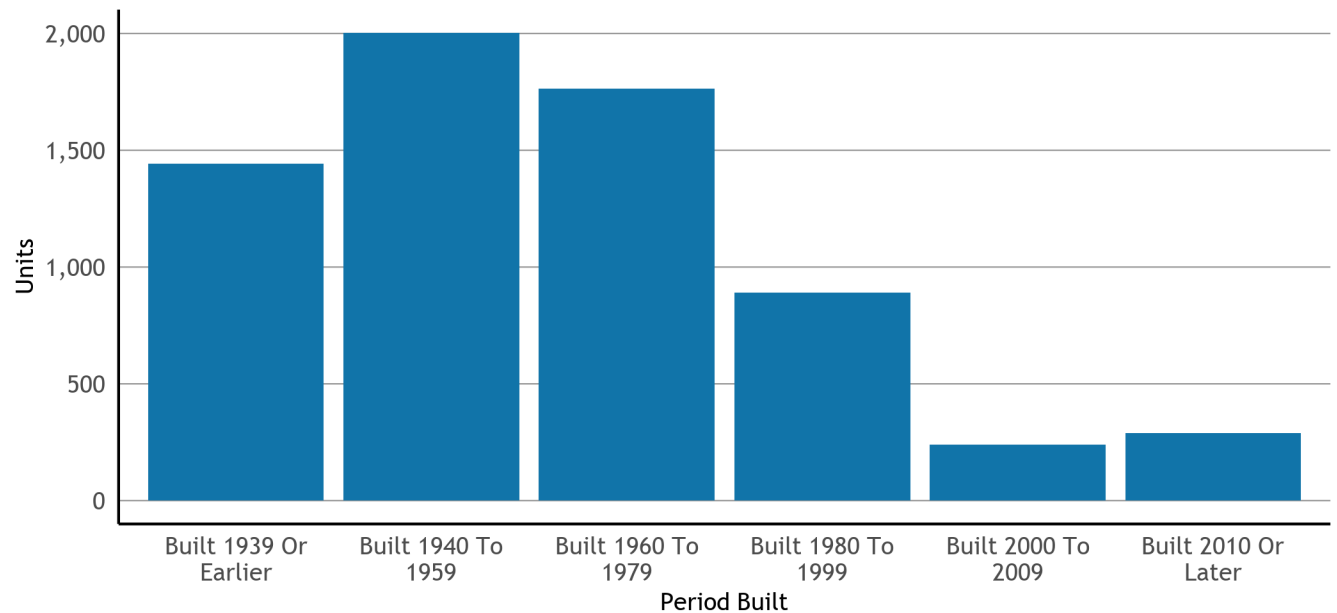


Figure 20: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 7.9% of the overall housing stock in Mill Valley. The rental vacancy stands at 0.0%, while the ownership vacancy rate is 1.1%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure 21).¹⁷

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.¹⁸ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting

¹⁷ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (7.9%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

¹⁸ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.¹⁹

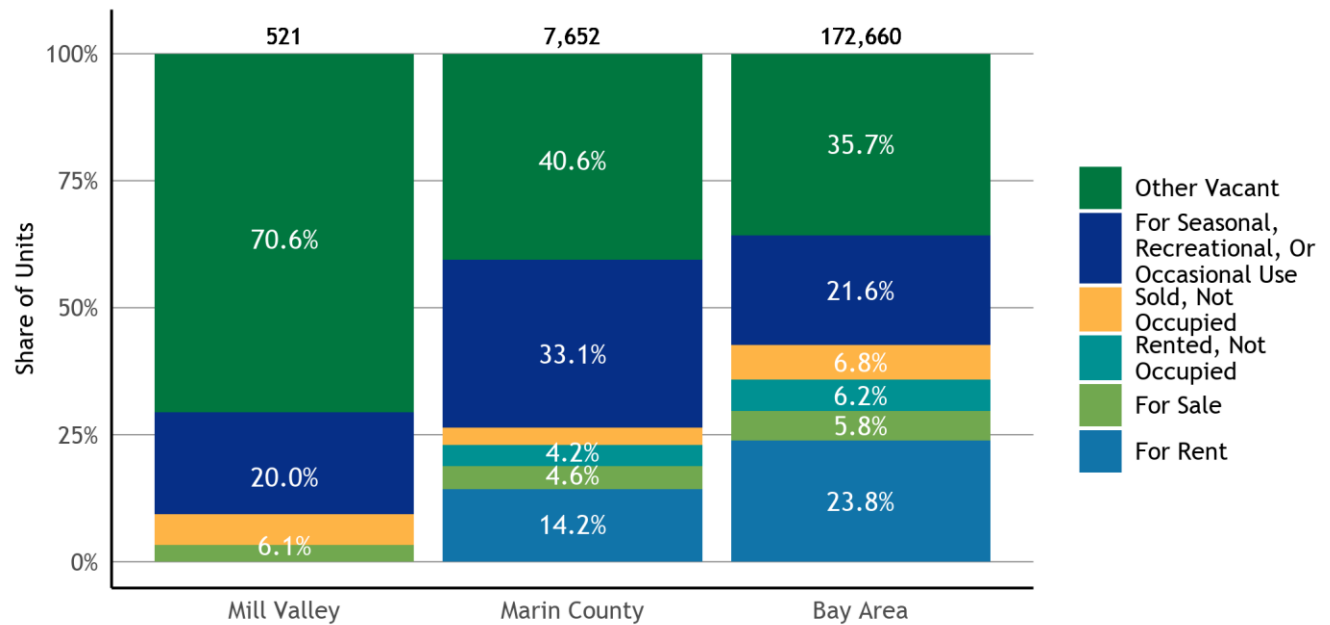


Figure 21: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 98 housing units were issued permits in Mill Valley. 30.6% of permits issued in Mill Valley were for above moderate-income housing, 17.3% were for moderate-income housing, and 52.0% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting

Income Group	value
Above Moderate Income Permits	30
Very Low Income Permits	26
Low Income Permits	25
Moderate Income Permits	17

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the

¹⁹ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 182 assisted units in Mill Valley in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion.²⁰

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 4: Assisted Units at Risk of Conversion

Income	Mill Valley	Marin County	Bay Area
Low	182	2368	110177
Moderate	0	0	3375
High	0	56	1854
Very High	0	17	1053
Total Assisted Units in Database	182	2441	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

²⁰ California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Mill Valley. For example, 5.1% of renters in Mill Valley reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.5% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

Note on Substandard Housing

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.

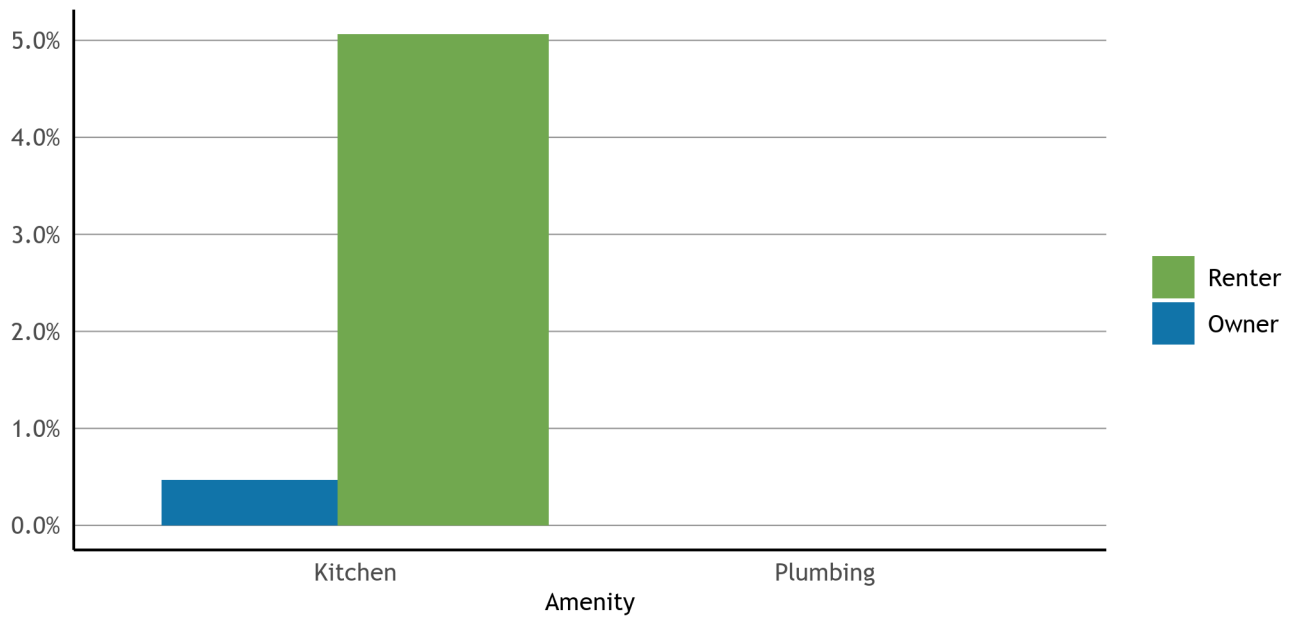


Figure 22: Substandard Housing Issues

Universe: Occupied housing units

Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049. For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Mill Valley was estimated at \$1,735,830 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$2M+ (see Figure 23). By comparison, the typical home value is \$1,288,800 in Marin County and \$1,077,230 the Bay Area, with the largest share of units valued \$750k-\$1m (county) and \$500k-\$750k (region).

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 106.6% in Mill Valley from \$840,220 to \$1,735,830. This change is above the change in Marin County, and below the change for the region (see Figure 24).

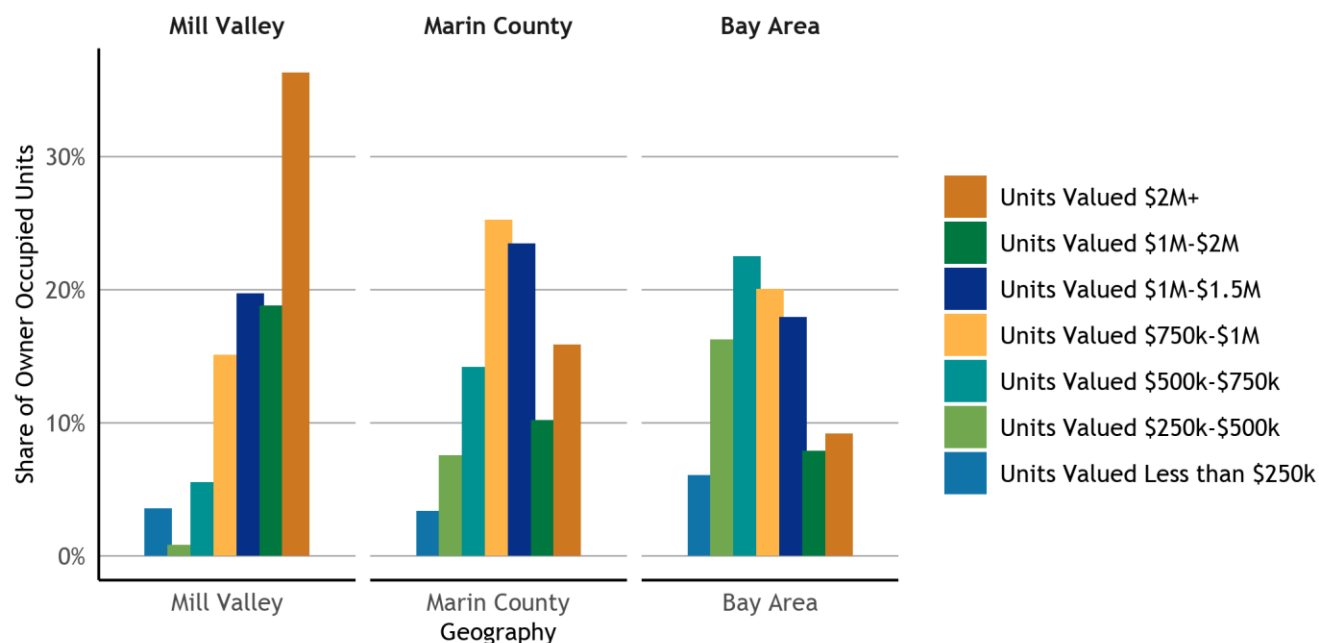


Figure 23: Home Values of Owner-Occupied Units

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

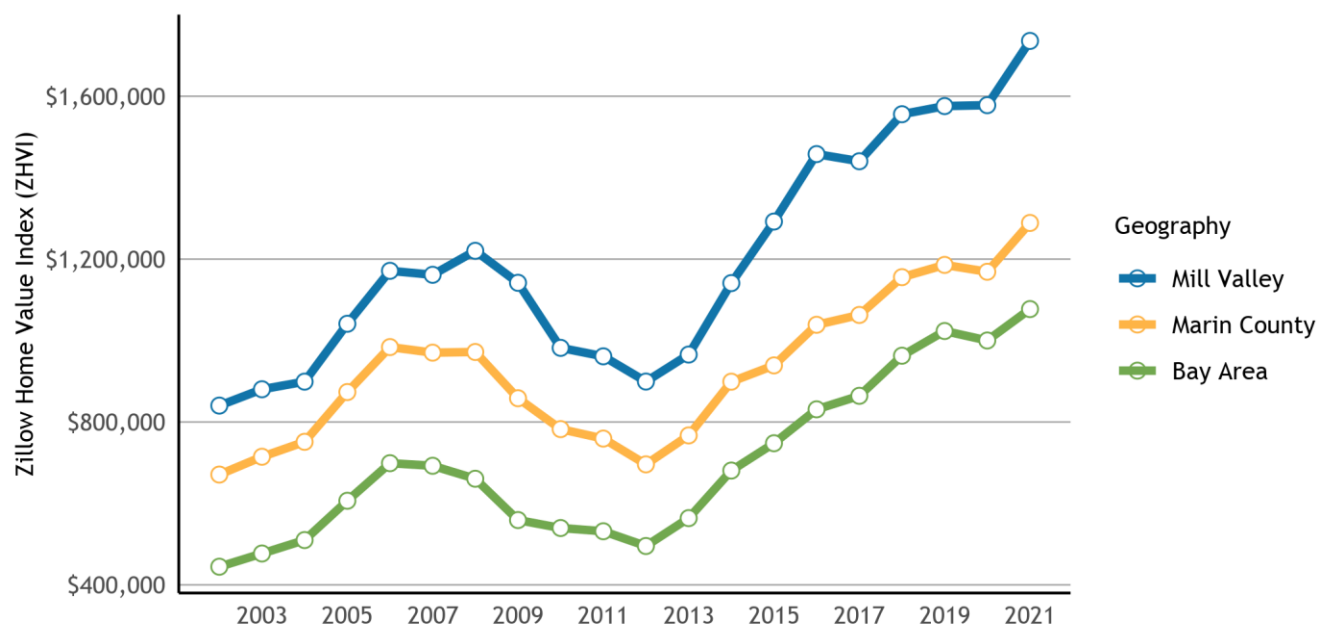


Figure 24: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The

ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Mill Valley, the largest proportion of rental units rented in the *Rent \$3000 or more* category, totaling 31.6%, followed by 17.9% of units renting in the *Rent \$1500-\$2000* category (see Figure 25). Looking beyond the city, the largest share of units is in the *rent for \$1500-\$2000* category.

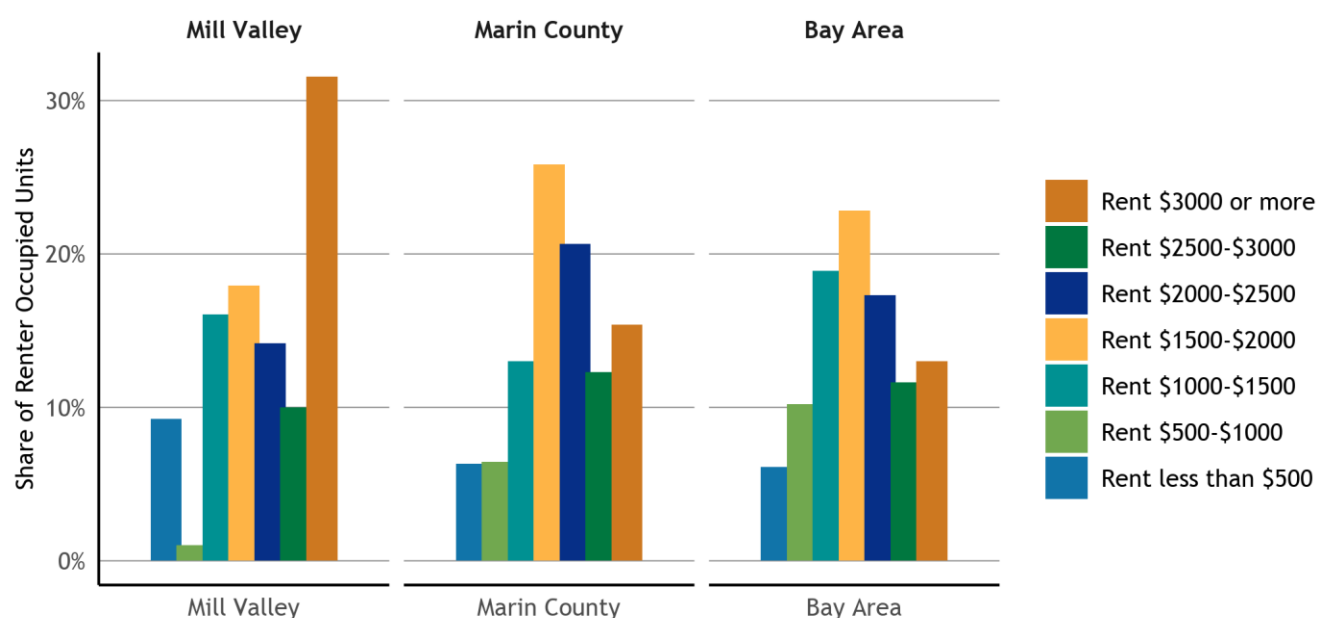


Figure 25: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 43.5% in Mill Valley, from \$1,930 to \$2,200 per month (see Figure 26). In Marin County, the median rent has increased 25.1%, from \$1,560 to \$1,960. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.²¹

²¹ While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully

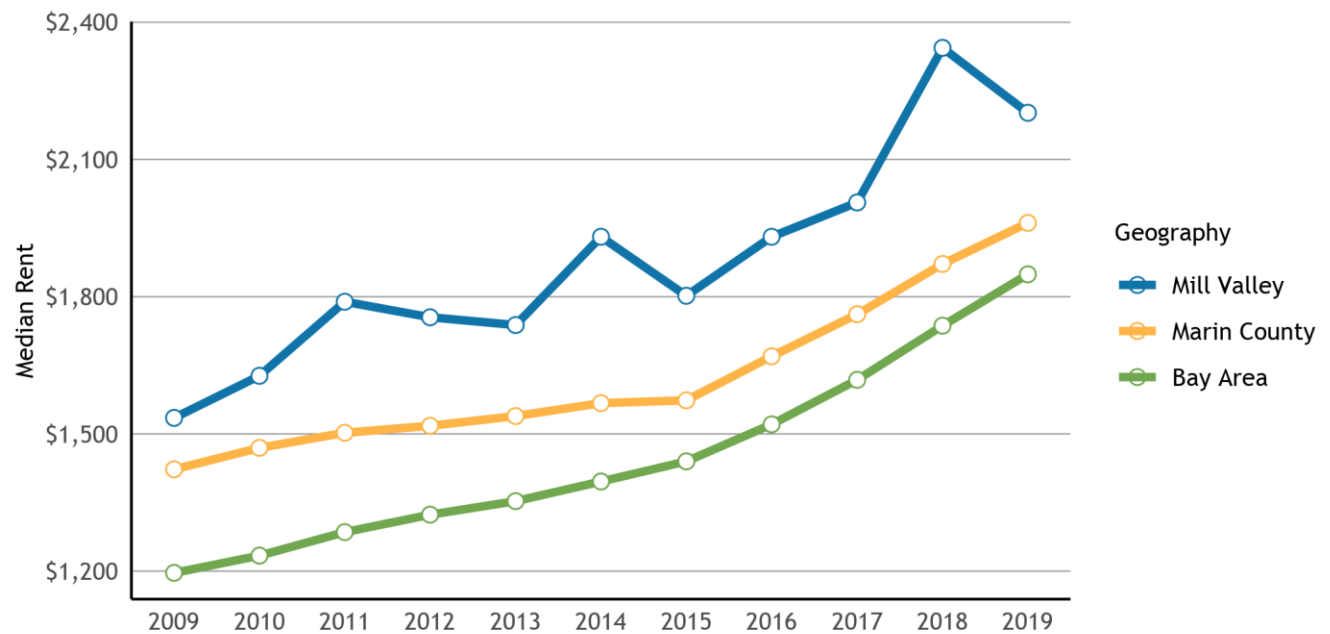


Figure 26: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

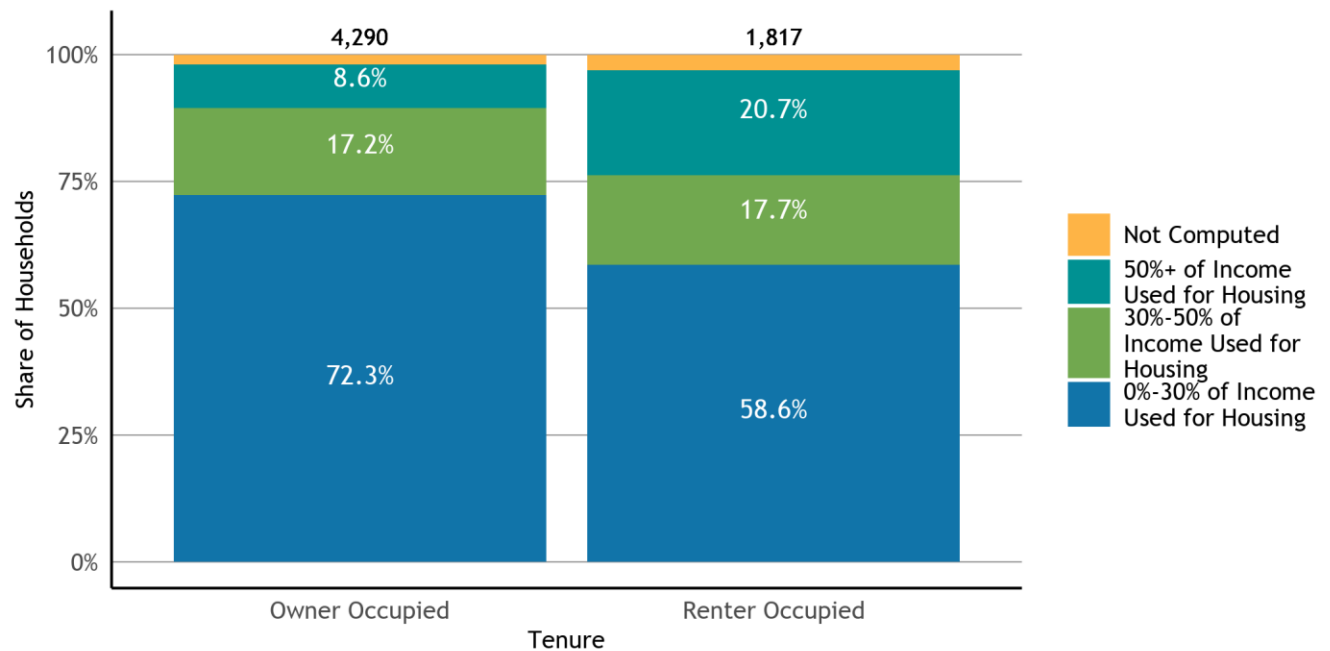


Figure 27: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Mill Valley, 17.7% of renters spend 30% to 50% of their income on housing compared to 17.2% of those that own (see Figure 27). Additionally, 20.7% of renters spend 50% or more of their income on housing, while 8.6% of owners are severely cost-burdened.

In Mill Valley, 11.8% of households spend 50% or more of their income on housing, while 19.4% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 28). For example, 56.5% of Mill Valley households making less than 30% of AMI spend the majority of their income on housing. For Mill Valley residents making more than 100% of AMI, just 0.4% are severely cost-burdened, and 83.5% of those making more than 100% of AMI spend less than 30% of their income on housing.

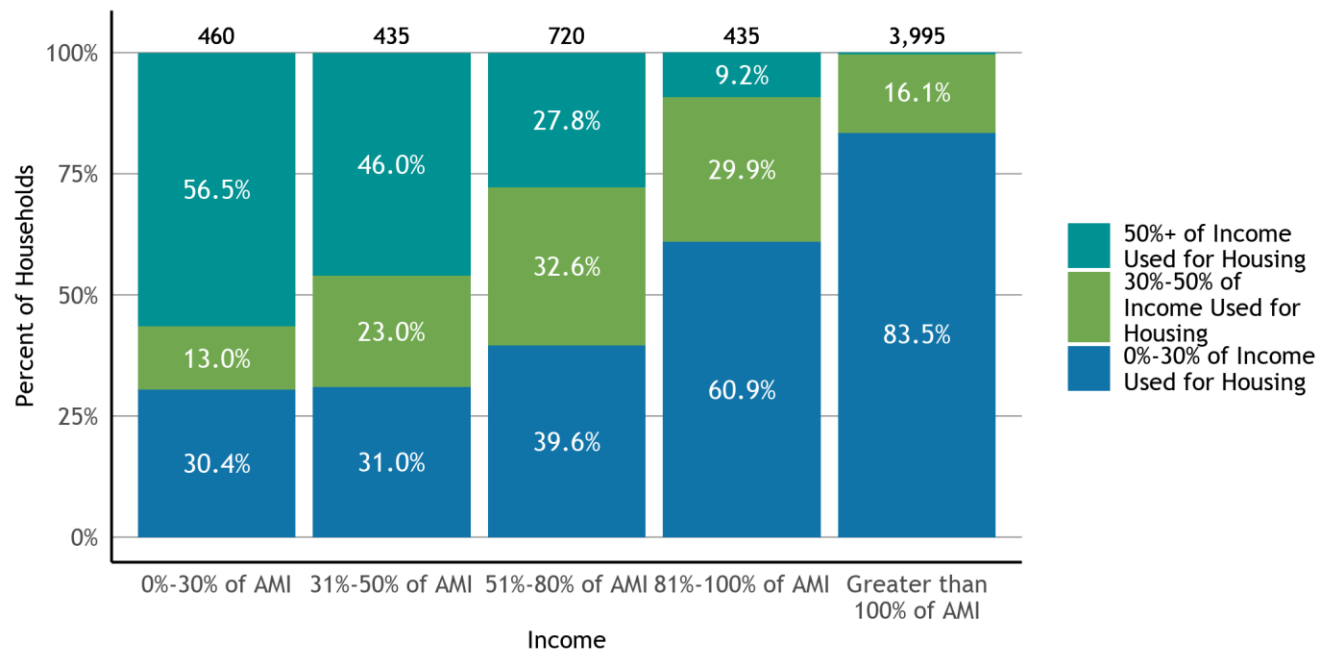


Figure 28: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American, Non-Hispanic residents are the most cost burdened with 100.0% spending 30% to 50% of their income on housing, and *Other Race or Multiple Races, Non-Hispanic* residents are the most severely cost burdened with 22.2% spending more than 50% of their income on housing (see Figure 29).

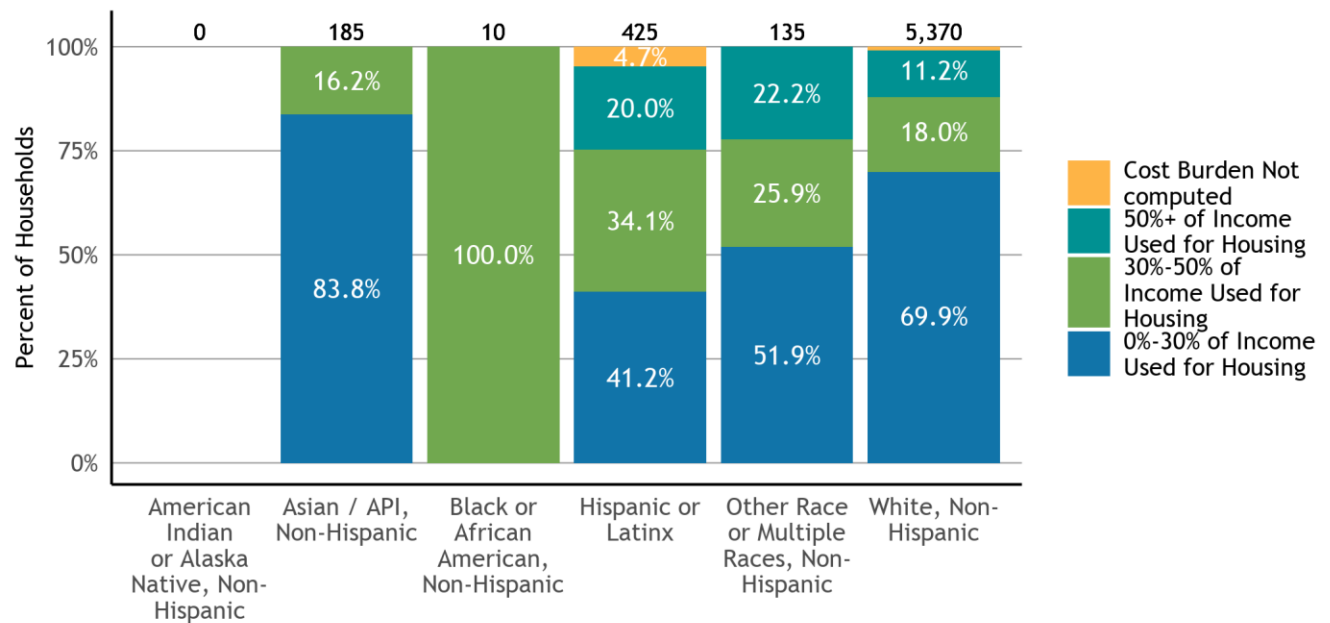


Figure 29: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Mill Valley, 6.1% of large family households experience a cost burden of 30%-50%, while 0.0% of households spend more than half of their income on housing. Some 20.1% of all other households have a cost burden of 30%-50%, with 12.5% of households spending more than 50% of their income on housing (see Figure 30).

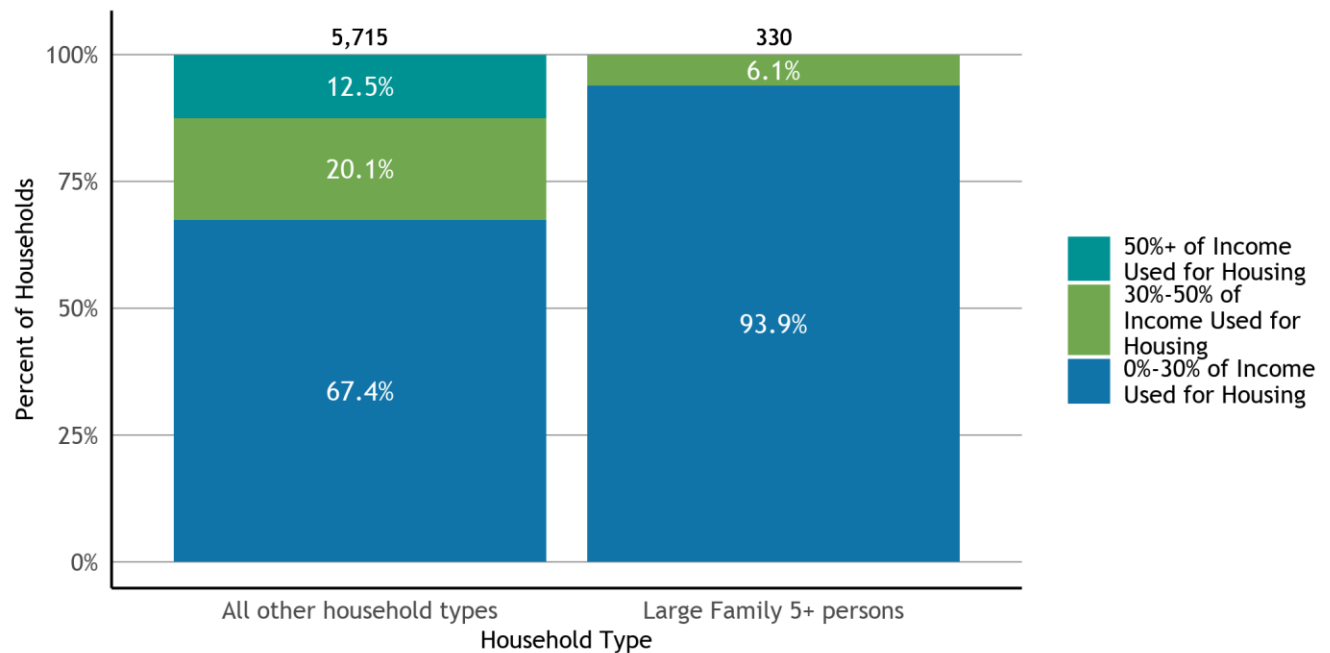


Figure 30: Cost Burden by Household Size

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 43.9% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 86.8% are not cost-burdened and spend less than 30% of their income on housing (see Figure 31).

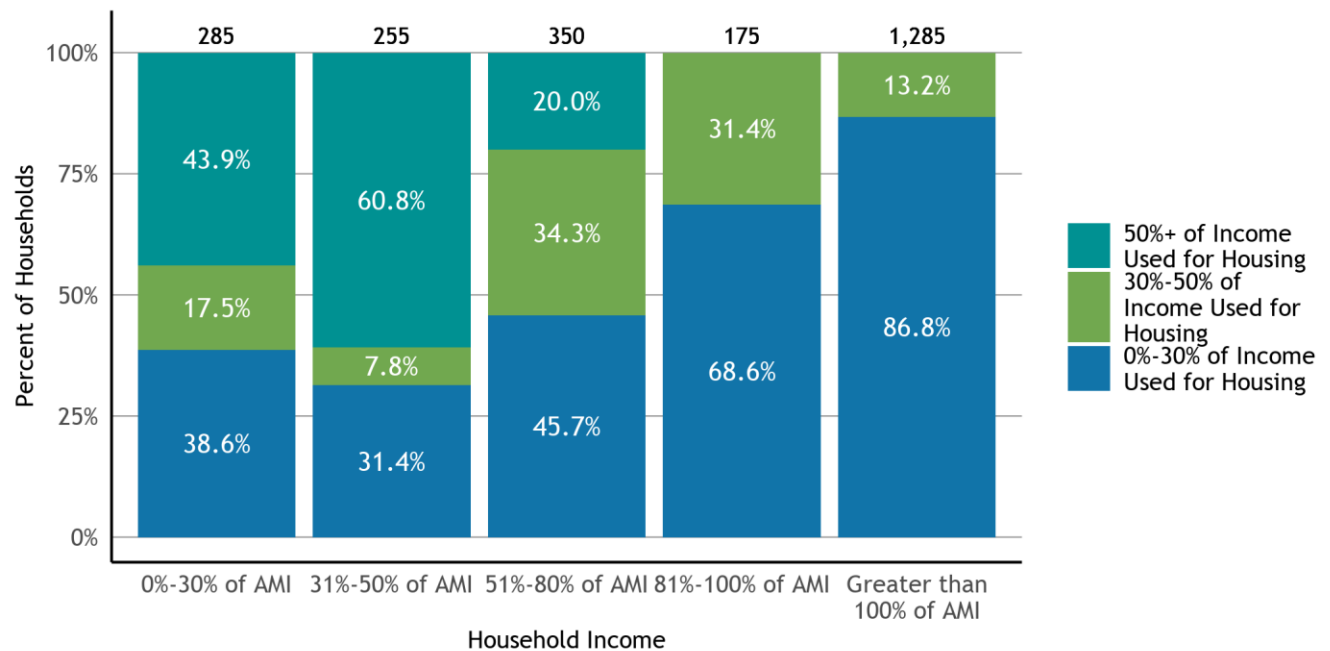


Figure 31: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Mill Valley, 0.7% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.0% of households that own (see Figure 32). In Mill Valley, 2.2% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.3% for those own.

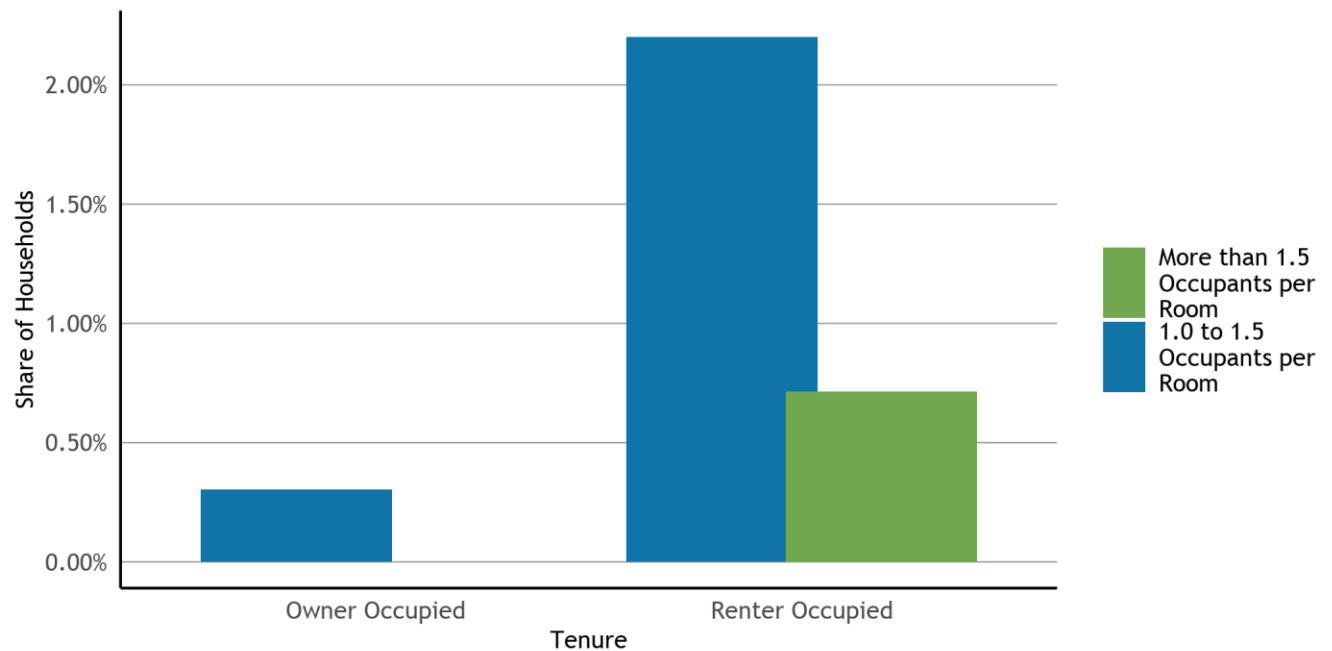


Figure 32: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 0.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.0% of households above 100% experience this level of overcrowding (see Figure 33).

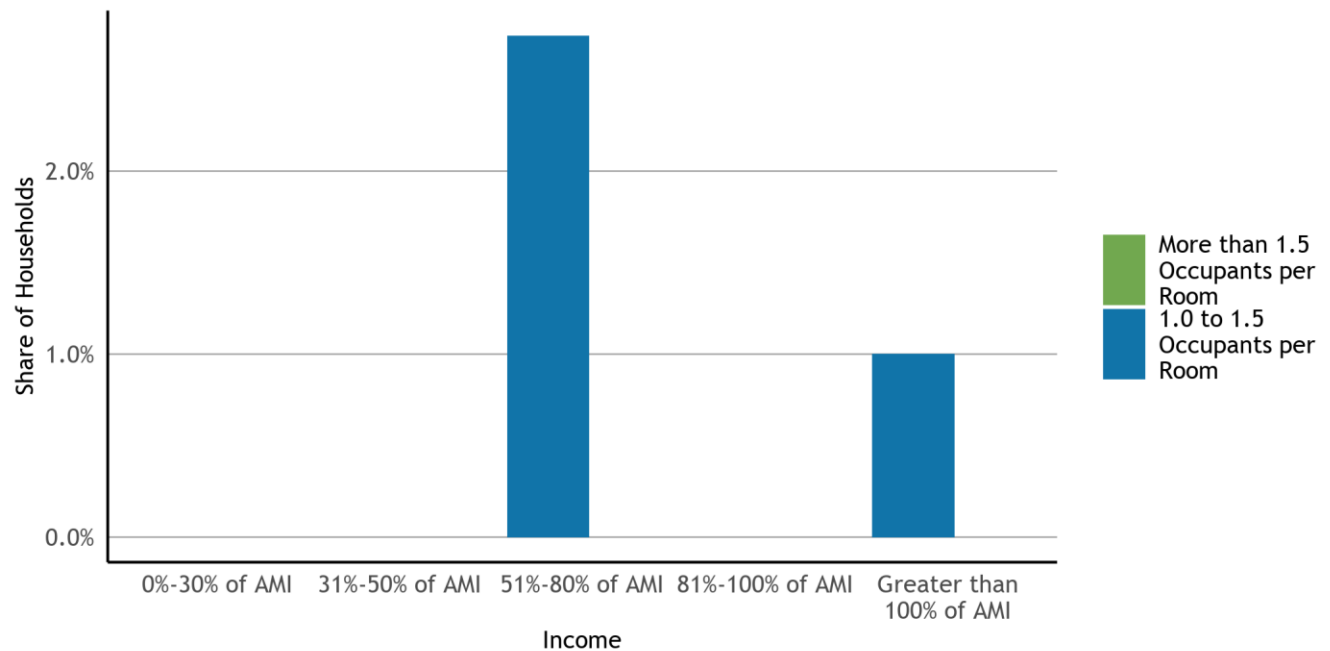


Figure 33: Overcrowding by Income Level and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Mill Valley, the racial group with the largest overcrowding rate is *Asian / API (Hispanic and Non-Hispanic)* (see Figure 34)

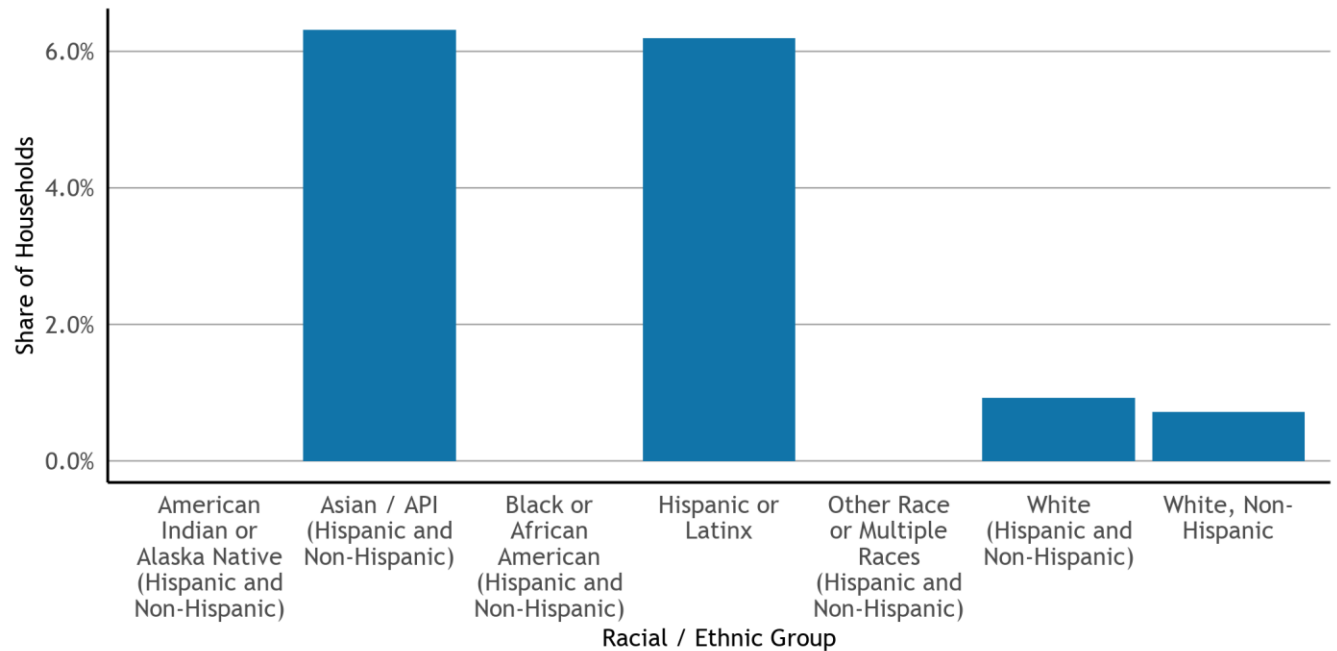


Figure 34: Overcrowding by Race

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.*

6 SPECIAL HOUSING NEEDS

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Mill Valley, for large households with 5 or more persons, most units (88.8%) are owner occupied (see Figure 35). In 2017, 0.0% of large households were very low-income, earning less than 50% of the area median income (AMI).

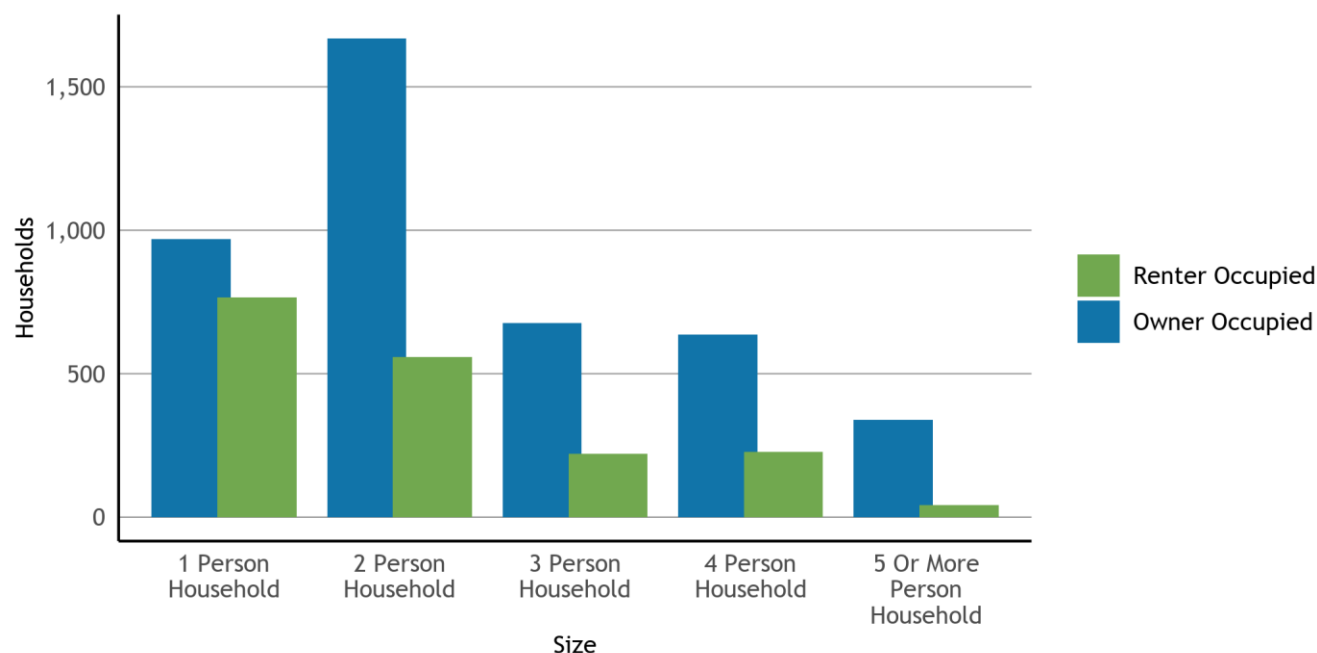


Figure 35: Household Size by Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 3,810 units in Mill Valley. Among these large units with 3 or more bedrooms, 11.7% are owner-occupied and 88.3% are renter occupied (see Figure 36).

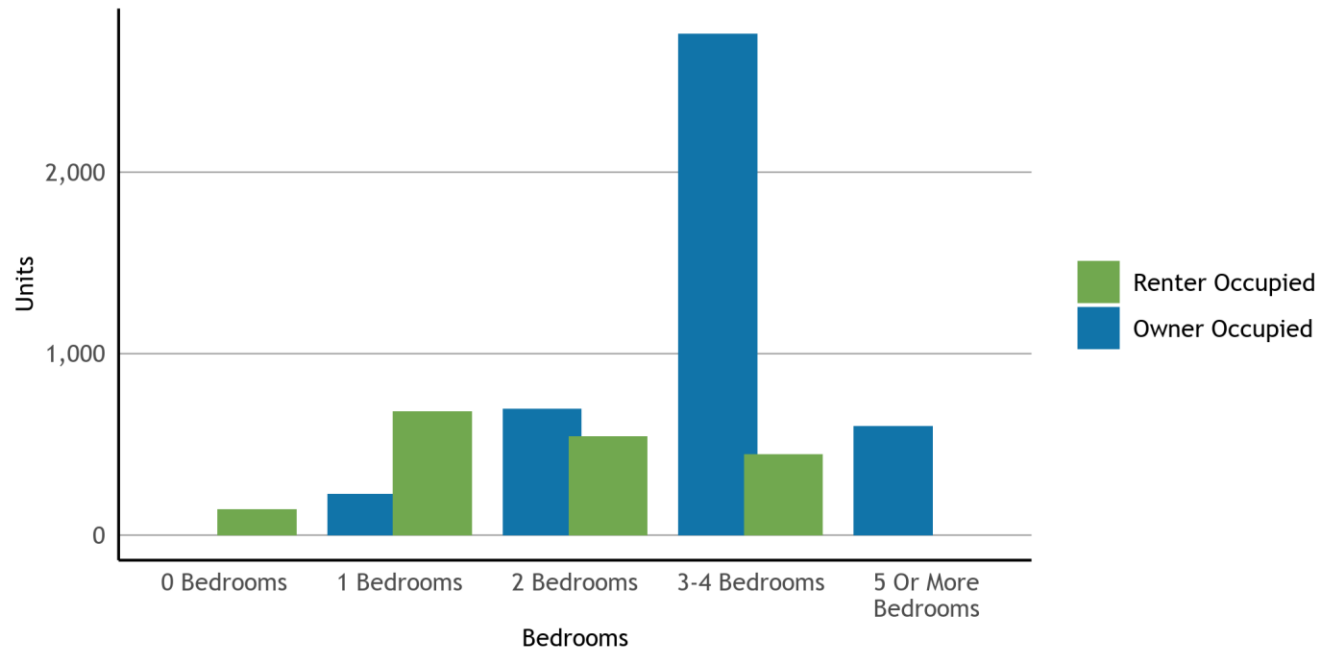


Figure 36: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Mill Valley, the largest proportion of households is *Married-couple Family Households* at 57.2% of total, while *Female-Headed Households* make up 7.2% of all households.

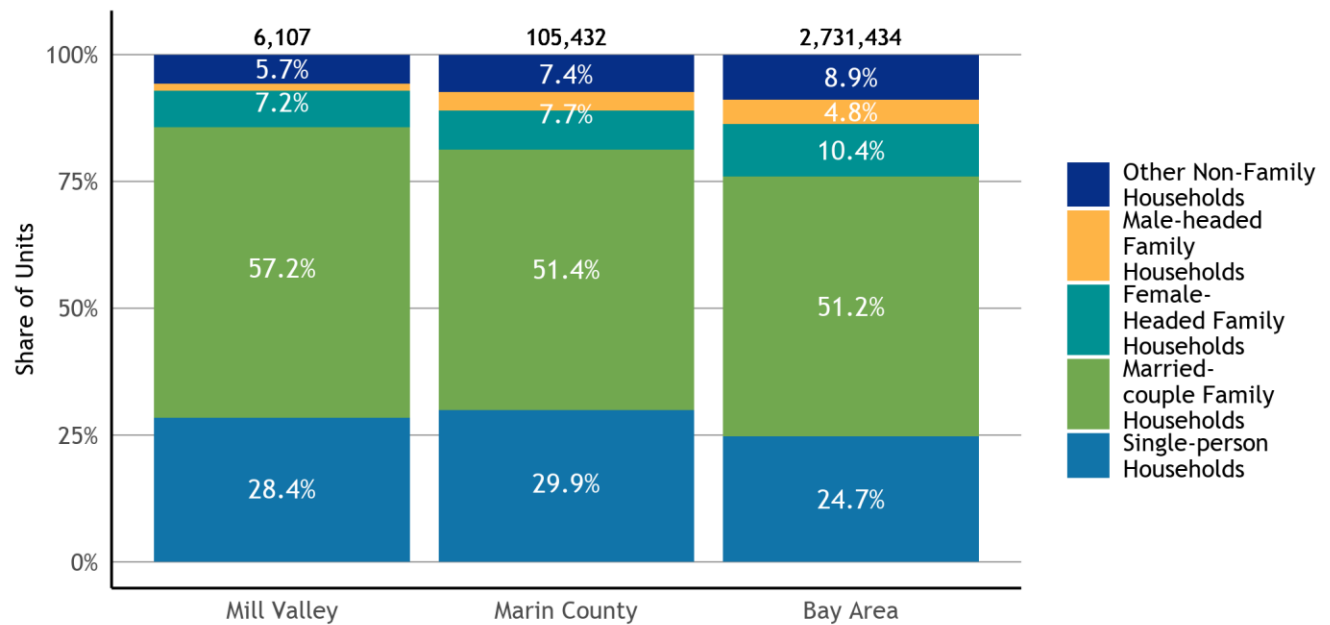


Figure 37: Household Type

Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Mill Valley, 19.8% of female-headed households with children fall below the Federal Poverty Line, while 0.0% of female-headed households *without* children live in poverty (see Figure 38).

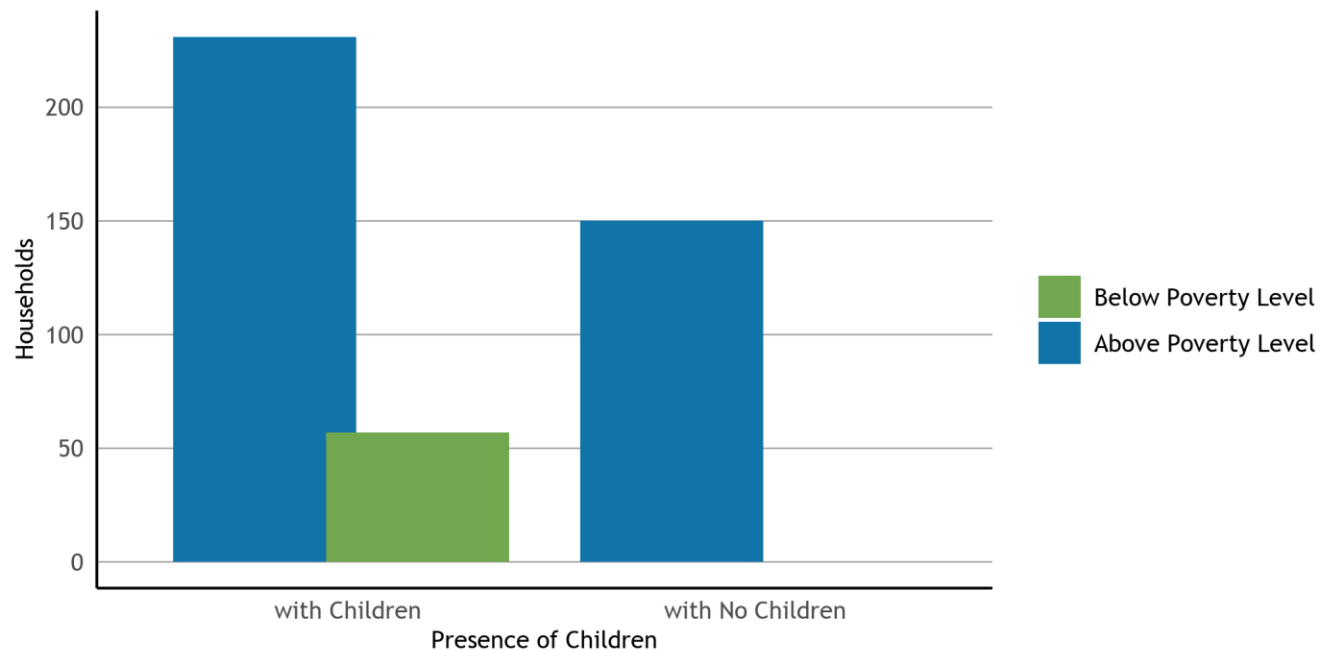


Figure 38: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *0%-30% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 39).

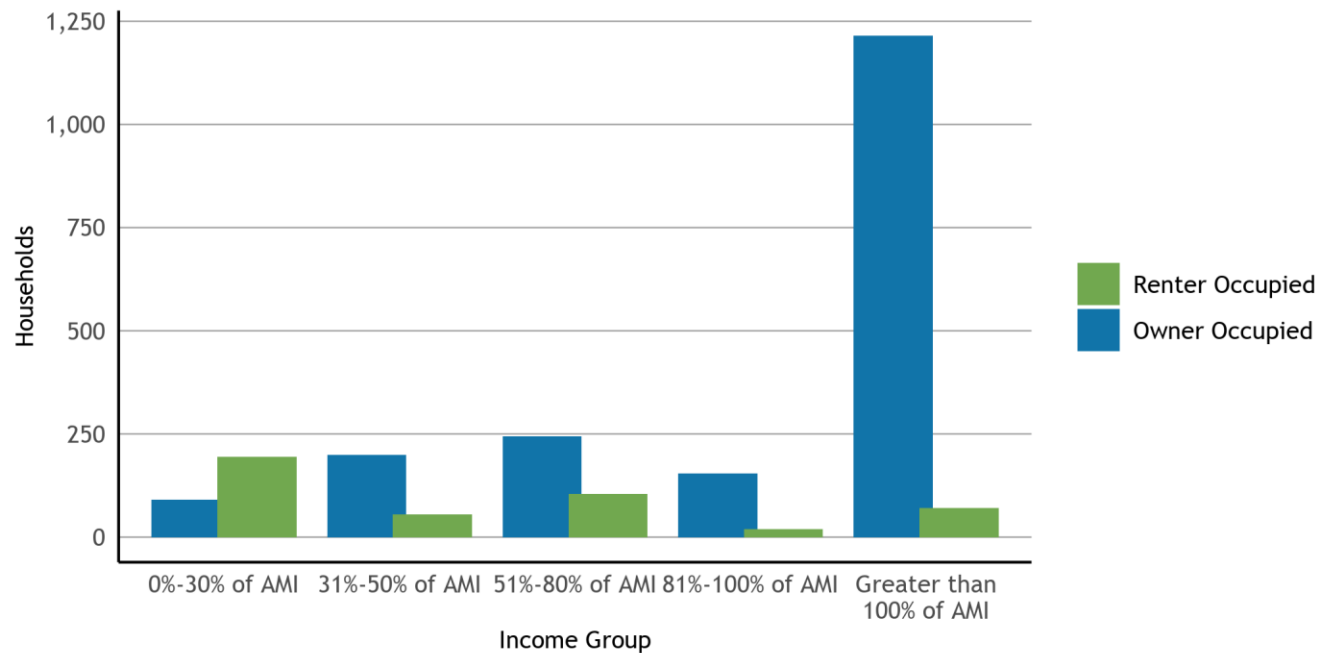


Figure 39: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 40 shows the rates at which different disabilities are present among residents of Mill Valley. Overall, 9.7% of people in Mill Valley have a disability of any kind.²²

²² These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

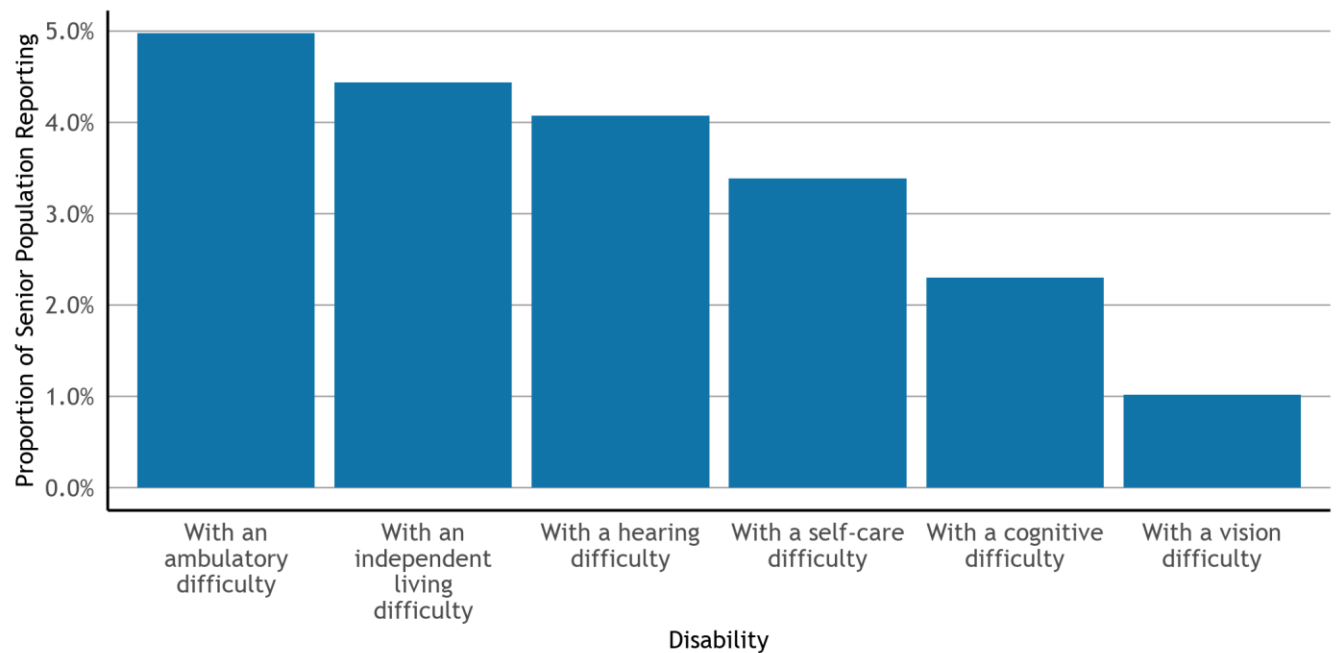


Figure 40: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.²³

In Mill Valley, of the population with a developmental disability, children under the age of 18 make up 33.3%, while adults account for 66.7%.

²³ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Table 5: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	30
Age Under 18	15

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Mill Valley is the home of parent /family /guardian.

Table 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	31
Independent /Supported Living	9
Community Care Facility	5
Other	0
Foster /Family Home	0
Intermediate Care Facility	0

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

This table is included in the Data Packet Workbook as Table DISAB-05.

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Marin County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 77.7% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 41).

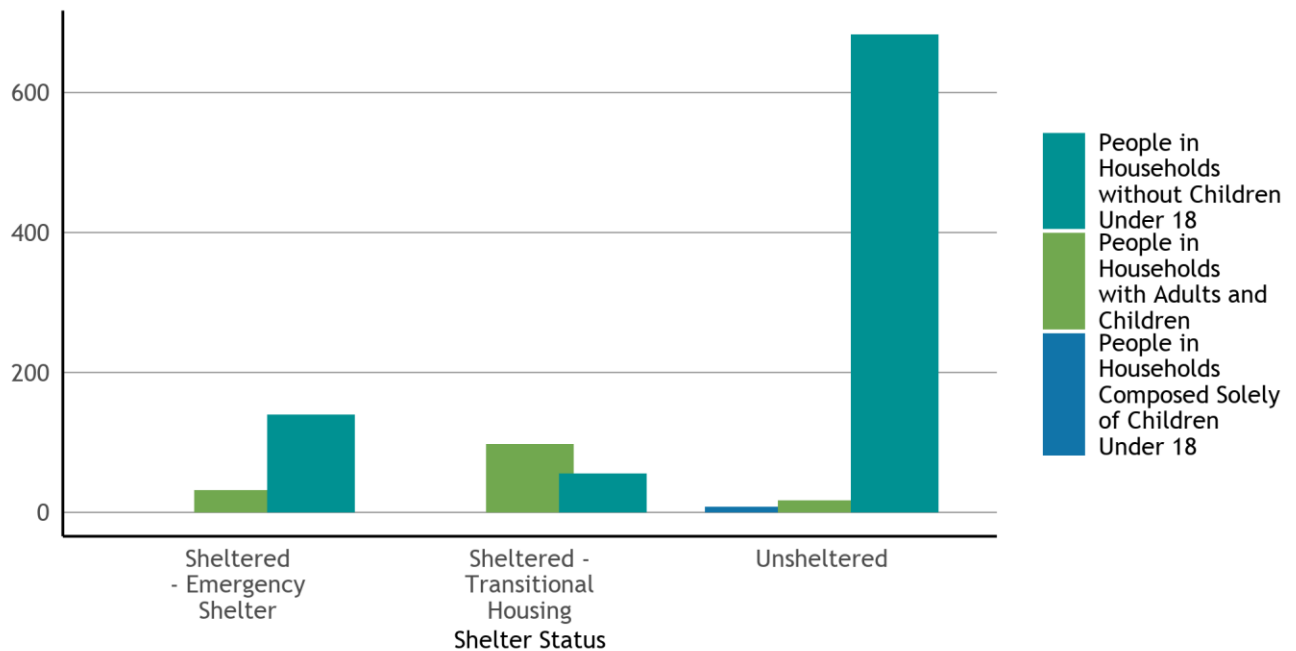


Figure 41: Homelessness by Household Type and Shelter Status, Marin County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Marin County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.2% of the homeless population, while making up 77.8% of the overall population (see Figure 42).

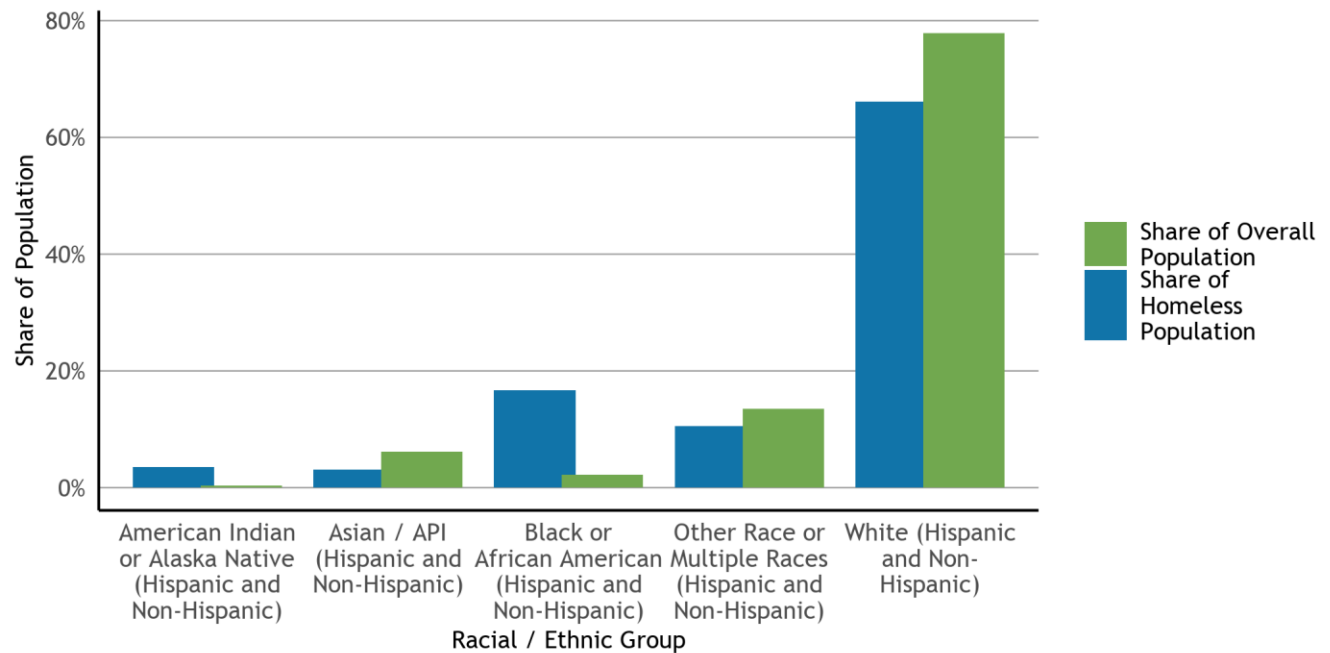


Figure 42: Racial Group Share of General and Homeless Populations, Marin County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In Marin, Latinx residents represent 18.8% of the population experiencing homelessness, while Latinx residents comprise 15.9% of the general population (see Figure 43).

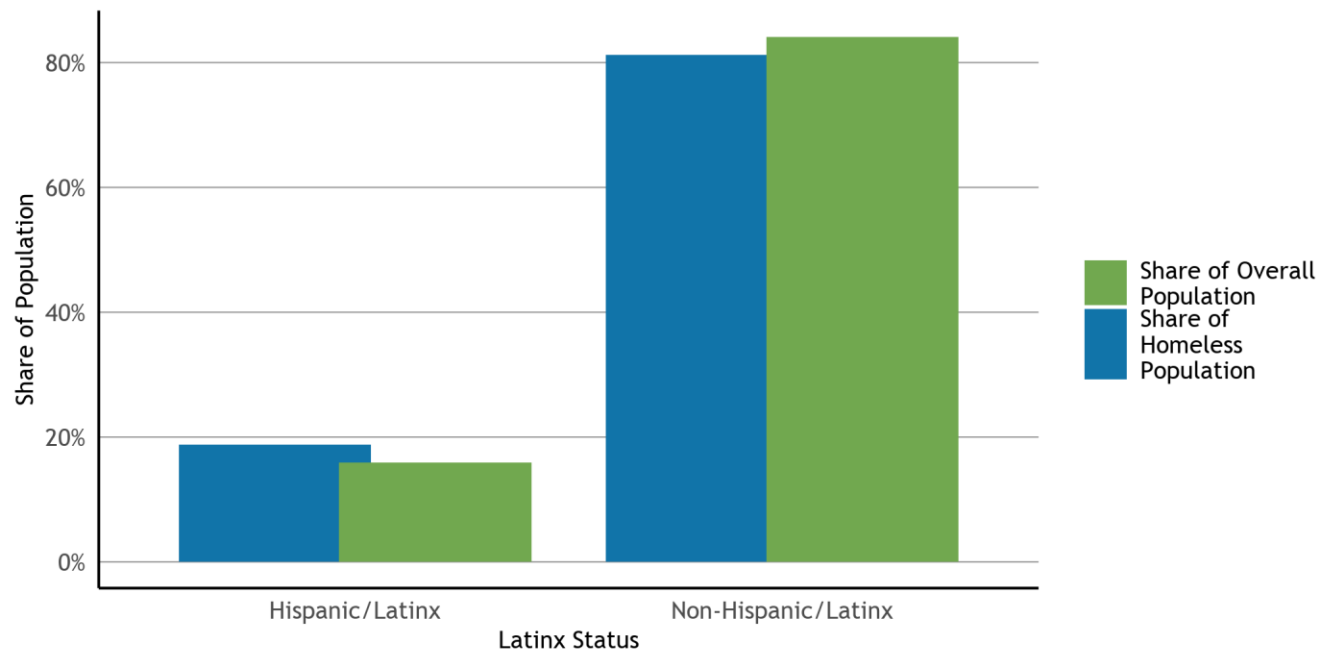


Figure 43: Latinx Share of General and Homeless Populations, Marin County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues - including mental illness, substance abuse and domestic violence - that are potentially life threatening and require additional assistance. In Marin County, homeless individuals are commonly challenged by severe mental illness, with 275 reporting this condition (see Figure 12). Of those, some 64.4% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development's (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county-level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food

programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.²⁴

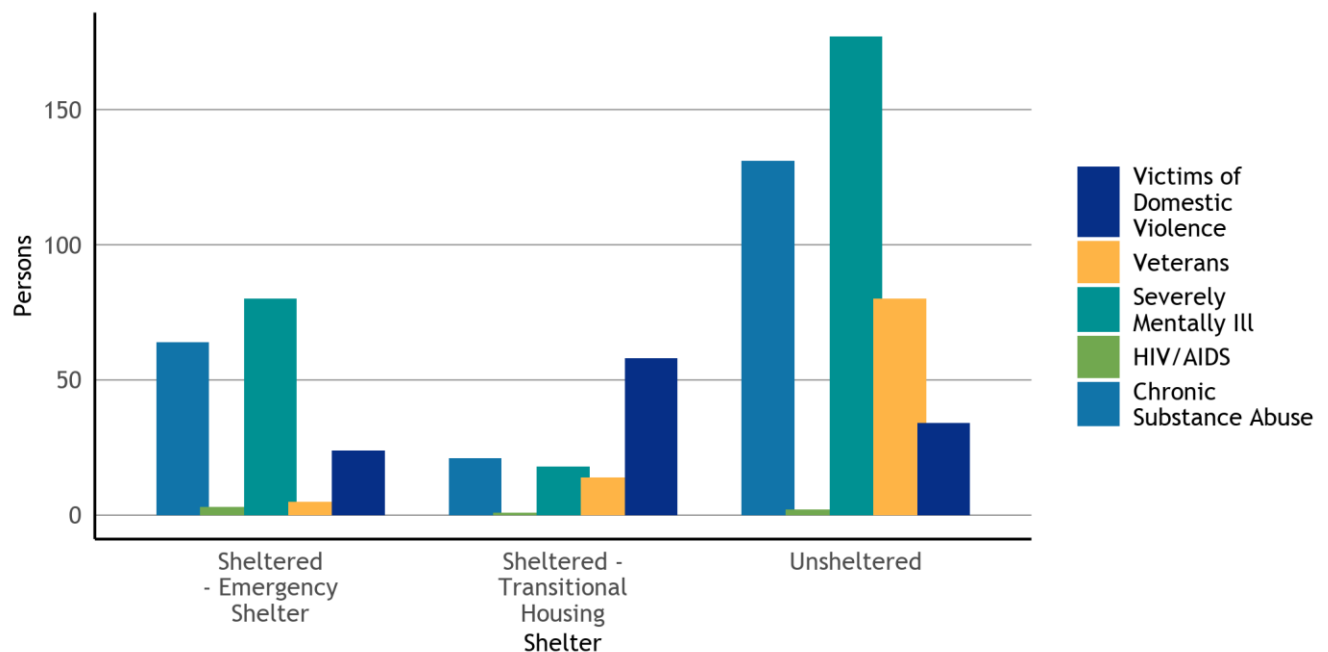


Figure 44: Characteristics for the Population Experiencing Homelessness, Marin County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In Mill Valley, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, Marin County has seen a 29.9% increase in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

²⁴ For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml>

Table 7: Students in Local Public Schools Experiencing Homelessness

AcademicYear	Mill Valley	Marin County	Bay Area
2016-17	0	976	14990
2017-18	0	837	15142
2018-19	0	1126	15427
2019-20	0	1268	13718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Mill Valley, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

AcademicYear	Mill Valley	Marin County	Bay Area
2016-17	0	0	4630
2017-18	0	0	4607
2018-19	0	11	4075
2019-20	0	0	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Marin County has increased since 2002, totaling 697 in 2017, while the number of seasonal farm workers has increased, totaling 577 in 2017 (see Figure 45).

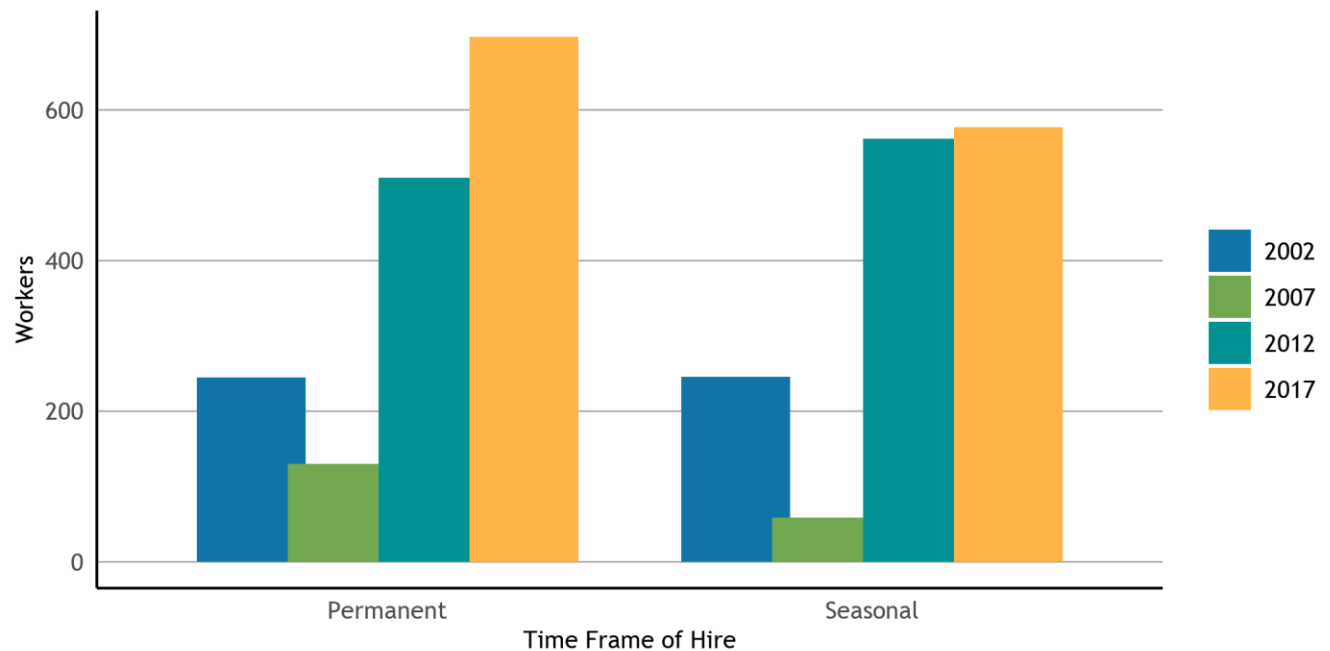


Figure 45: Farm Operations and Farm Labor by County, Marin County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor
For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Mill Valley, 0.3% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Marin County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

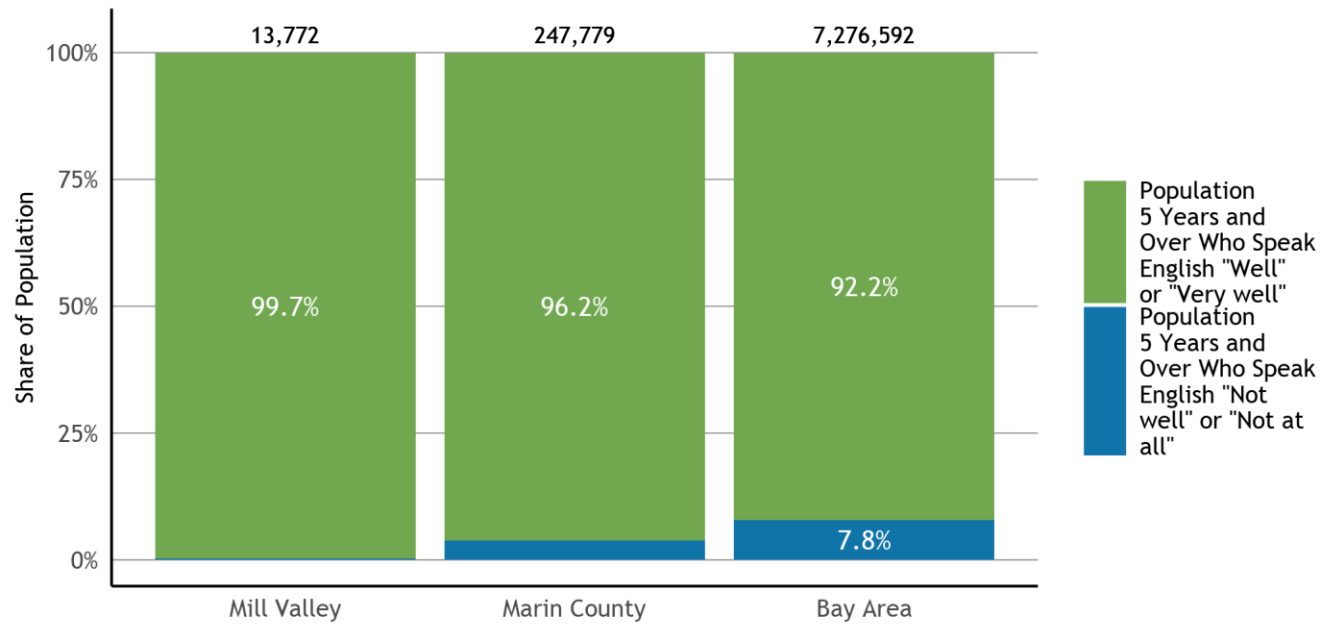


Figure 46: Population with Limited English Proficiency

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

Association of Bay Area Governments Housing Element Data Package



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POPEMP-02	Population by Race, 2000-2019	U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Required by HCD
POPEMP-03	Population by Race	U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Required by HCD
POPEMP-04	Population by Age	U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Required by HCD
POPEMP-05	Location of Population 1 Year Ago	U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
POPEMP-06	Resident Employment by Industry	U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Required by HCD
POPEMP-07	Resident Employment by Occupation	U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
POPEMP-08	Workers, by Class of Worker	U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
POPEMP-09	Workers, by Class of Worker, by Place of Work	U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
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POPEMP-10	Jobs in a Jurisdiction by Industry	U.S. Census Bureau, American Community Survey 5-Year	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
POPEMP-11	Job Holders in a Jurisdiction by Industry	U.S. Census Bureau, Longitudinal Employer-Household Dynamics	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
POPEMP-12	Jobs-Household Ratio	U.S. Census Bureau, Longitudinal Employer-Household Dynamics	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
POPEMP-13	Job-Worker Ratios, By Wage Group	U.S. Census Bureau, Longitudinal Employer-Household Dynamics	Population, Employment, and Household Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
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LGEM-01	Household Size by Tenure	U.S. Census Bureau, American Community Survey 5-Year	Large Families and Female-Headed Households	Required by HCD
LGEM-02	Households by Household Size	U.S. Census Bureau, American Community Survey 5-Year	Large Families and Female-Headed Households	Not Required by HCD, but Recommended by ABAG/MTC
LGEM-03	Household Size by Household Income Level	U.S. Department of Housing and Urban Development (HUD)	Large Families and Female-Headed Households	Required by HCD
LGEM-04	Housing Tenure by Household Type	U.S. Census Bureau, American Community Survey 5-Year	Large Families and Female-Headed Households	Not Required by HCD, but Recommended by ABAG/MTC
LGEM-05	Female-Headed Households by Poverty Status	U.S. Census Bureau, American Community Survey 5-Year	Large Families and Female-Headed Households	Required by HCD
SEN-01	Senior Households by Income and Tenure	U.S. Department of Housing and Urban Development (HUD)	Seniors	Required by HCD
SEN-02	Senior and Youth Population by Race	U.S. Census Bureau, American Community Survey 5-Year	Seniors	Not Required by HCD, but Recommended by ABAG/MTC
SEN-03	Cost-Burdened Senior Households by Income Level	U.S. Department of Housing and Urban Development (HUD)	Seniors	Recommended by HCD
SEN-04	Disability by Type - Seniors (65 and over)	U.S. Census Bureau, American Community Survey 5-Year	Seniors	Not Required by HCD, but Recommended by ABAG/MTC
DISAB-01	Disability by Type	U.S. Census Bureau, American Community Survey 5-Year	People with Disabilities, Including Developmental Disabilities	Required by HCD
DISAB-02	Population by Disability Status	U.S. Census Bureau, American Community Survey 5-Year	People with Disabilities, Including Developmental Disabilities	Required by HCD
DISAB-03	Disability Employment Status	U.S. Census Bureau, American Community Survey 5-Year	People with Disabilities, Including Developmental Disabilities	Not Required by HCD, but Recommended by ABAG/MTC
DISAB-04	Population with Developmental Disabilities by Age	California Department of Developmental Services, Consensus	People with Disabilities, Including Developmental Disabilities	Required by HCD
DISAB-05	Population with Developmental Disabilities by Residence	California Department of Developmental Services, Consensus	People with Disabilities, Including Developmental Disabilities	Recommended by HCD
HOMELS-01	Homelessness by Household Type and Shelter Status	U.S. Department of Housing and Urban Development (HUD)	People Experiencing Homelessness	Required by HCD
HOMELS-02	Racial Group Share of General and Homeless Populations	U.S. Department of Housing and Urban Development (HUD)	People Experiencing Homelessness	Recommended by HCD
HOMELS-03	Latinx Share of General and Homeless Populations	U.S. Department of Housing and Urban Development (HUD)	People Experiencing Homelessness	Not Required by HCD, but Recommended by ABAG/MTC
HOMELS-04	Characteristics for the Population Experiencing Homelessness	U.S. Department of Housing and Urban Development (HUD)	People Experiencing Homelessness	Recommended by HCD
HOMELS-05	Students in Local Public Schools Experiencing Homelessness	California Department of Education, California Longitudinal	Housing Stock Characteristics	Not Required by HCD, but Recommended by ABAG/MTC
ELI-01	Households by Household Income Level	U.S. Department of Housing and Urban Development (HUD)	Extremely Low-Income Housing Needs	Required by HCD
ELI-02	Household Income Distribution by Race	U.S. Department of Housing and Urban Development (HUD)	Extremely Low-Income Housing Needs	Not Required by HCD, but Recommended by ABAG/MTC
ELI-03	Poverty Status by Race	U.S. Census Bureau, American Community Survey 5-Year	Extremely Low-Income Housing Needs	Recommended by HCD
AFHH-01	Mortgage Applications and Acceptance by Race	Federal Financial Institutions Examination Council's (FFIEC) Affirmatively Furthering Fair Housing		Not Required by HCD, but Recommended by ABAG/MTC
AFHH-02	Population Living in High Resource Areas by Race	California Tax Credit Allocation Committee (TCAC)/Calfor Affirmatively Furthering Fair Housing		Required by HCD
AFHH-03	Population with Limited English Proficiency	U.S. Census Bureau, American Community Survey 5-Year	Affirmatively Furthering Fair Housing	Not Required by HCD, but Recommended by ABAG/MTC
HHPROJ-01	Proposed Regional Housing Needs Allocation	Association of Bay Area Governments	Projected Housing Needs - Regional Housing Needs Allocation	Required by HCD

Association of Bay Area Governments Housing Element Data Package



Version of Record: April-02-2021 15:25:06

Purpose

Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the Regional Housing Needs Allocation. In order to effectively plan for developing and preserving an adequate supply of housing, local jurisdictions must first understand the housing needs in their communities. Accordingly, the Housing Needs section of the Housing Element requires local jurisdictions to provide a descriptive analysis of the housing needs of different populations and the resources available to meet those needs.

ABAG/MTC created this Housing Element Data Package to assist local jurisdictions with identifying and illustrating their housing needs in a way that both meets statutory requirements and informs meaningful and equitable policies and programs. Local jurisdiction staff can choose to incorporate the data and visualizations from the Housing Element Data Package in their 6th Cycle Housing Element Updates in whatever ways are most helpful to them.

Description

Using the statutory requirements as a guide, ABAG/MTC has compiled demographic, economic, and housing stock data for each Bay Area jurisdiction. On each tab of this workbook, users will find the raw data and visualizations for each table listed on the Table of Contents (TOC) tab. Local staff can input this data directly in their Housing Element or use the data for additional analyses beyond what is provided here. Similarly, staff can use the visualizations provided or further edit the visualizations before incorporating them in the Housing Element.

The California Department of Housing and Community Development (HCD) has reviewed this workbook to ensure that all state-required information is included. Please refer to the attached letter from HCD, which certifies that this workbook meets statutory requirements for the quantification of existing and projected housing needs, with the exception of the following steps that must be taken by local jurisdictions:

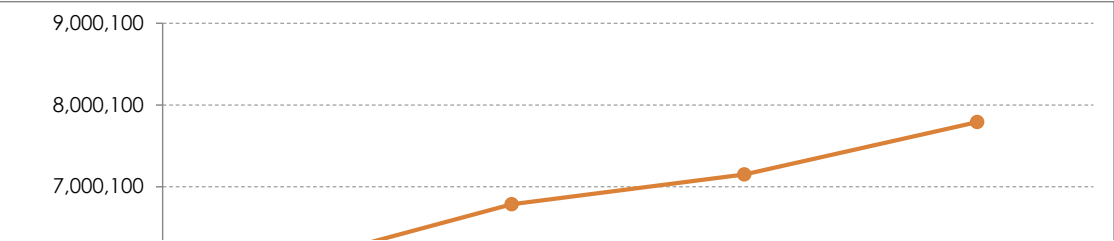
- 1) Estimate the daily average number of people experiencing homelessness at the jurisdiction level
- 2) Estimate the number of units in need of rehabilitation and replacement
- 3) List affordable housing developments at-risk of converting to market rate uses
- 4) Estimate the projected number of extremely low-income households

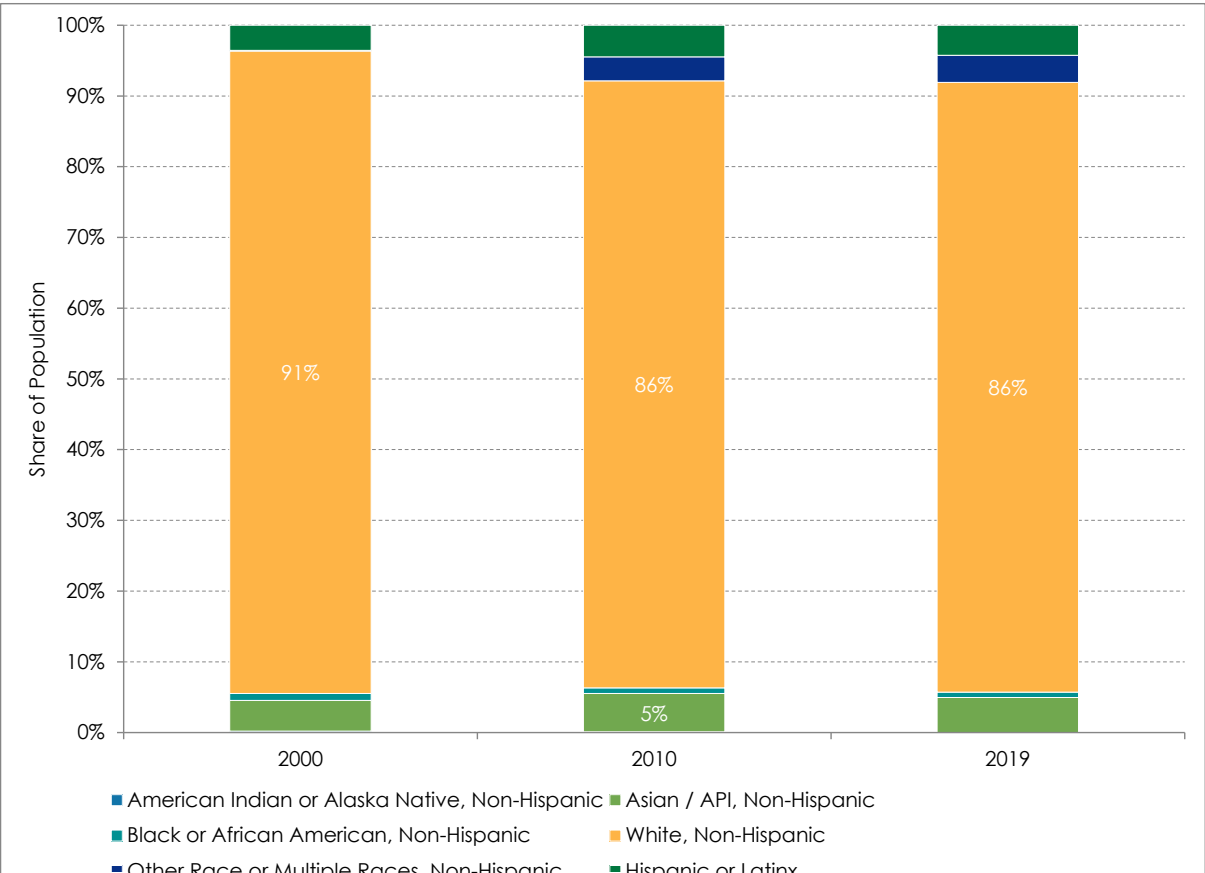
Additionally, please see the "HCD Compliance" column on the Table of Contents tab for a summary of which data is required or recommended by HCD. Additionally, ABAG/MTC has provided data beyond what HCD requires that local jurisdictions may also find helpful for analyzing their housing needs.

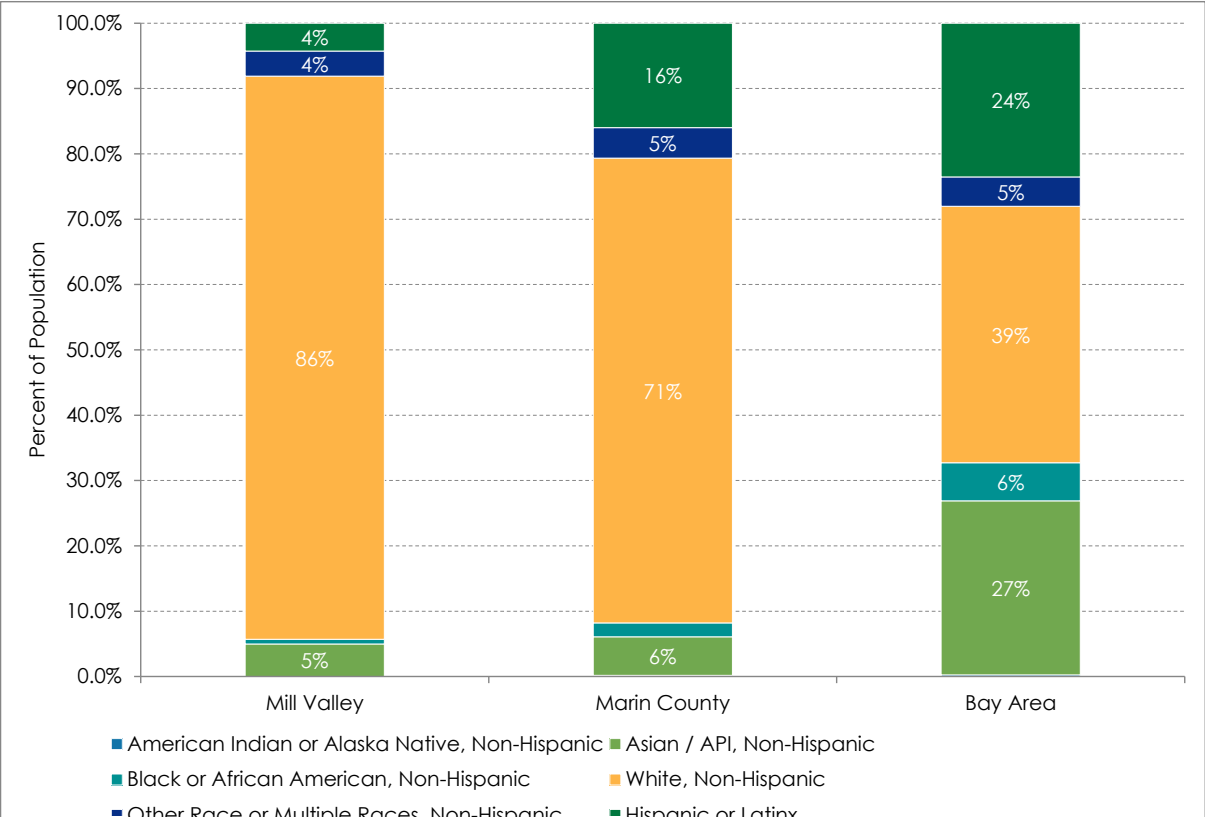
Limitations

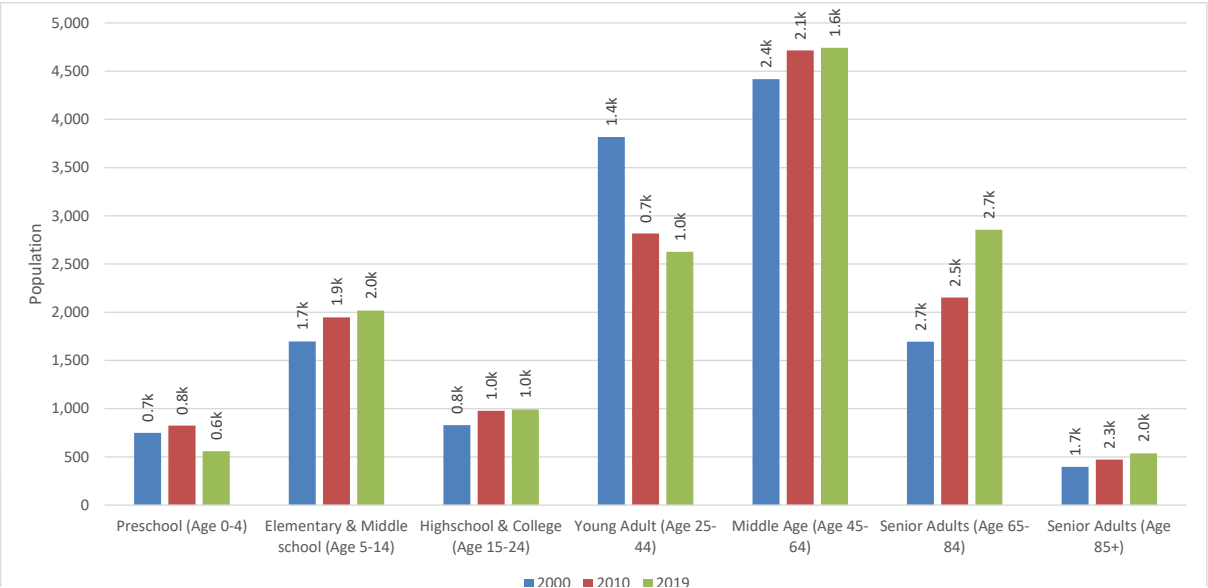
Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey (ACS) or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and subject to sampling variability. Therefore, the data is an estimate and has an associated margin of error. For smaller cities, the sample will be based on fewer response and the data is subject to a larger margin of error. Local staff should interpret these results accordingly.

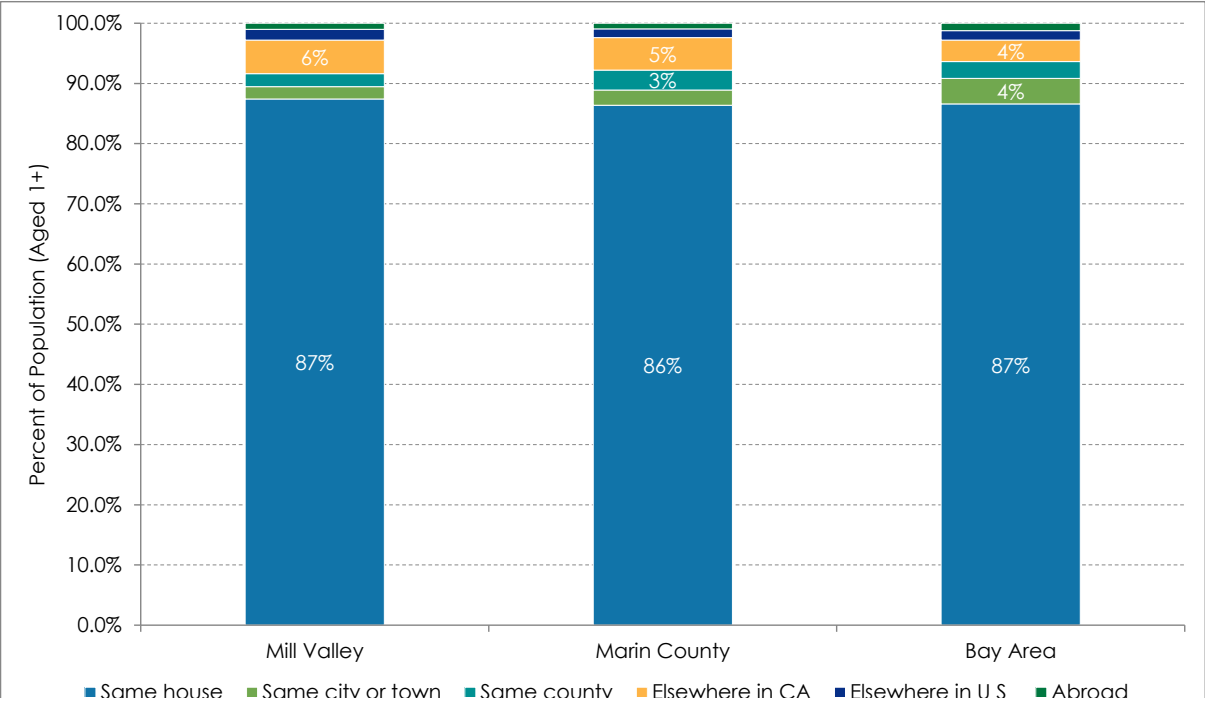
While ABAG/MTC intends to provide all of the data that local jurisdictions will need to meet statutory requirements, simply inserting these data and associated visualizations in the Housing Element is not adequate to achieve compliance. Local jurisdictions should view the Housing Needs Data Package as a starting point from which they can build an in-depth analysis of their housing needs and the policies and programs needed to address them.

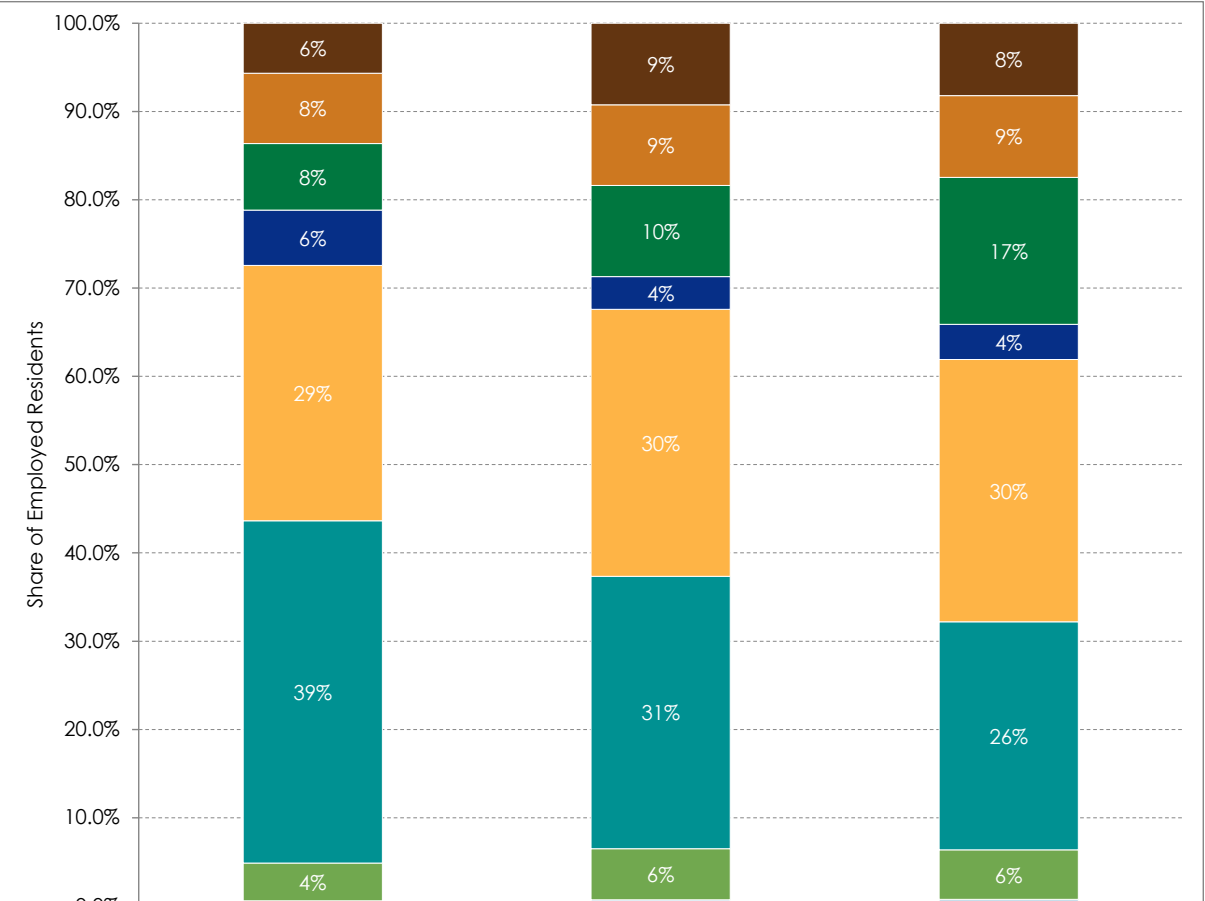


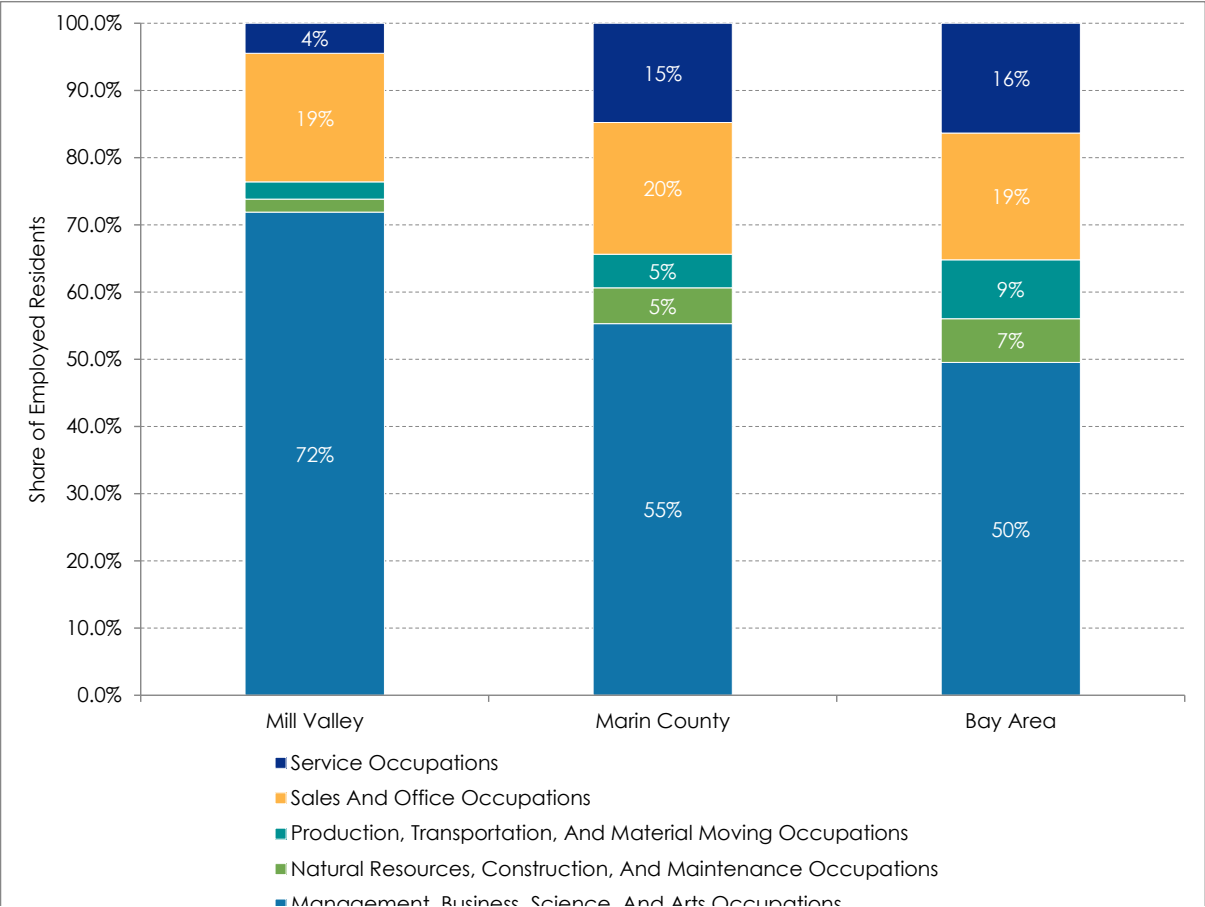


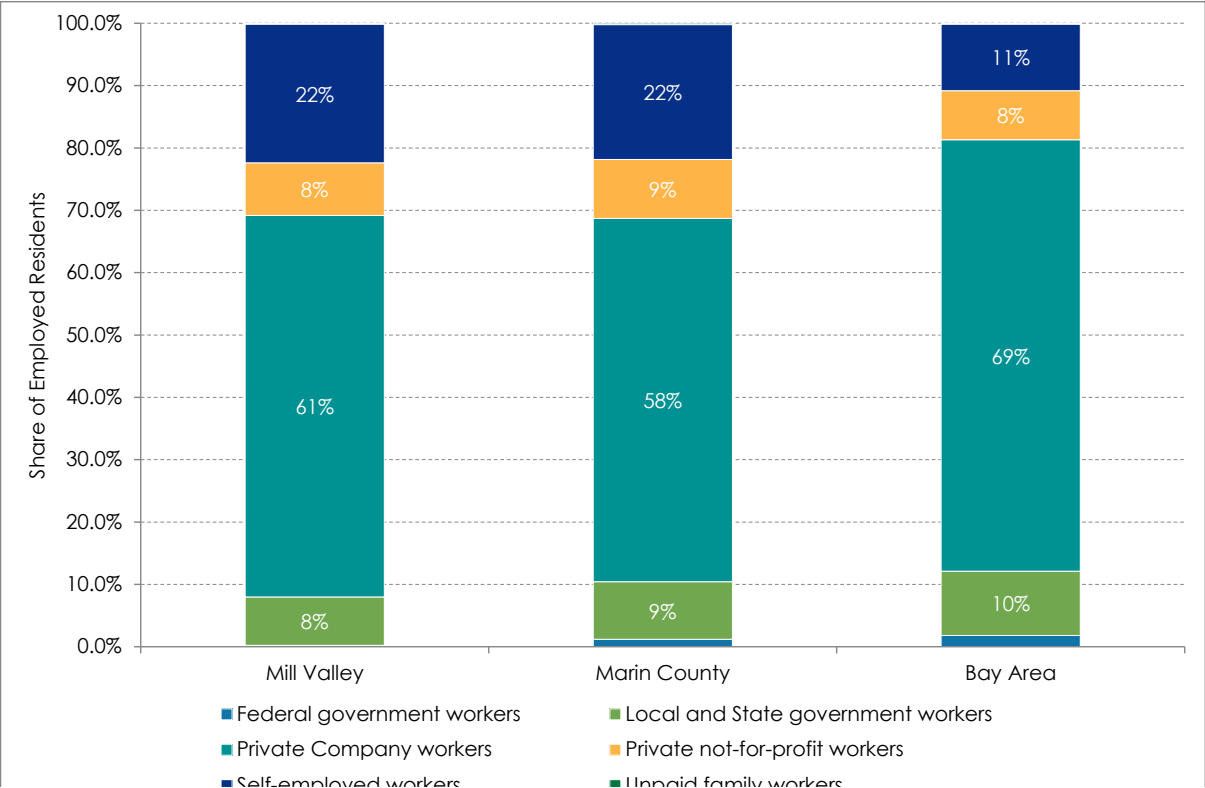


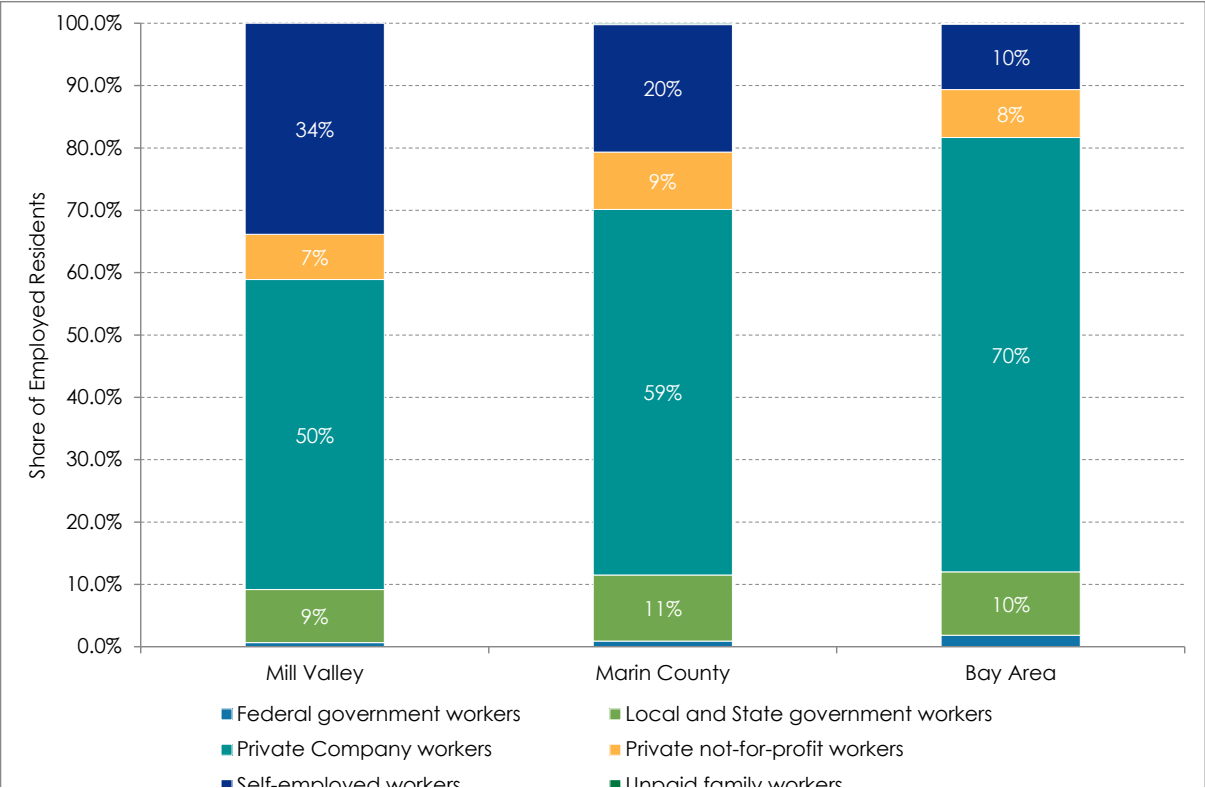


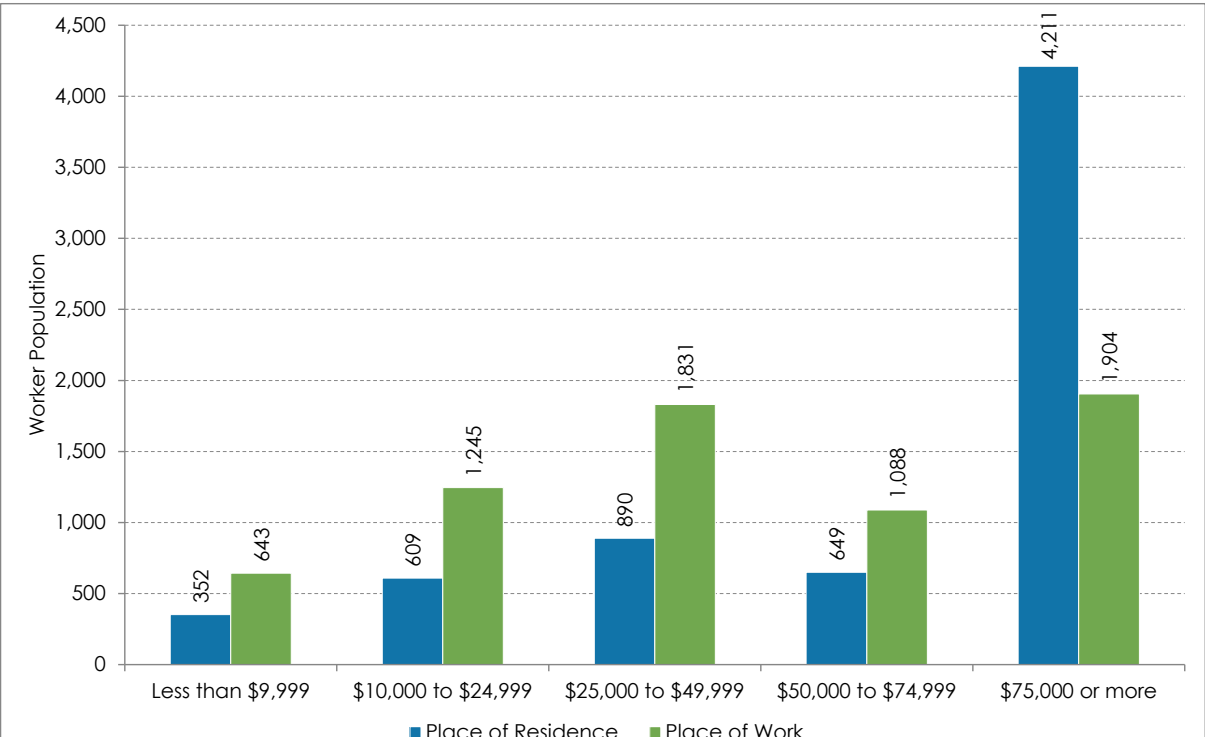


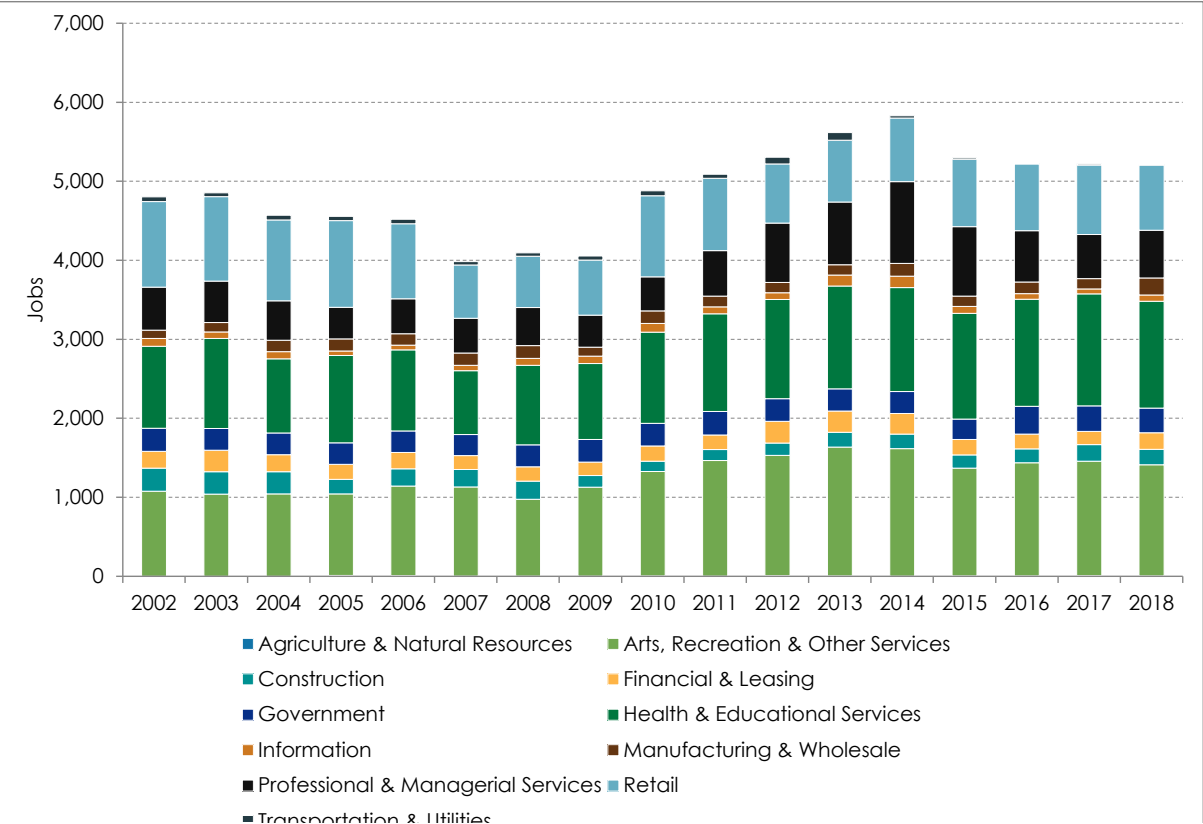


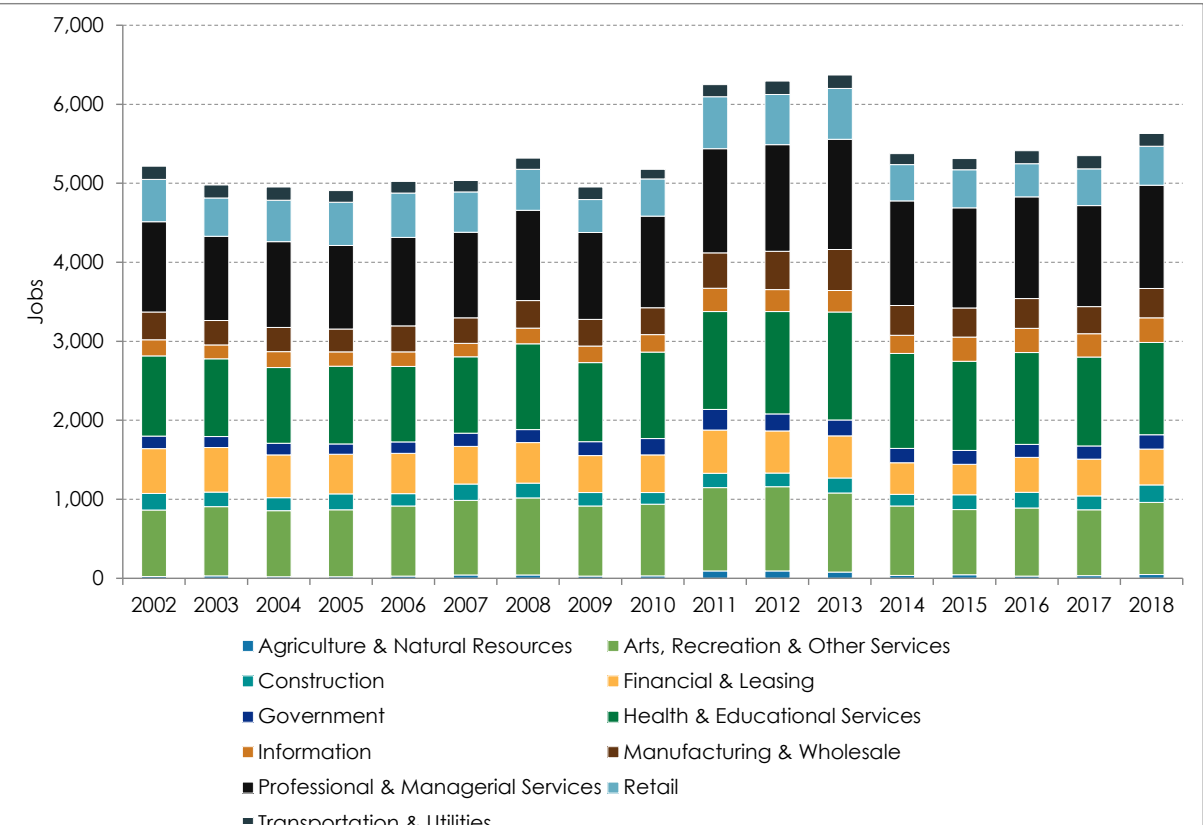


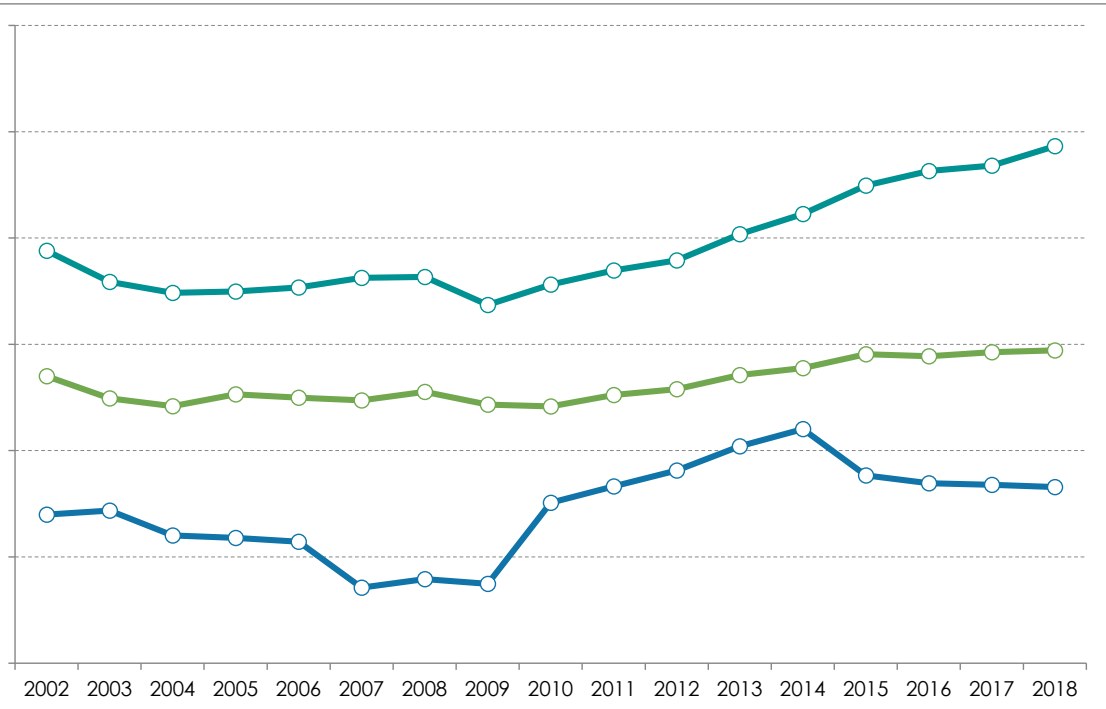


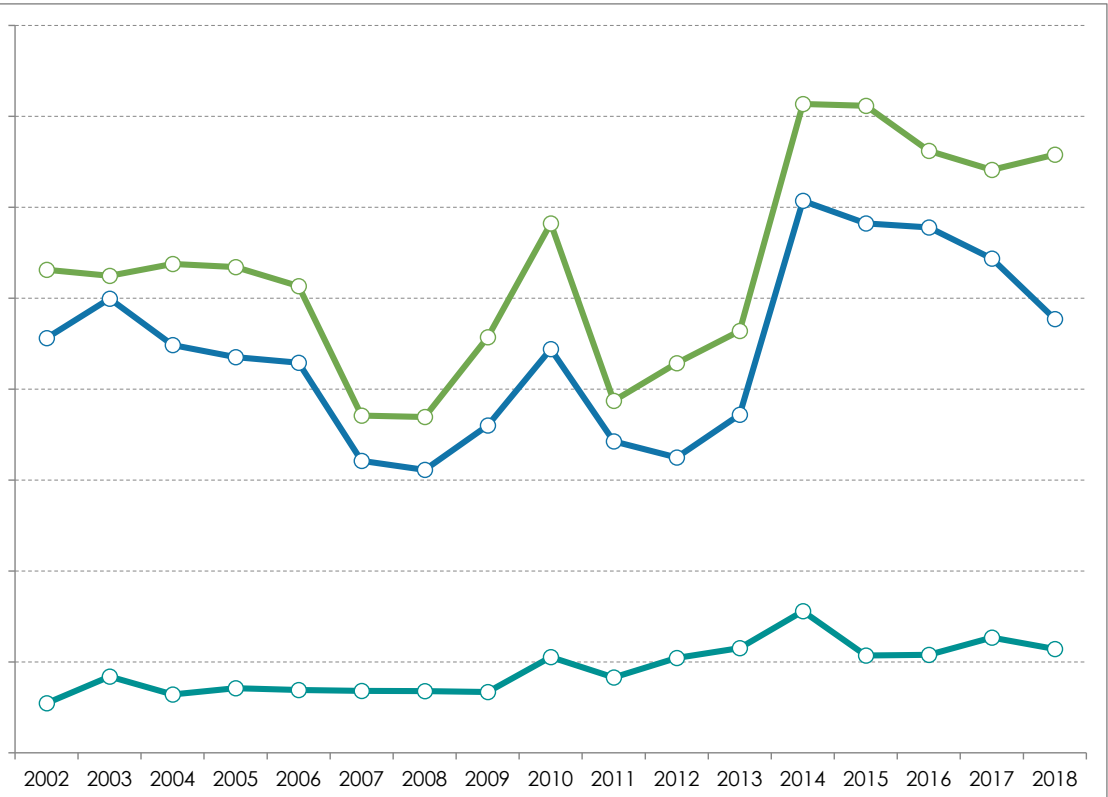


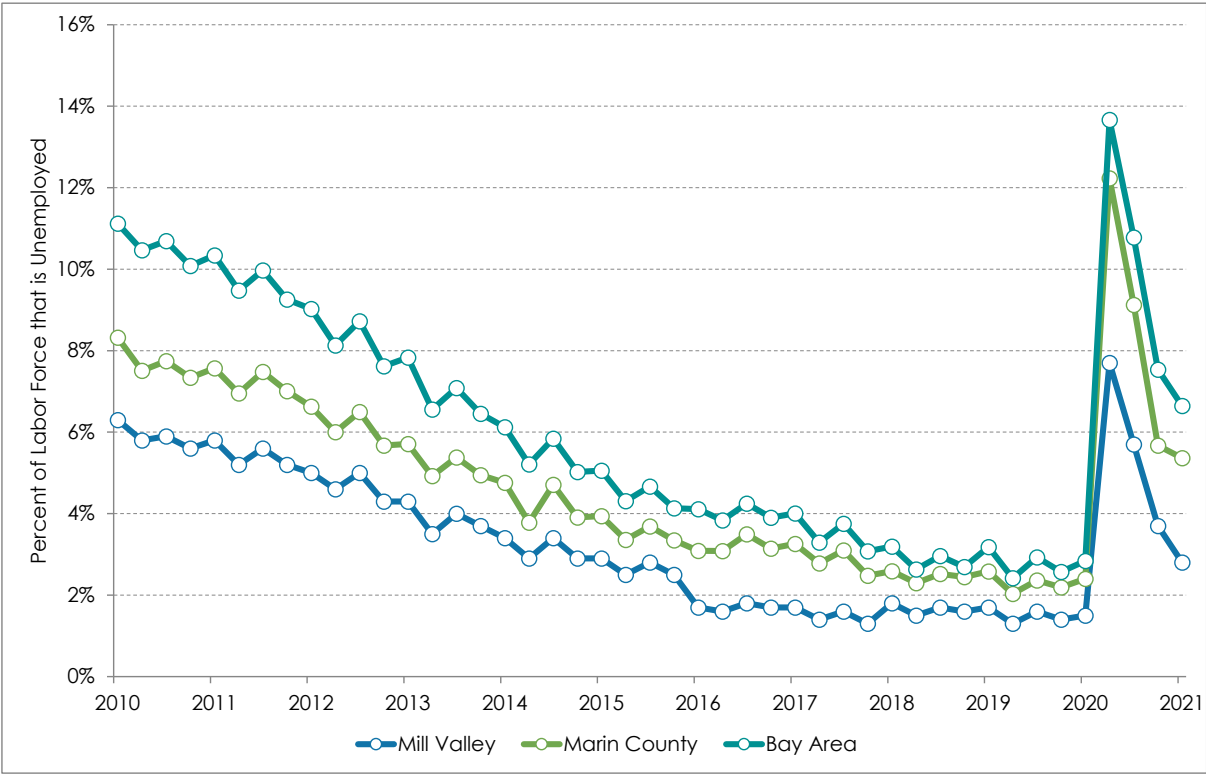


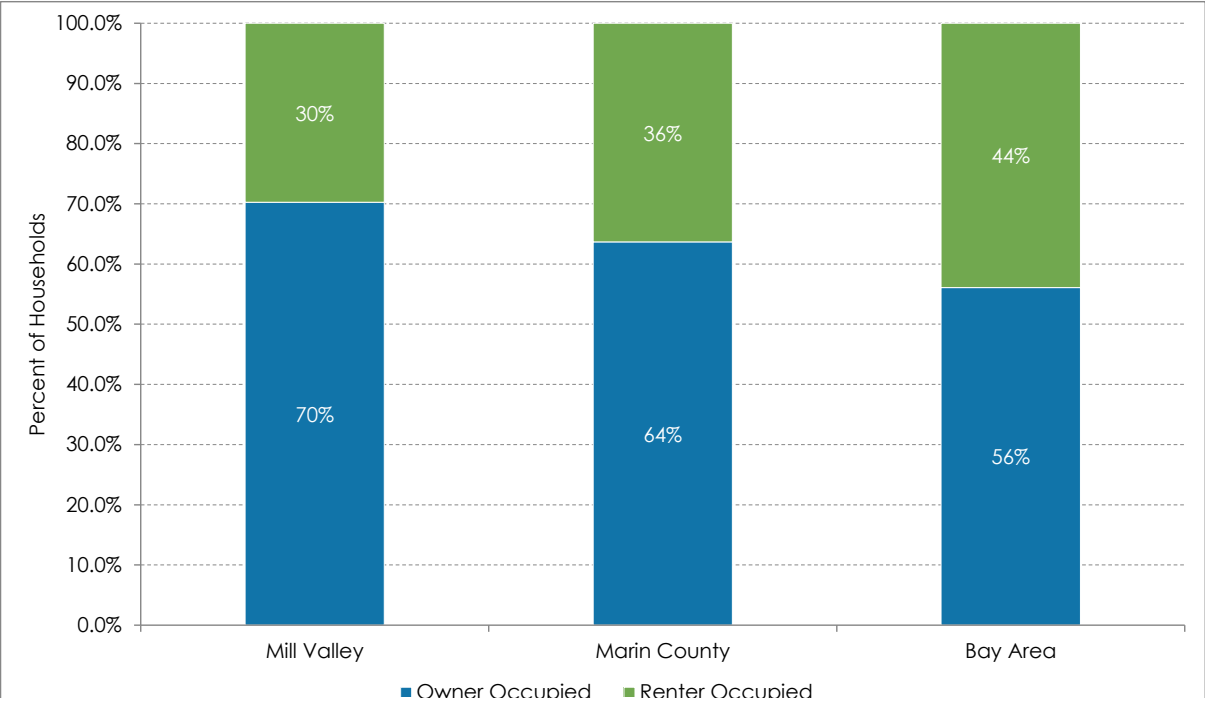


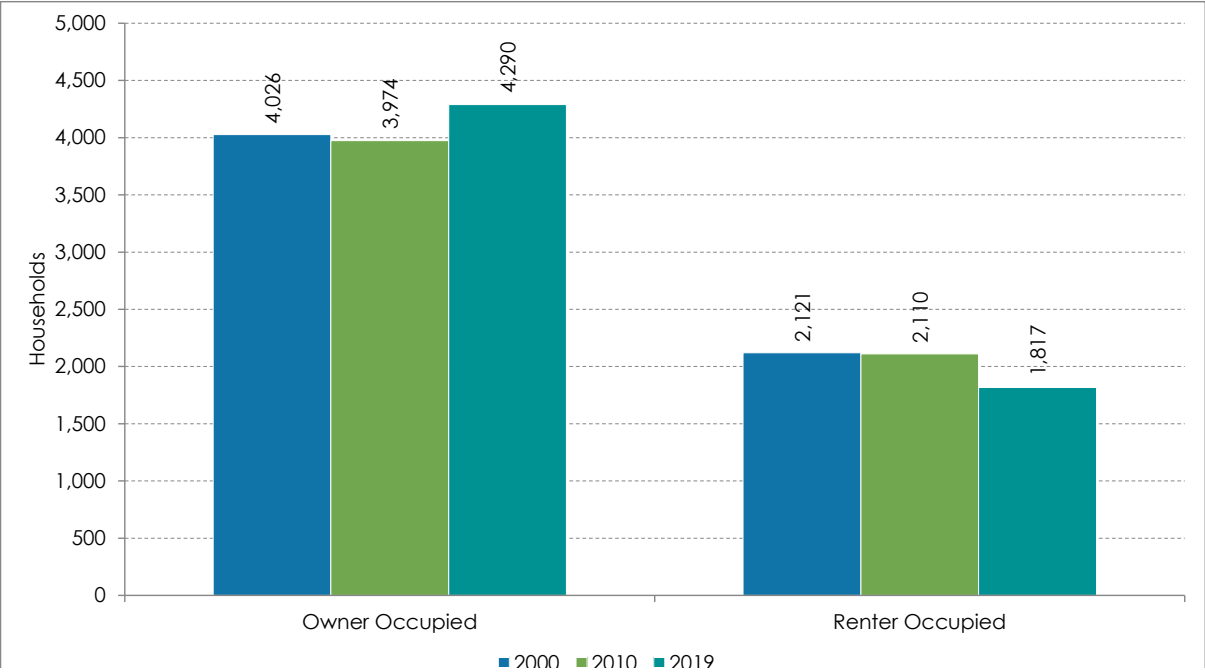


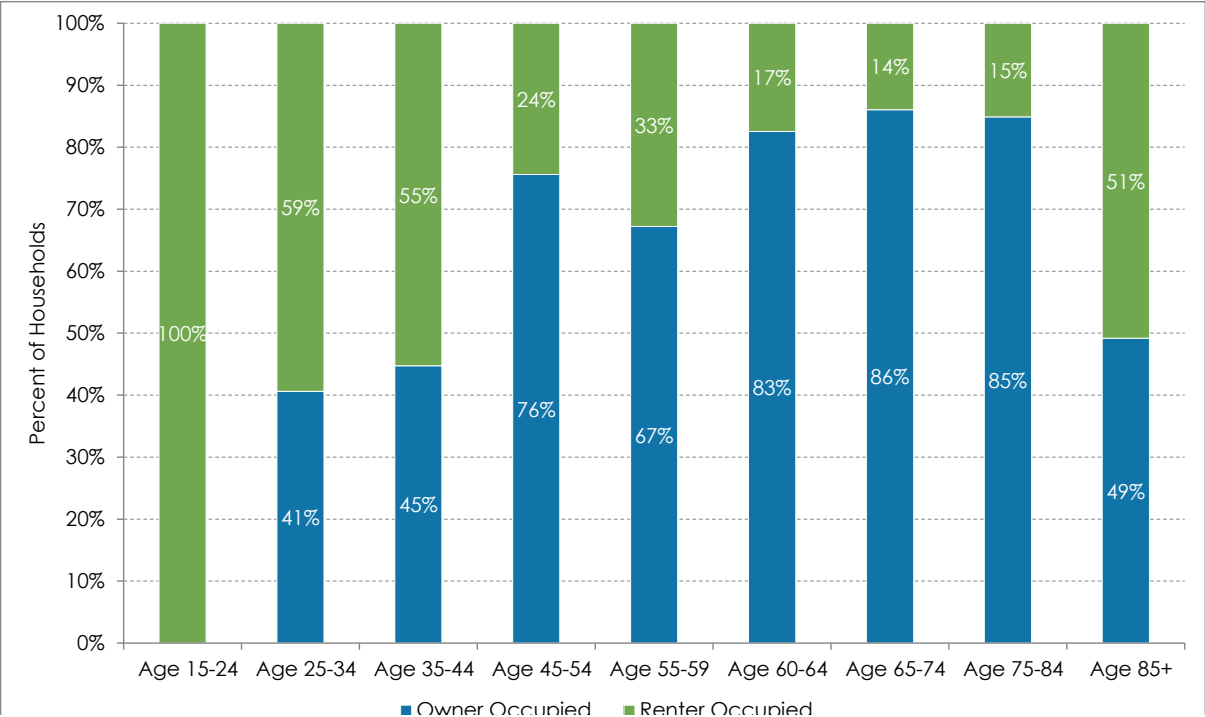


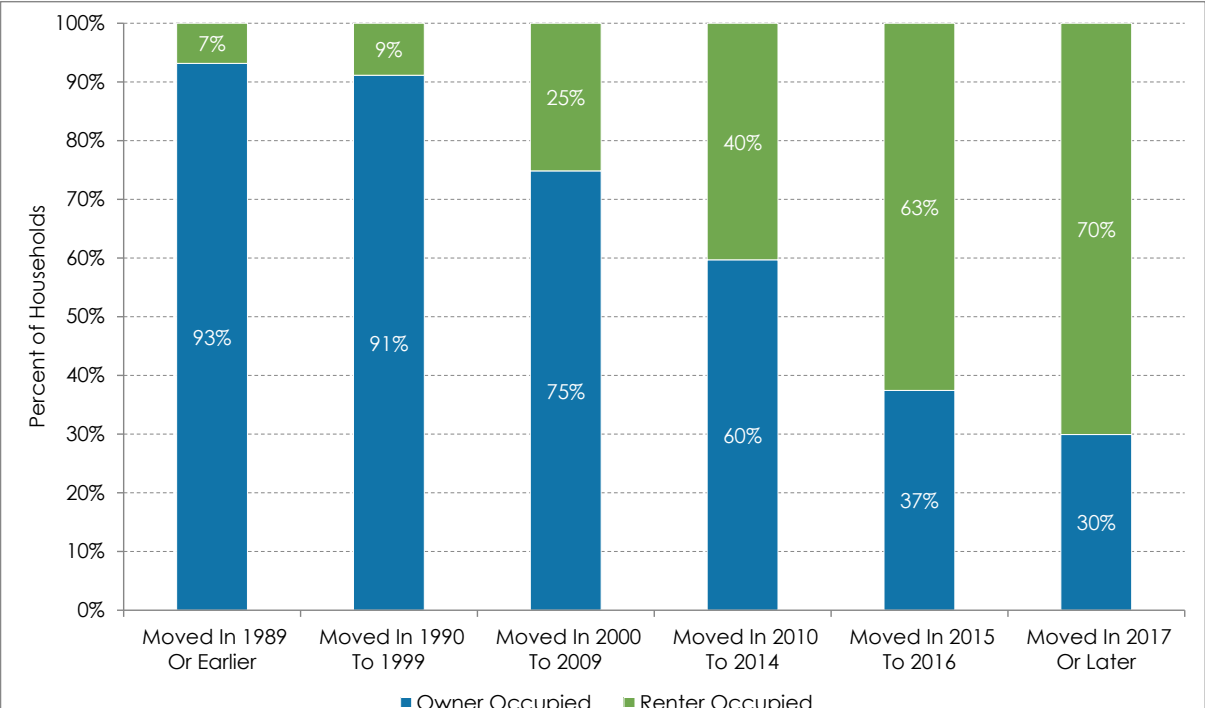


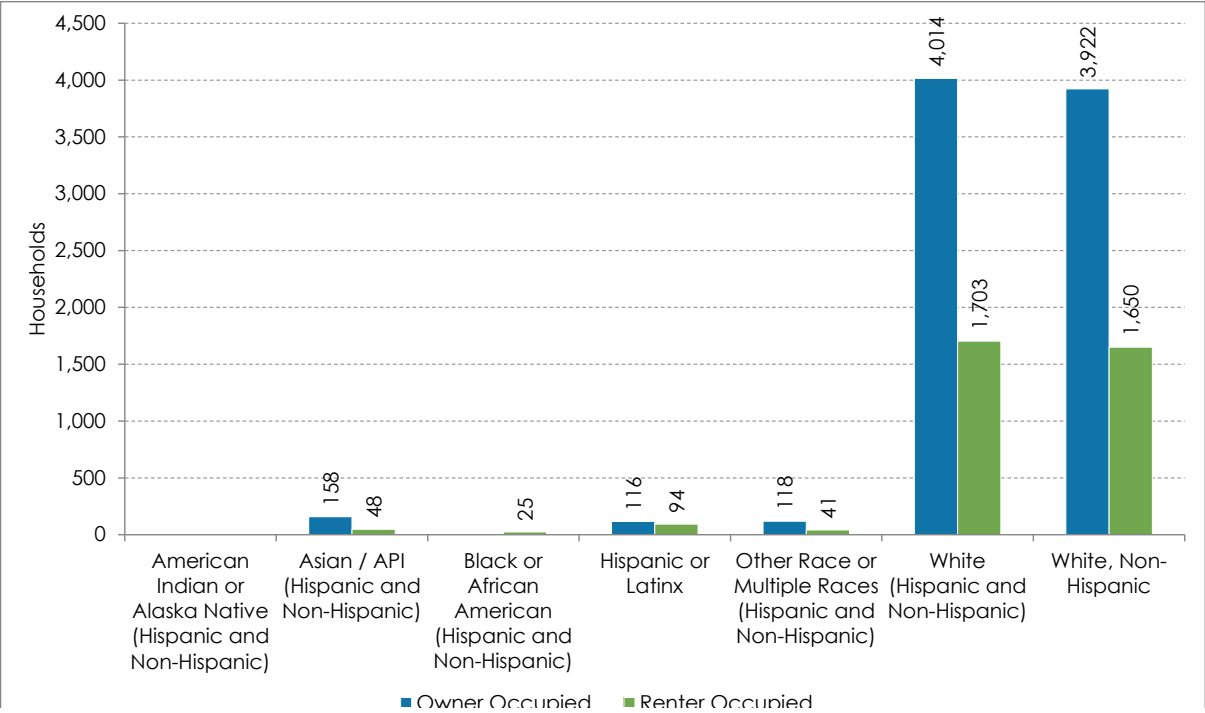


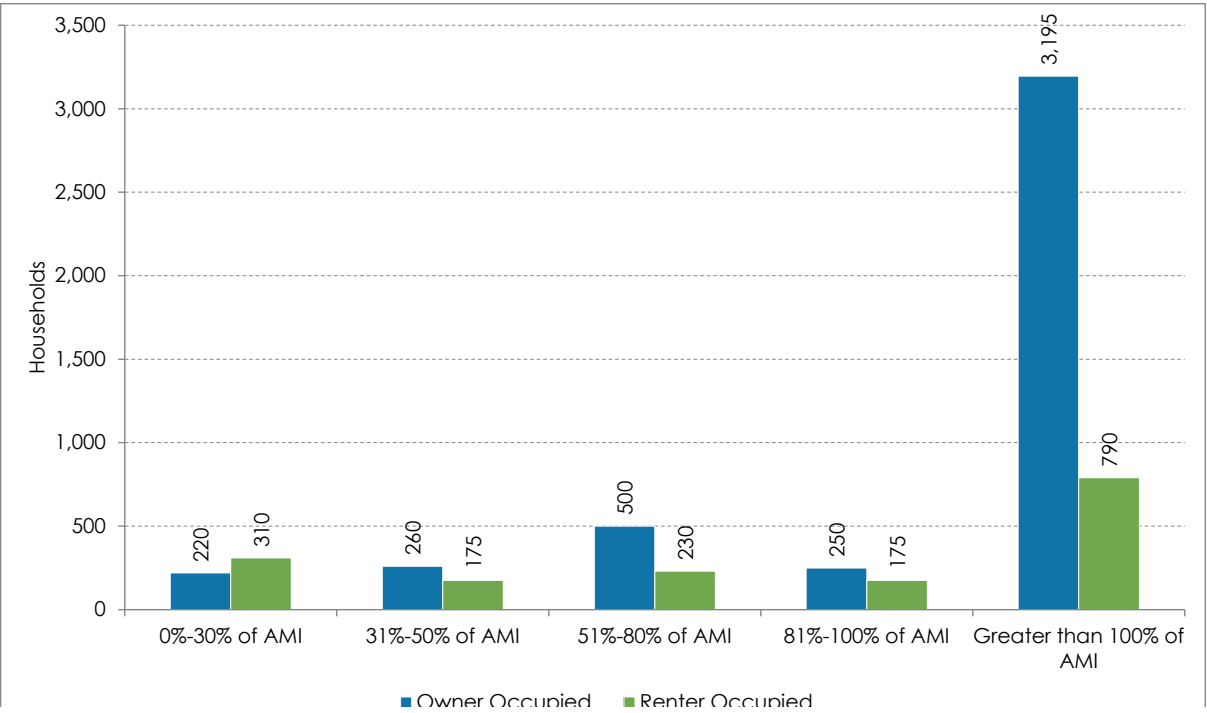


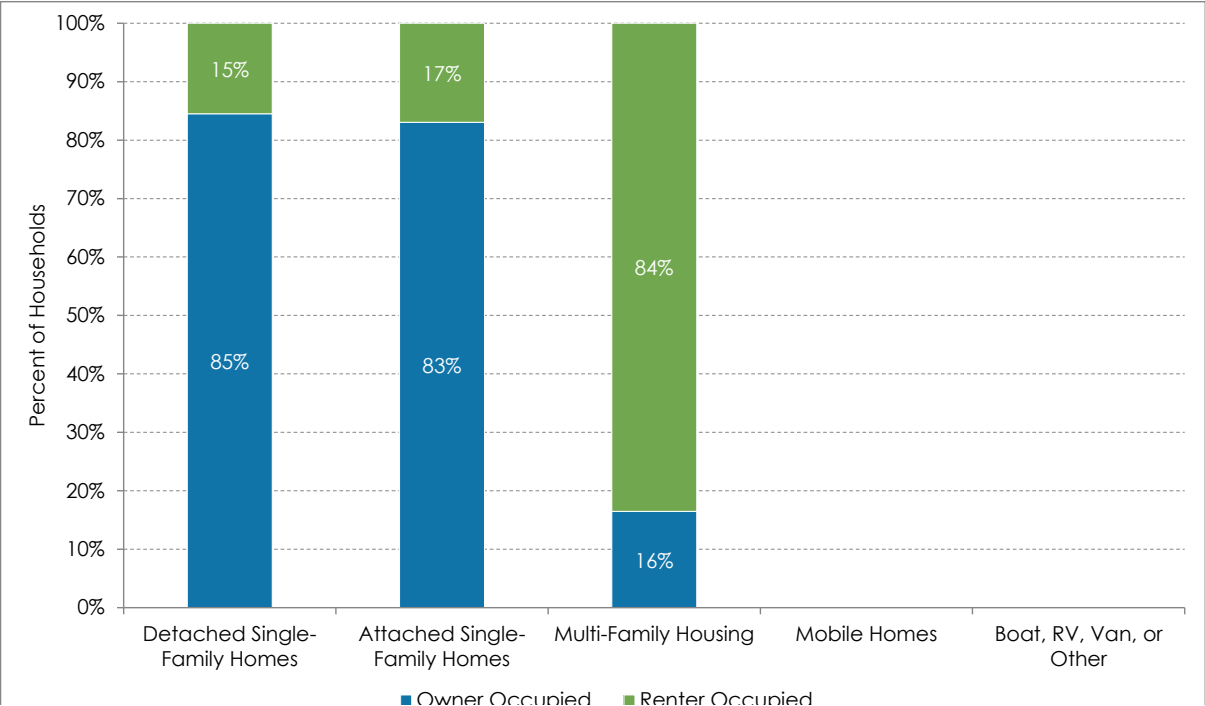


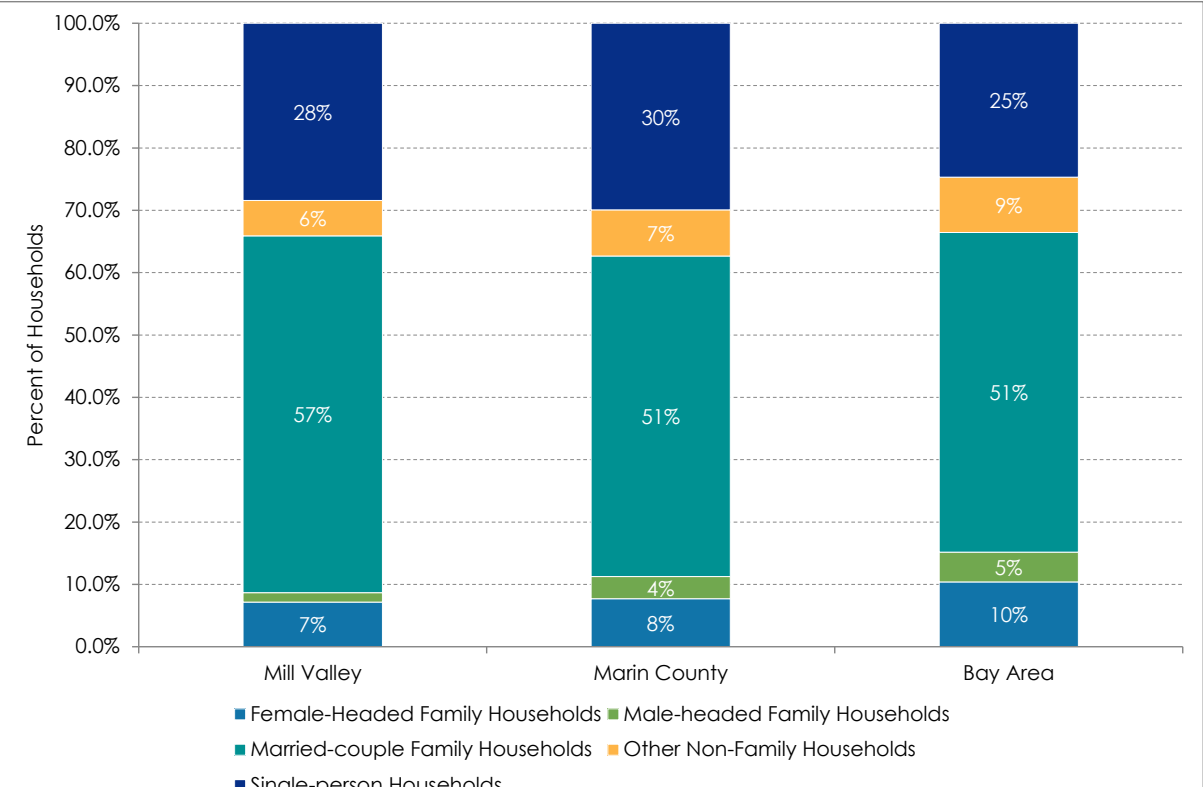


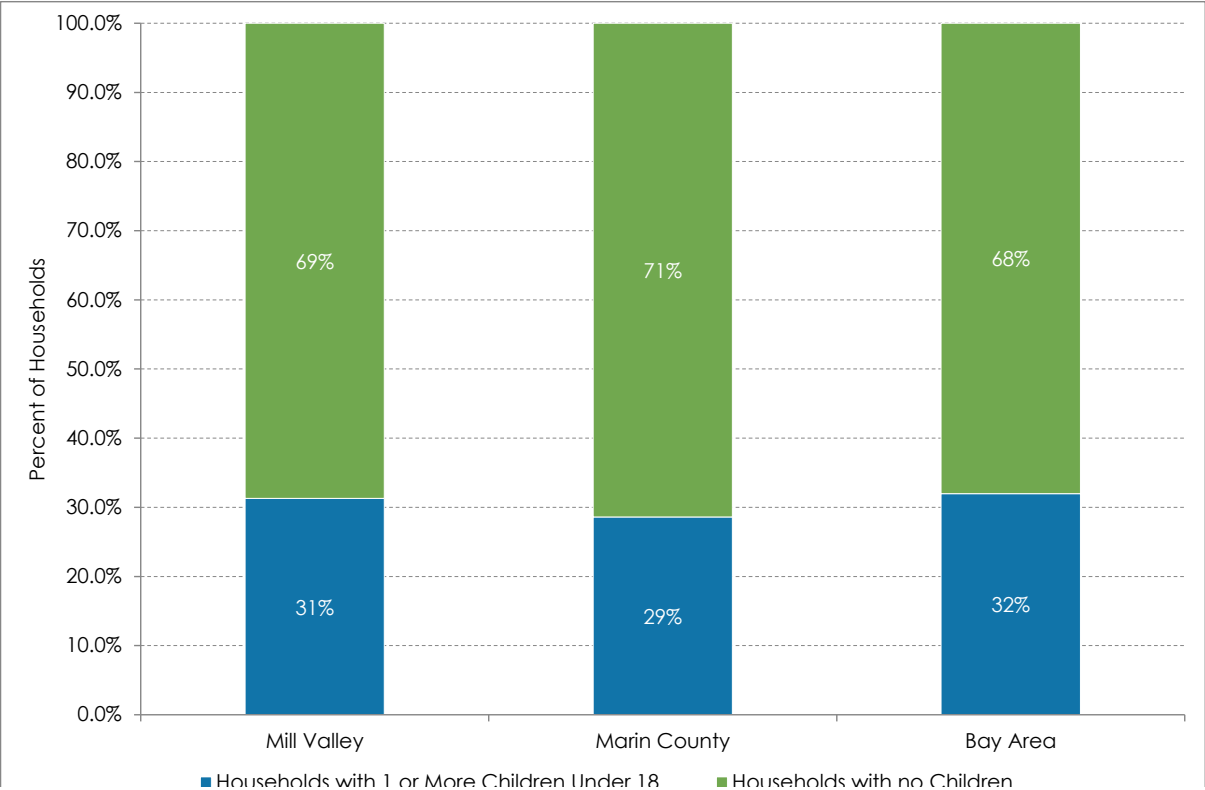


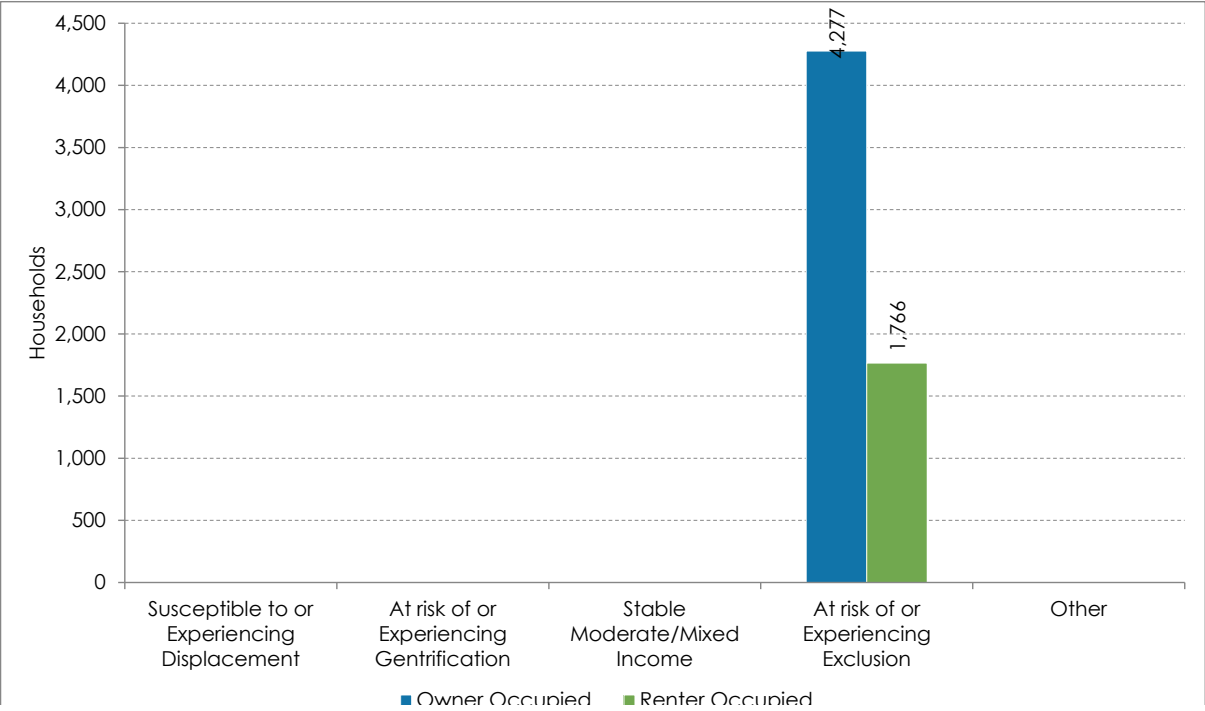


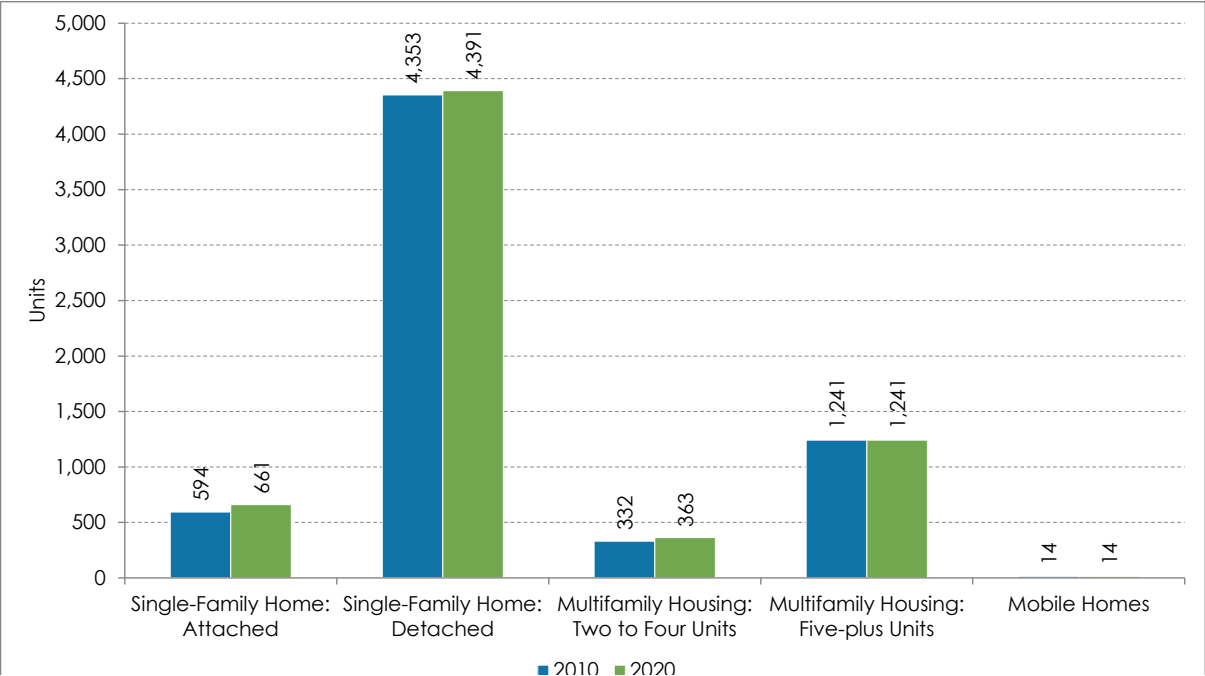


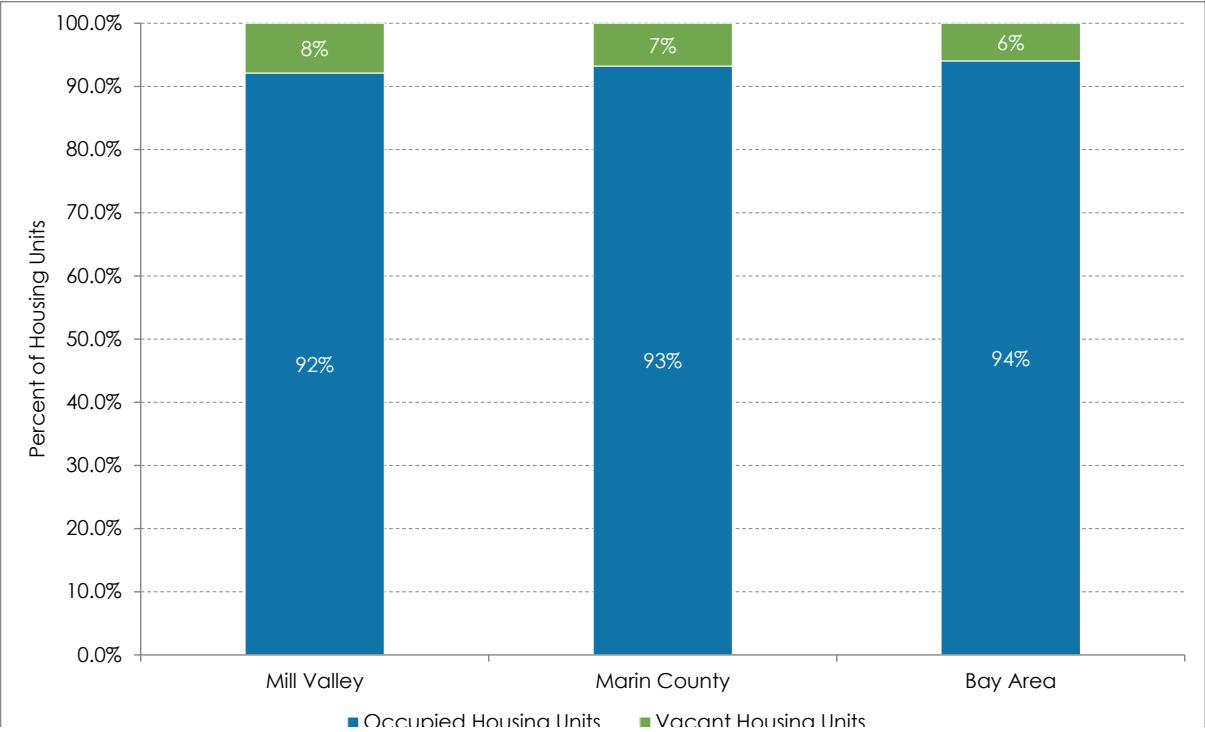


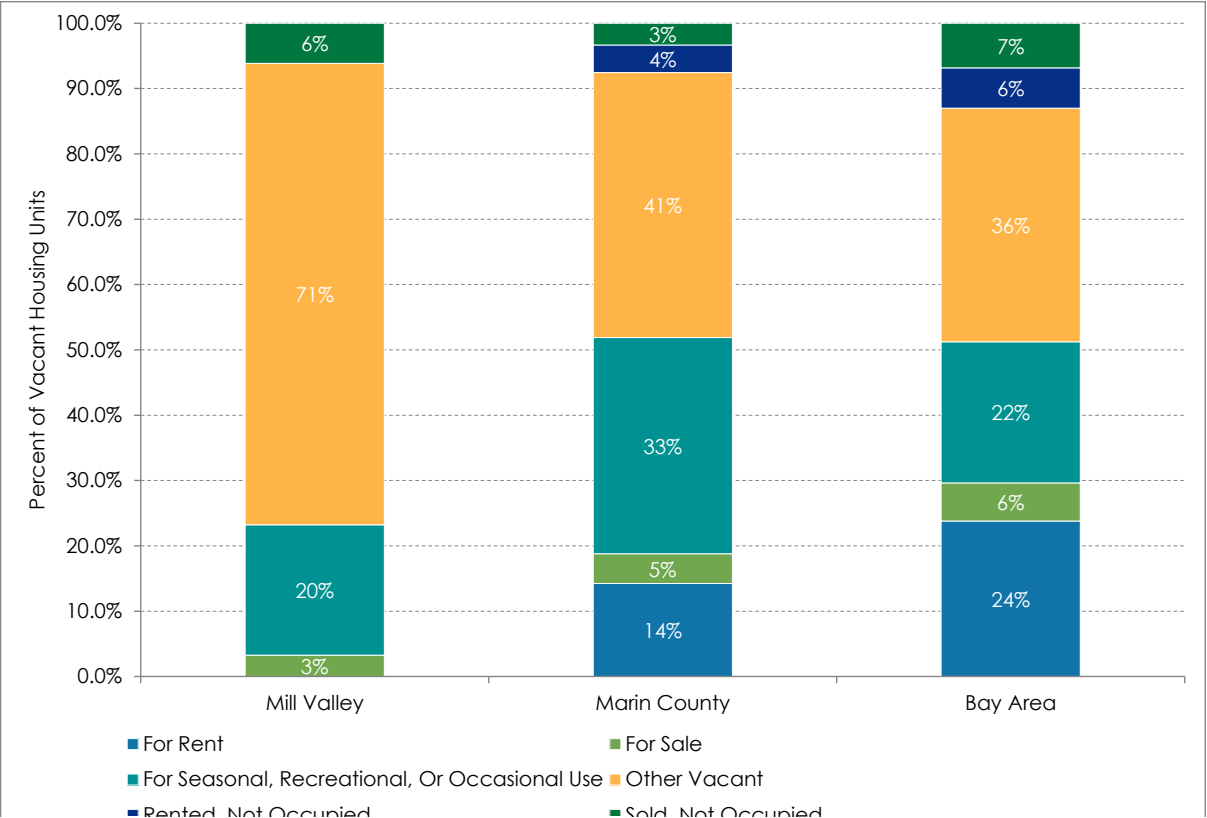


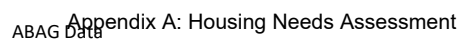


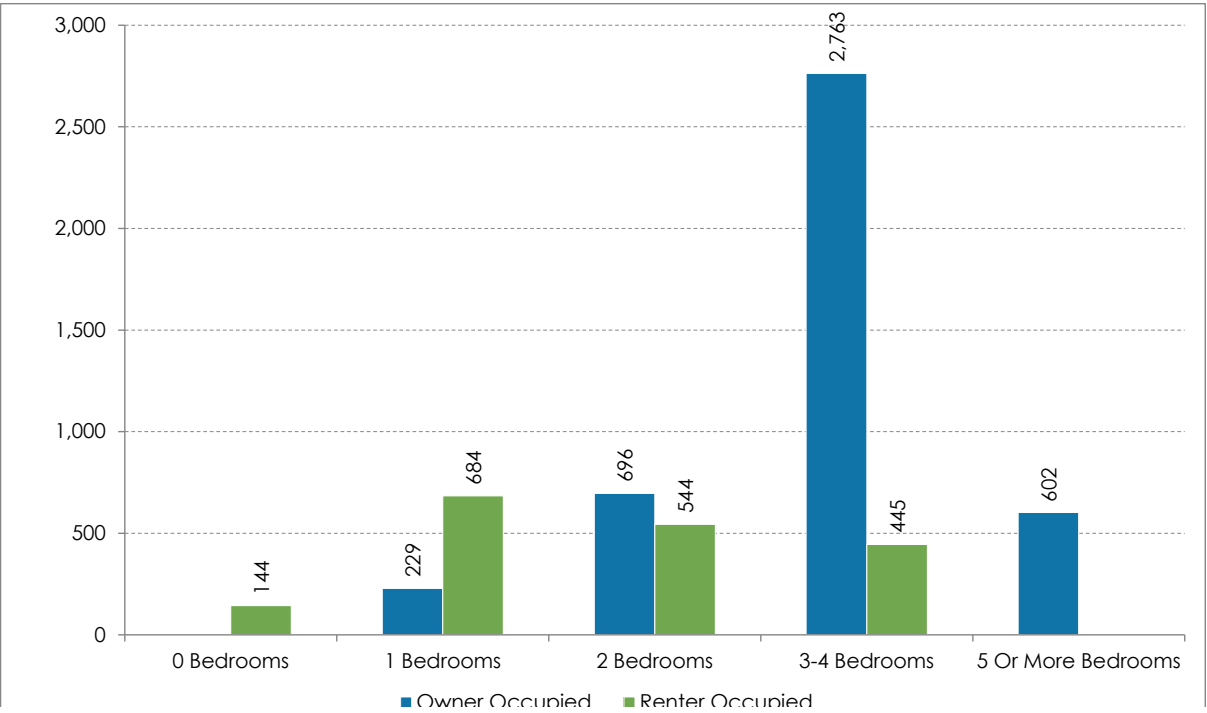


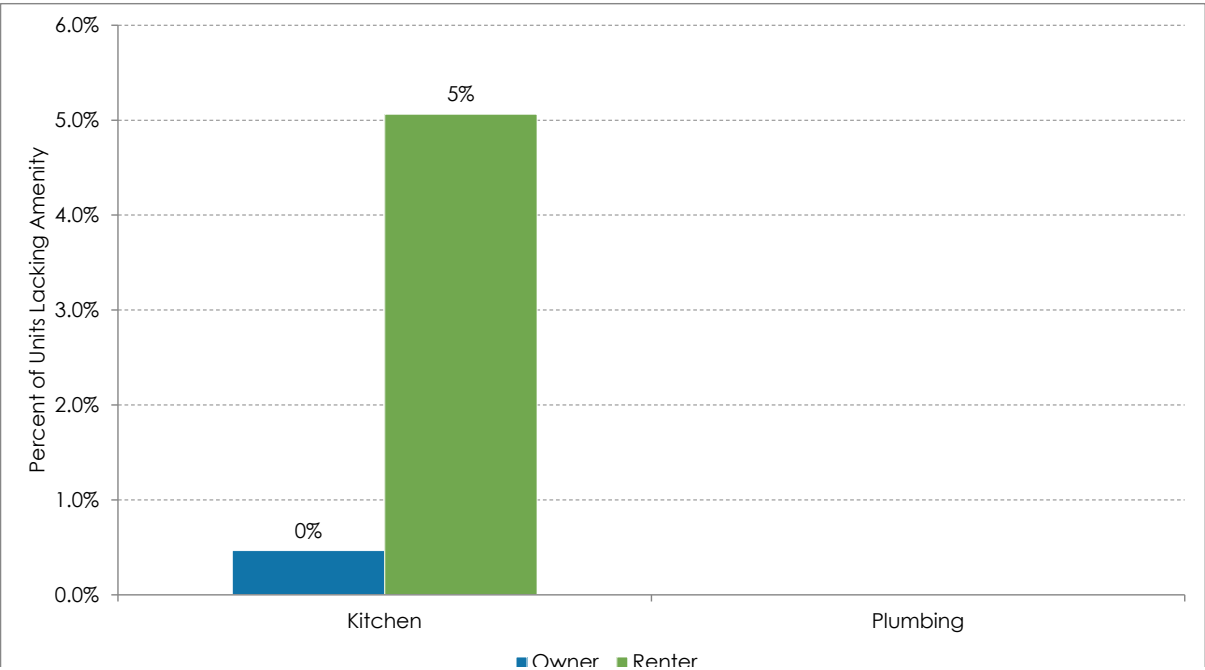


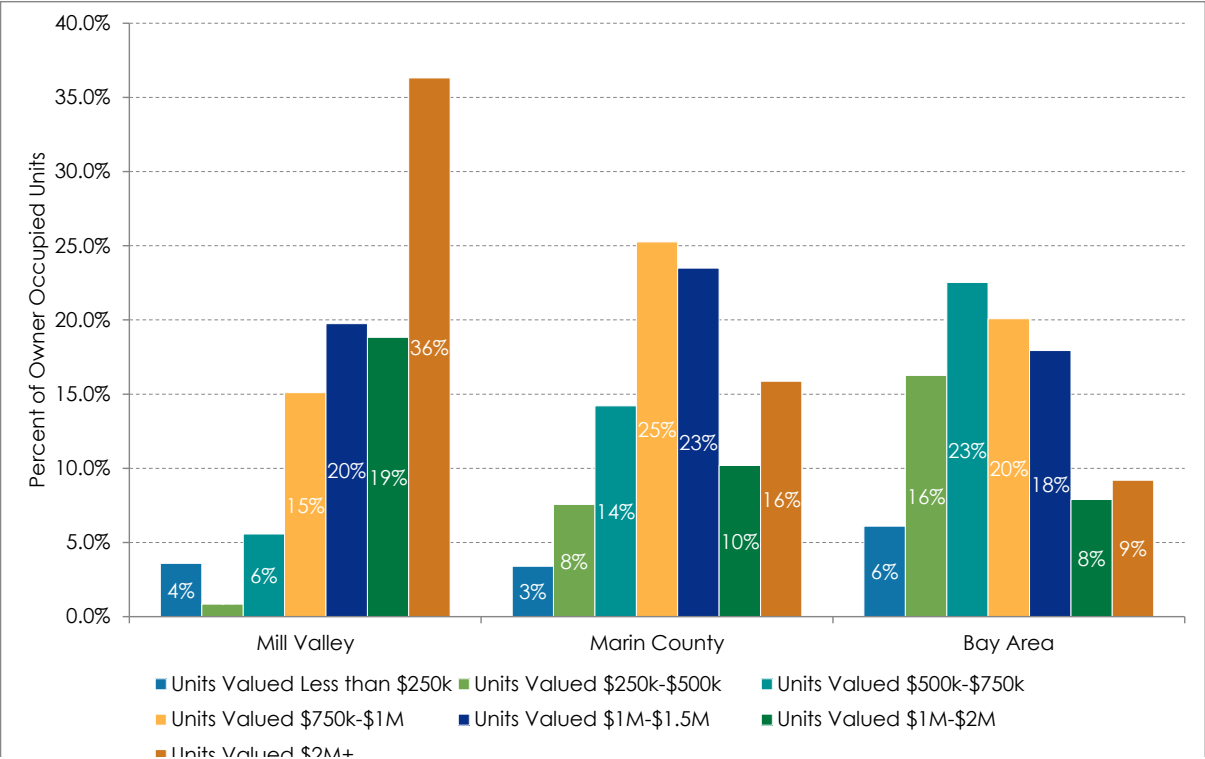


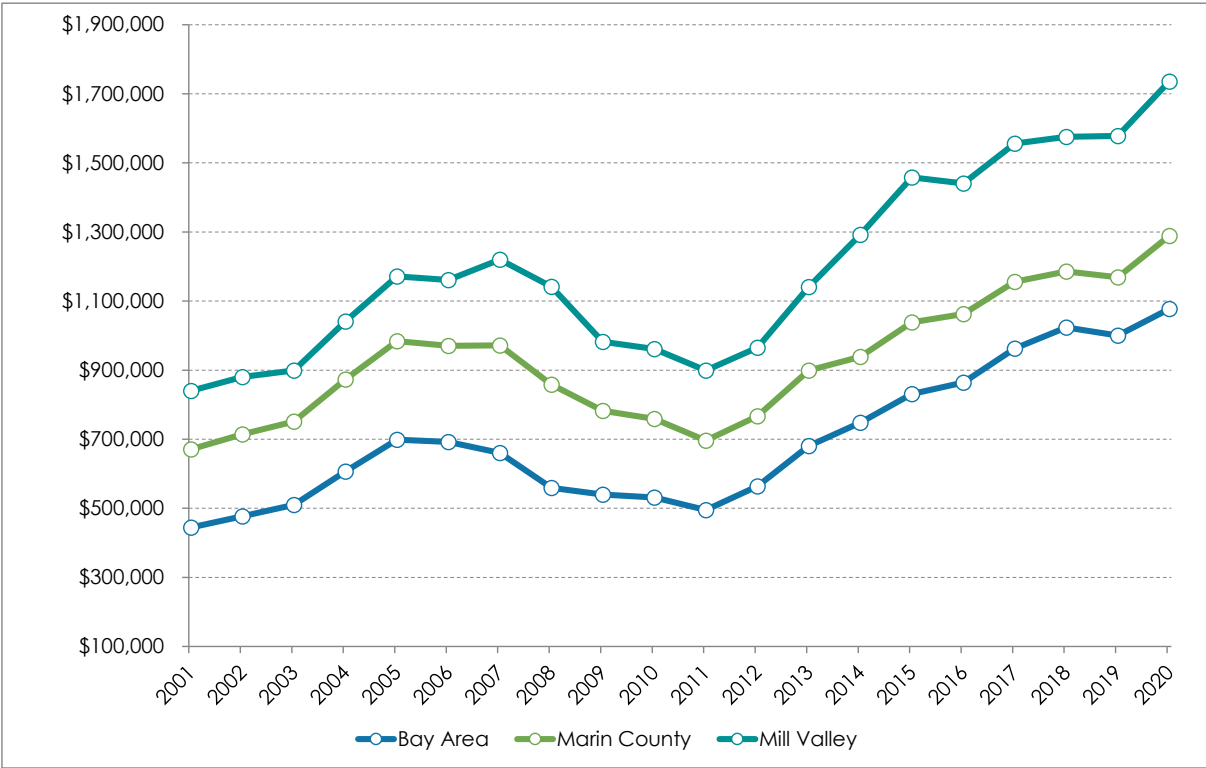


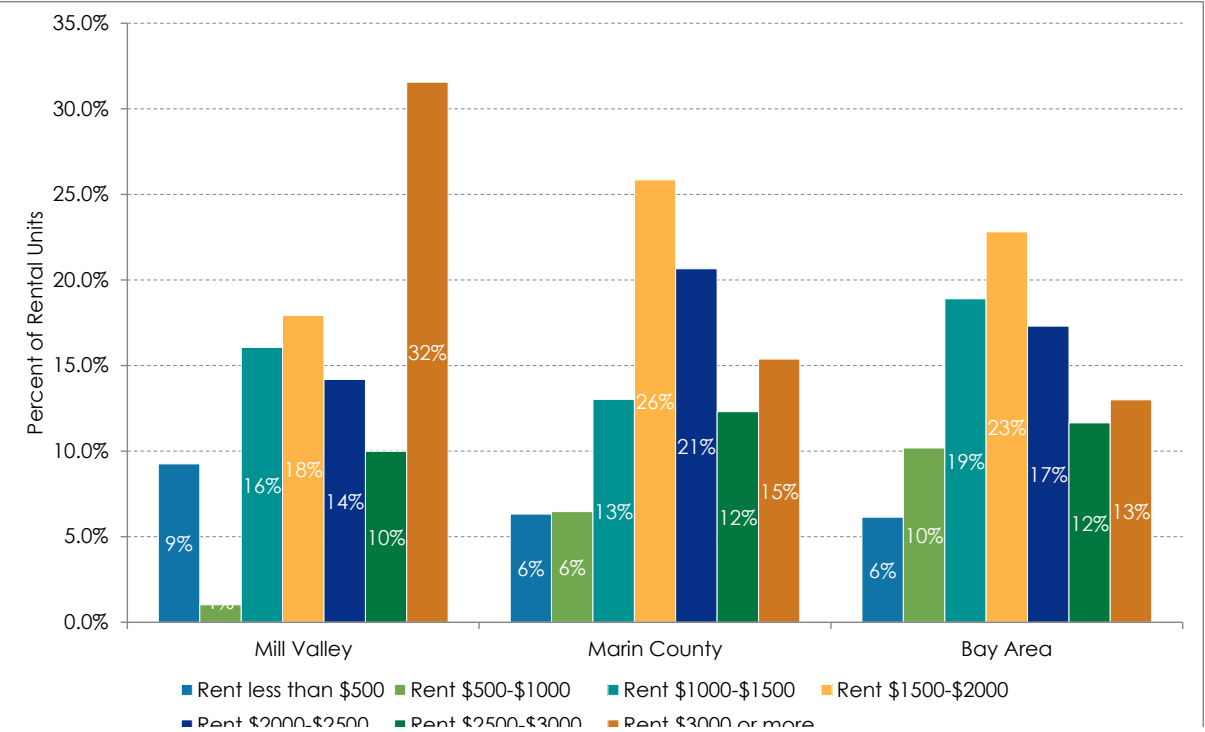


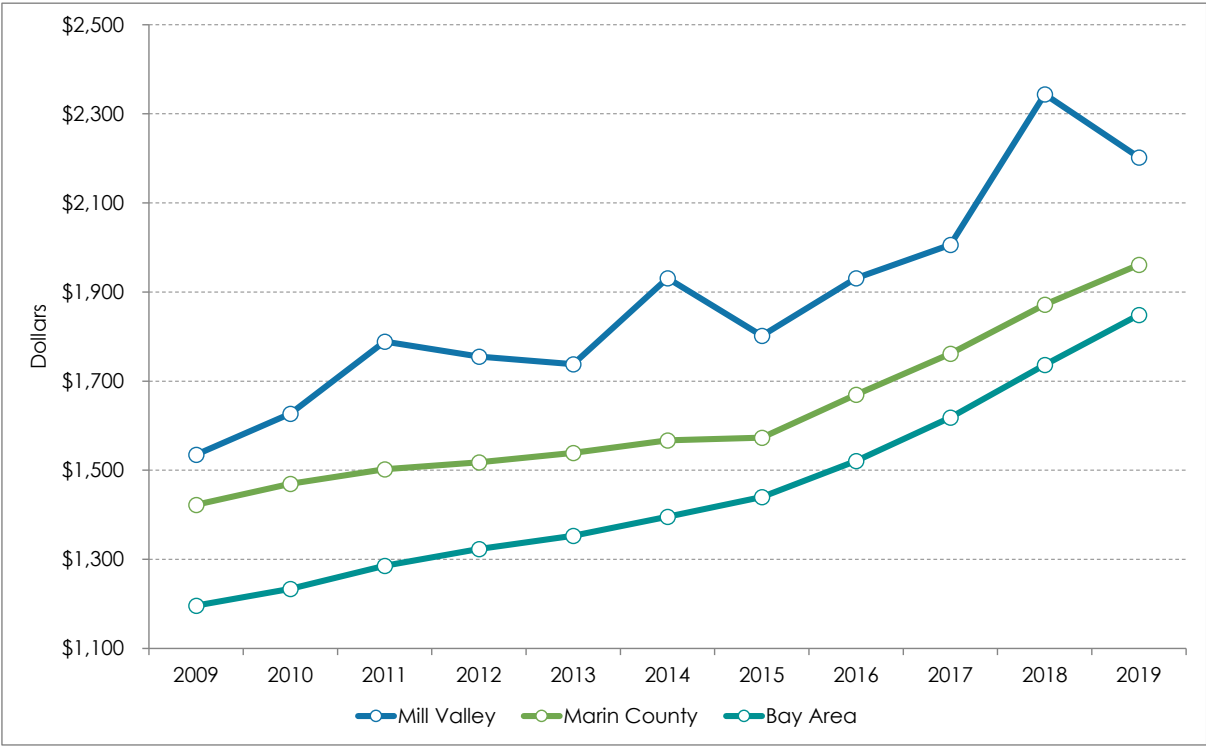


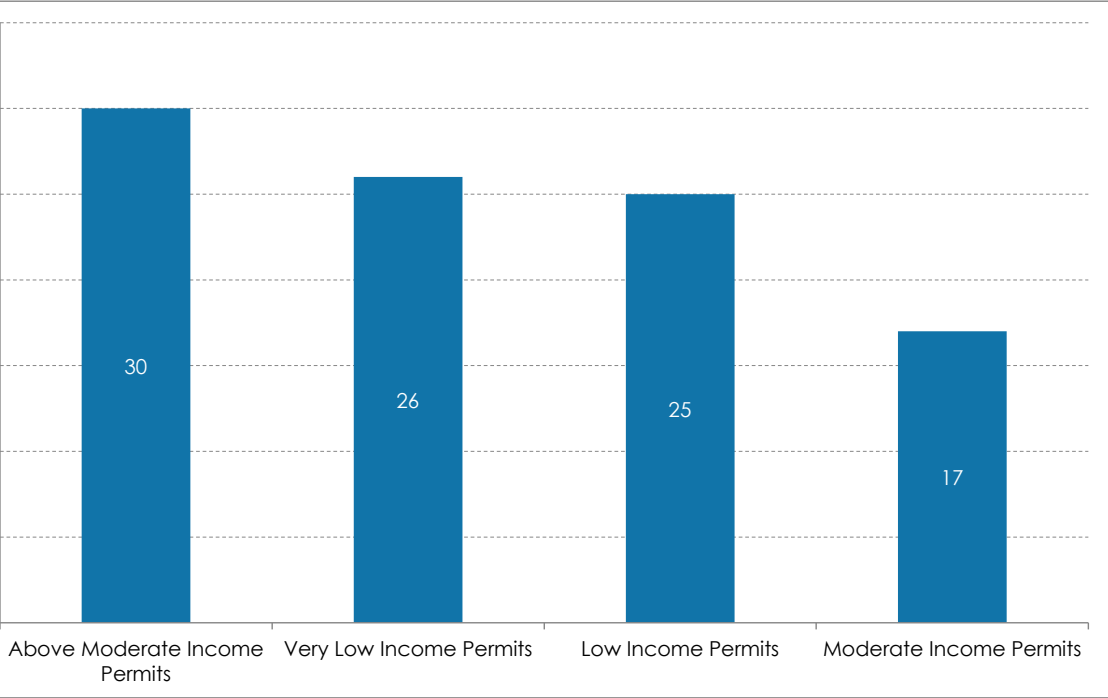












RISK-01: Assisted Units at Risk of Conversion

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

Geography	Low	Moderate	High	Very High	Total Assisted Units in Database
Mill Valley	182	0	0	0	182
Marin County	2,368	0	56	17	2,441
Bay Area	110,177	3,375	1,854	1,053	116,459

Notes:

-While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

-Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation.

-California Housing Partnership uses the following categories for assisted housing developments in its database:

--Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

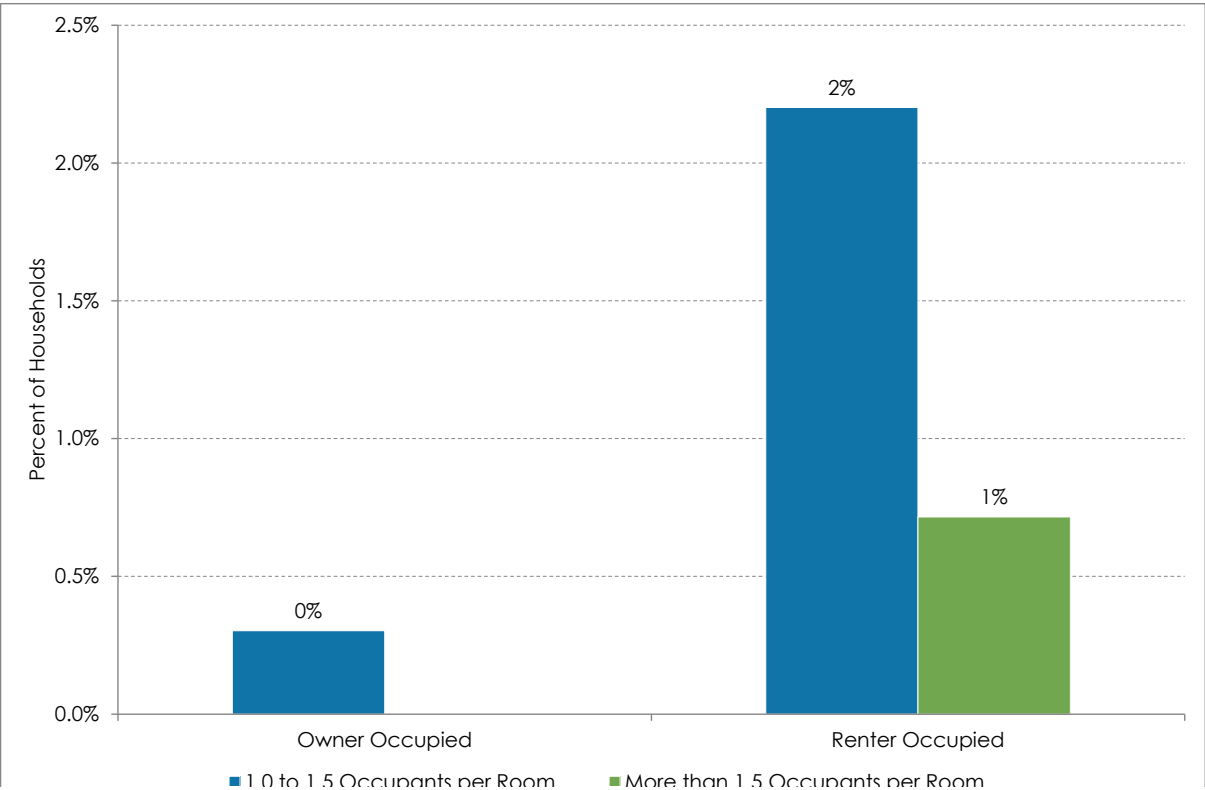
--High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

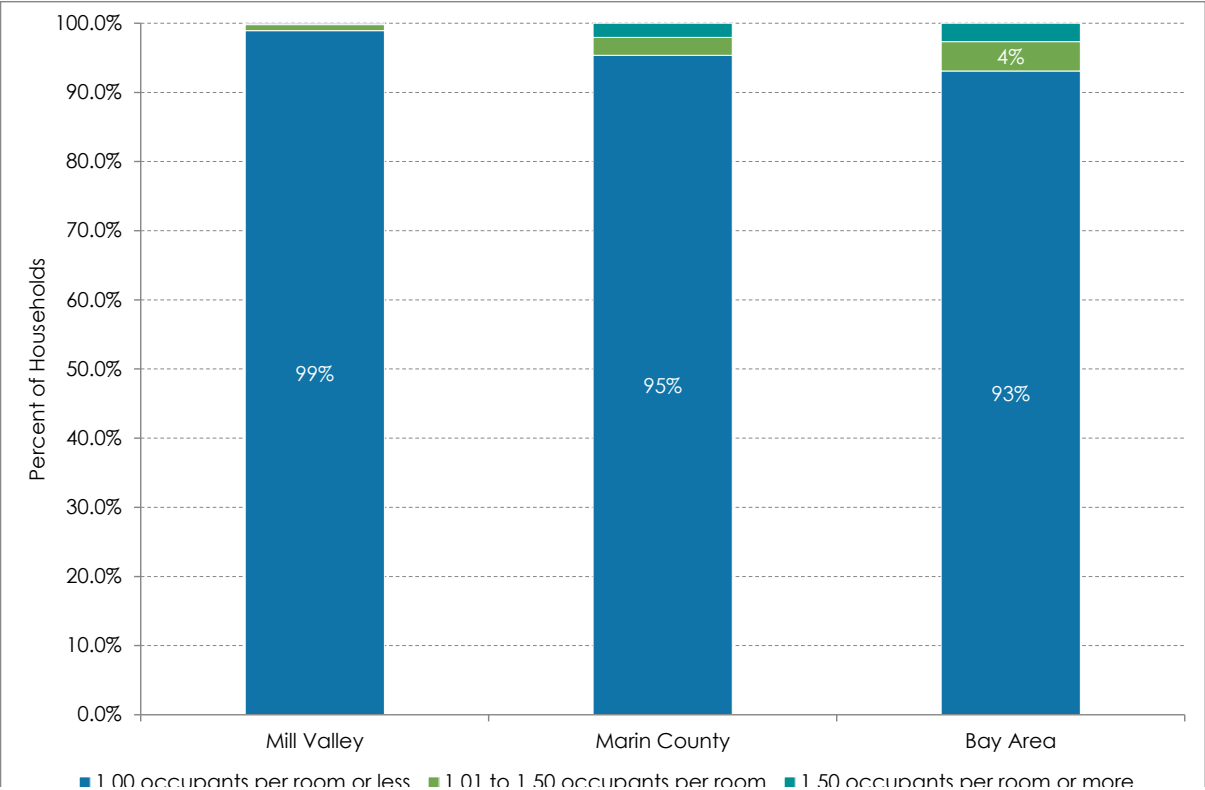
--Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

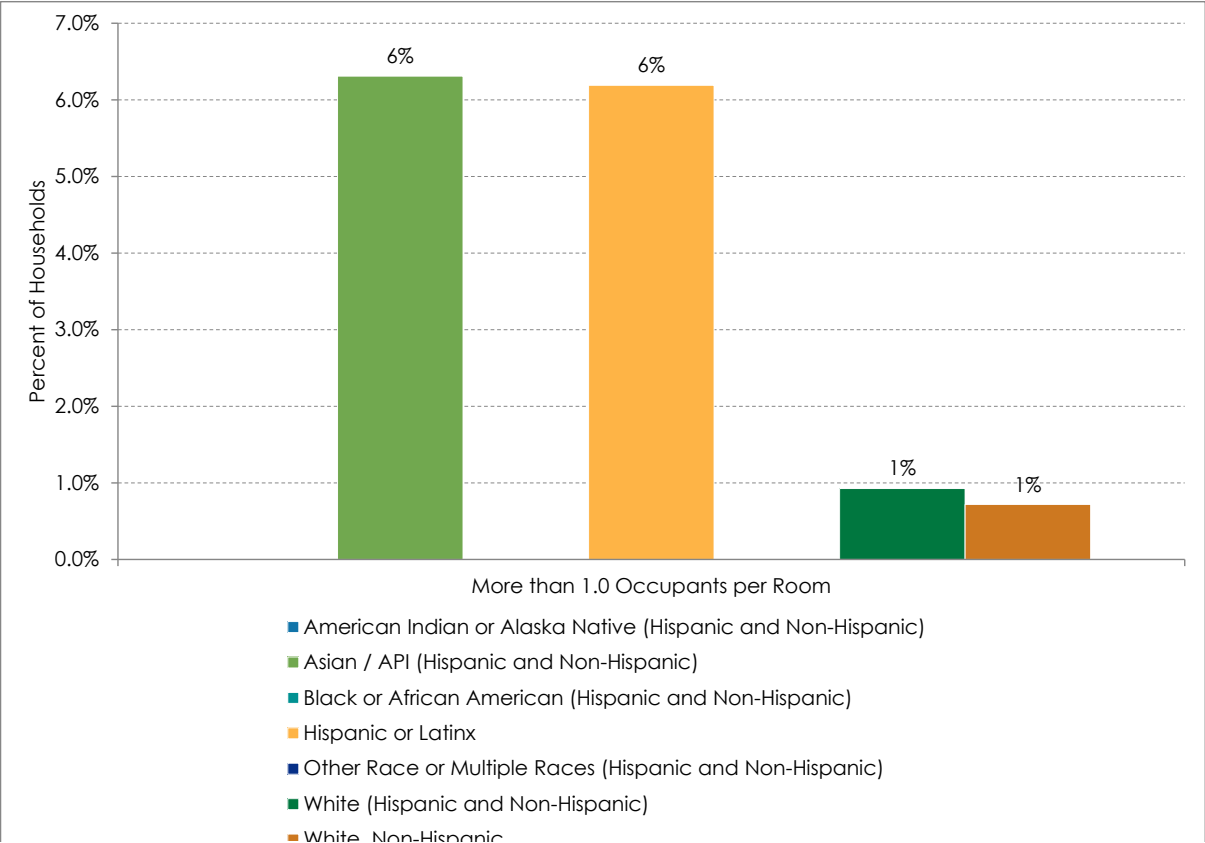
--Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

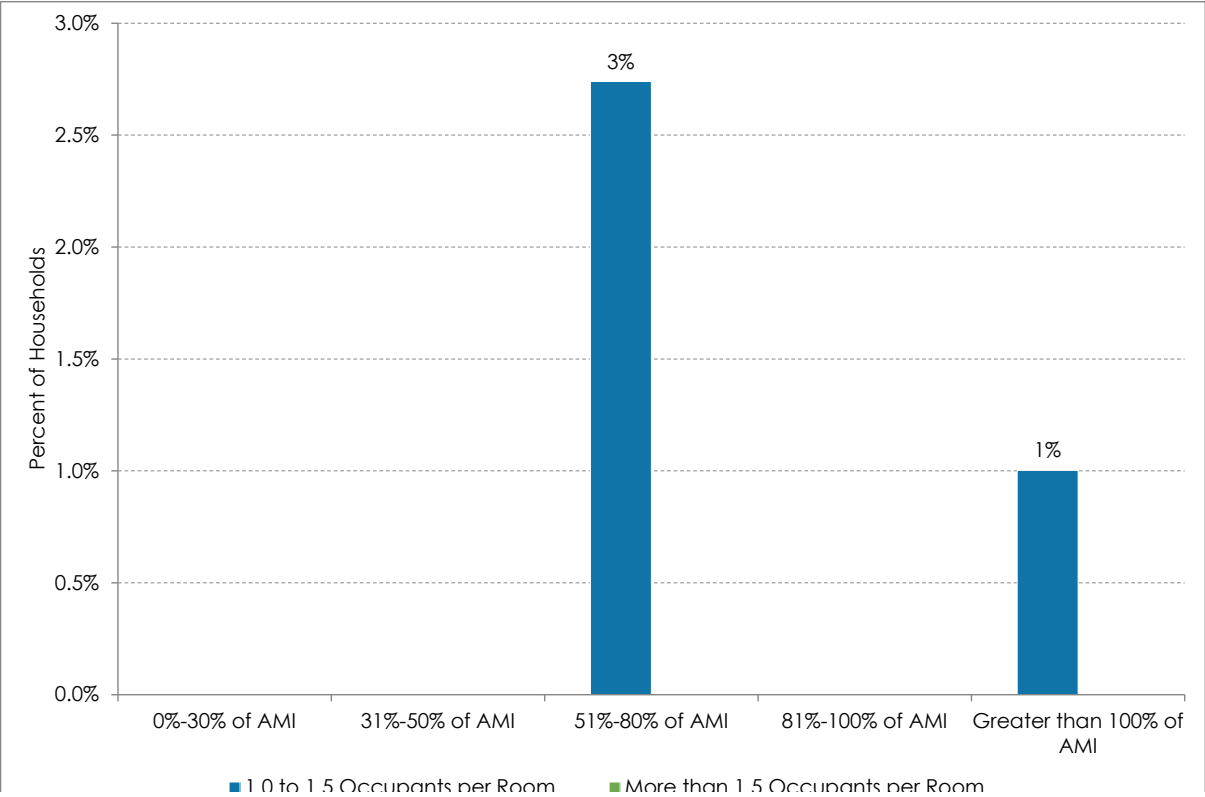
Source:

California Housing Partnership, Preservation Database (2020)

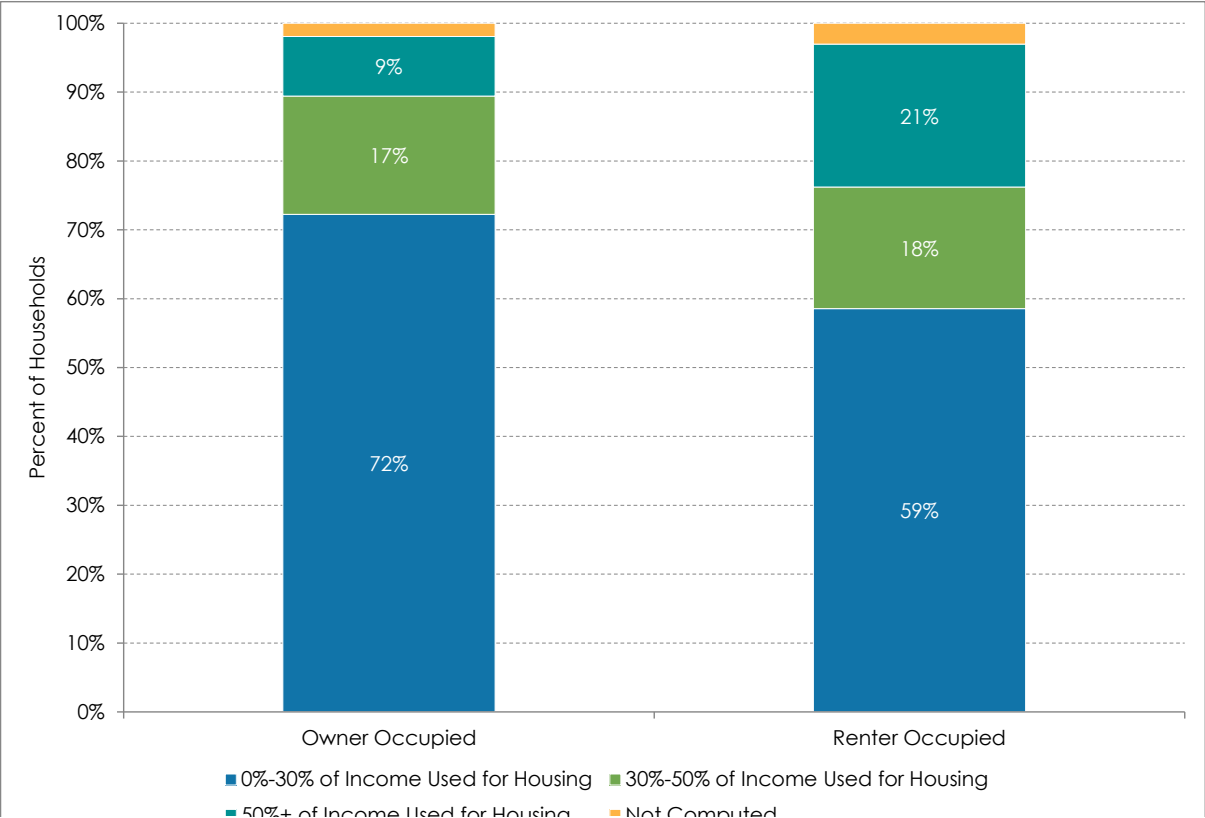




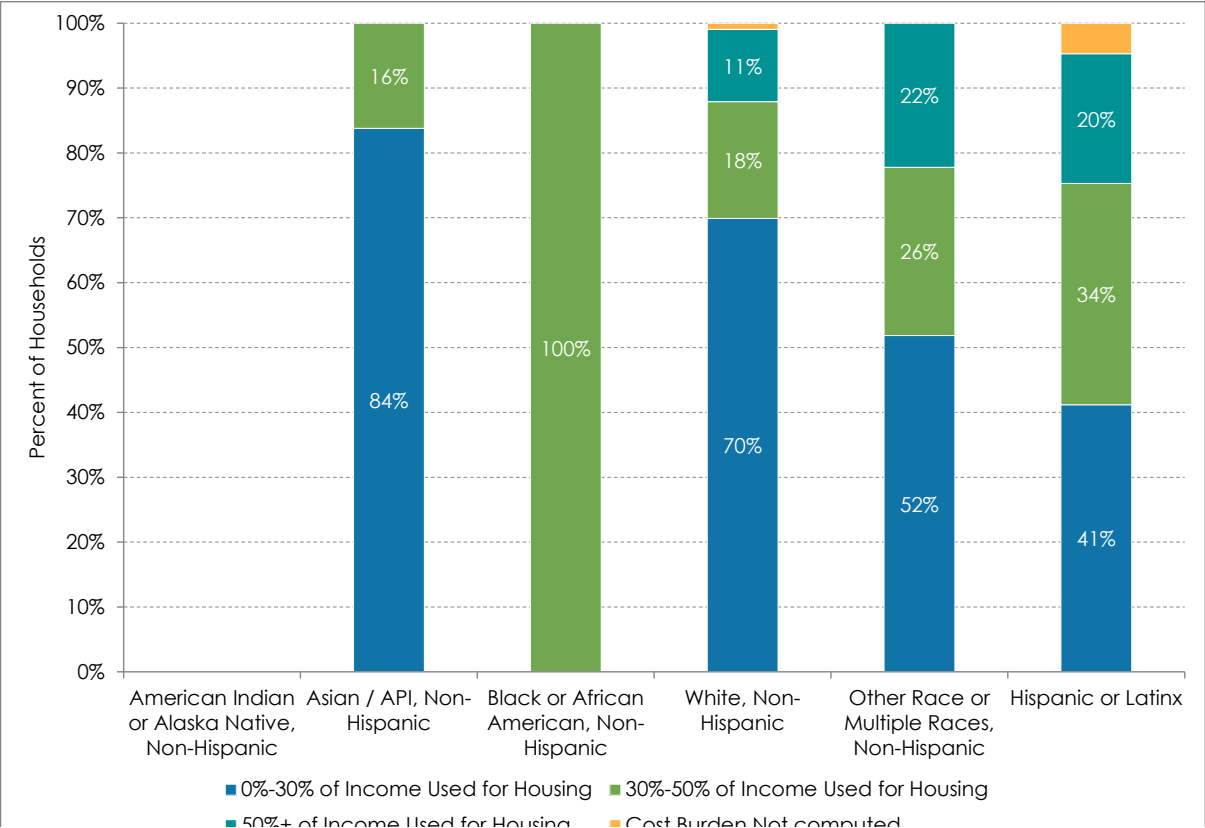


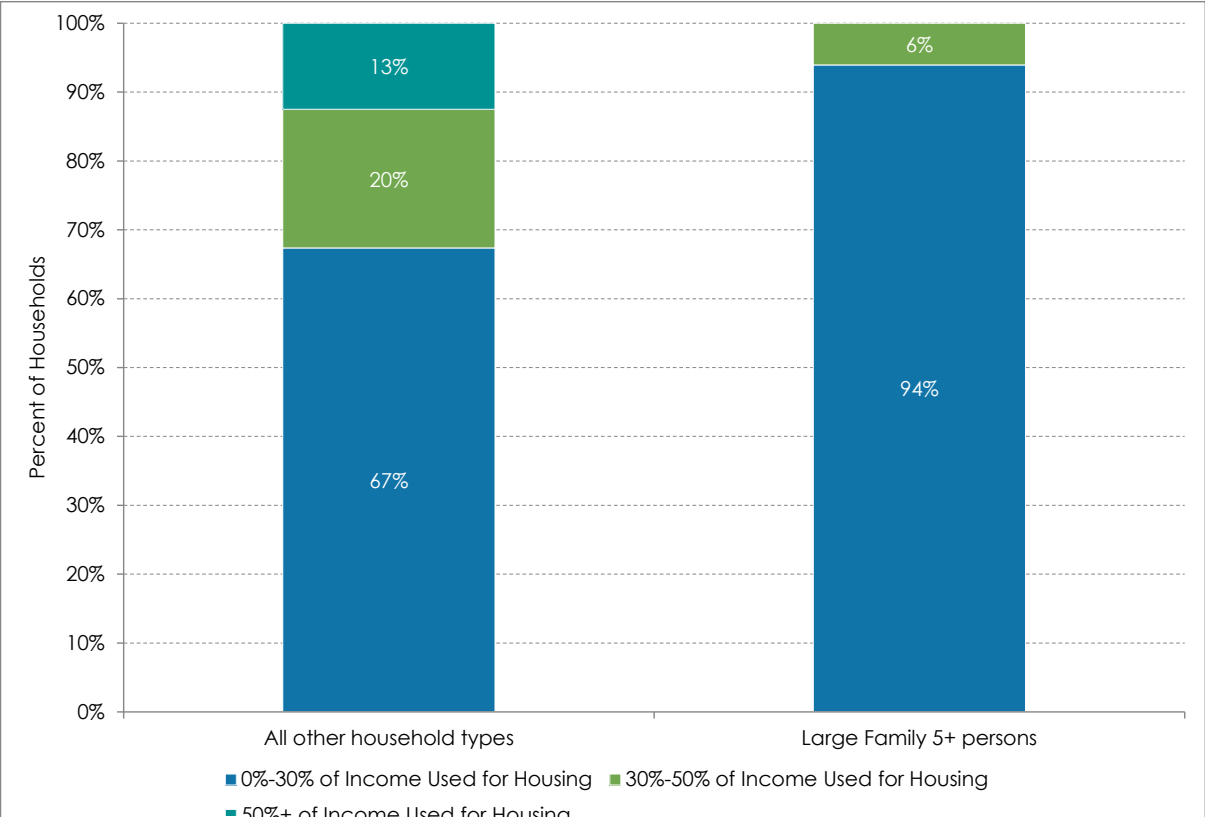












FARM-01: Migrant Worker Student Population

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

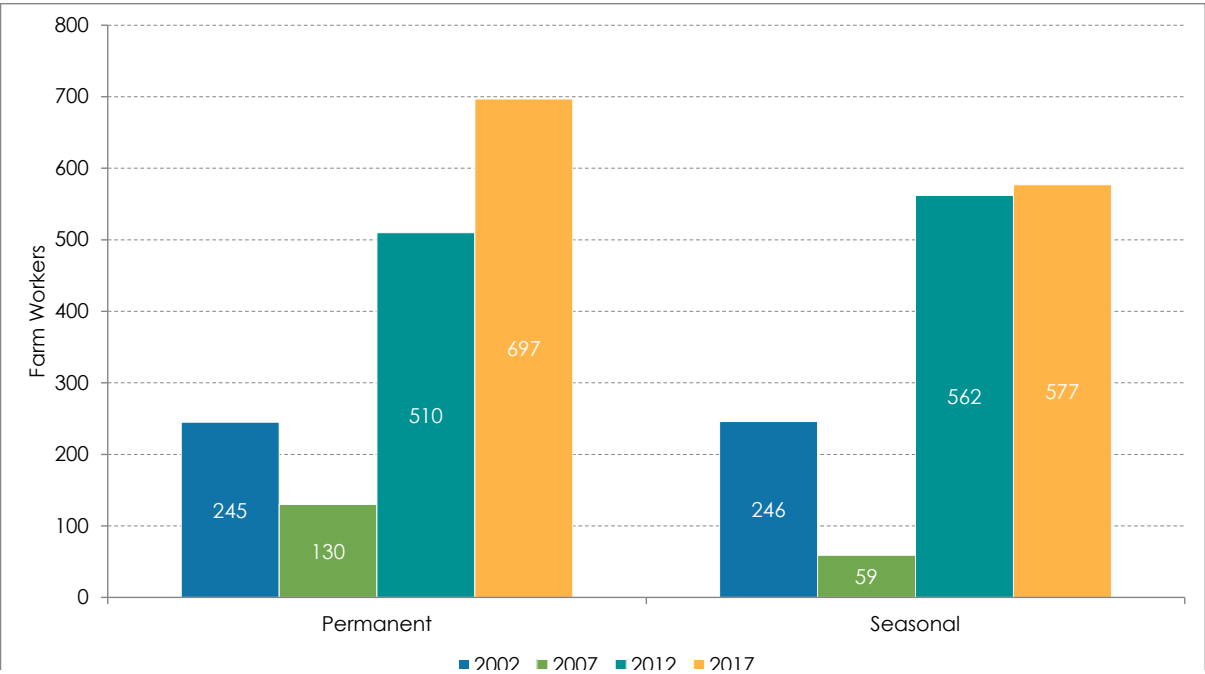
Geography	2016-17	2017-18	2018-19	2019-20
Mill Valley	0	0	0	0
Marin County	0	0	11	0
Bay Area	4,630	4,607	4,075	3,976

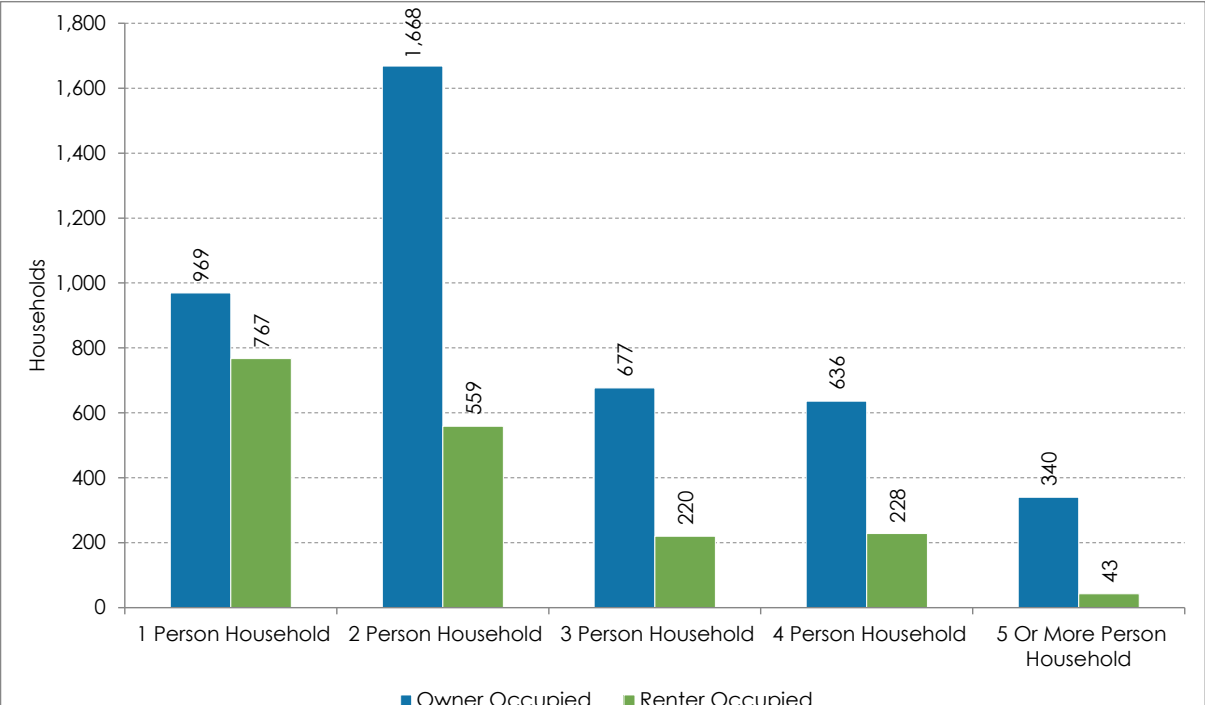
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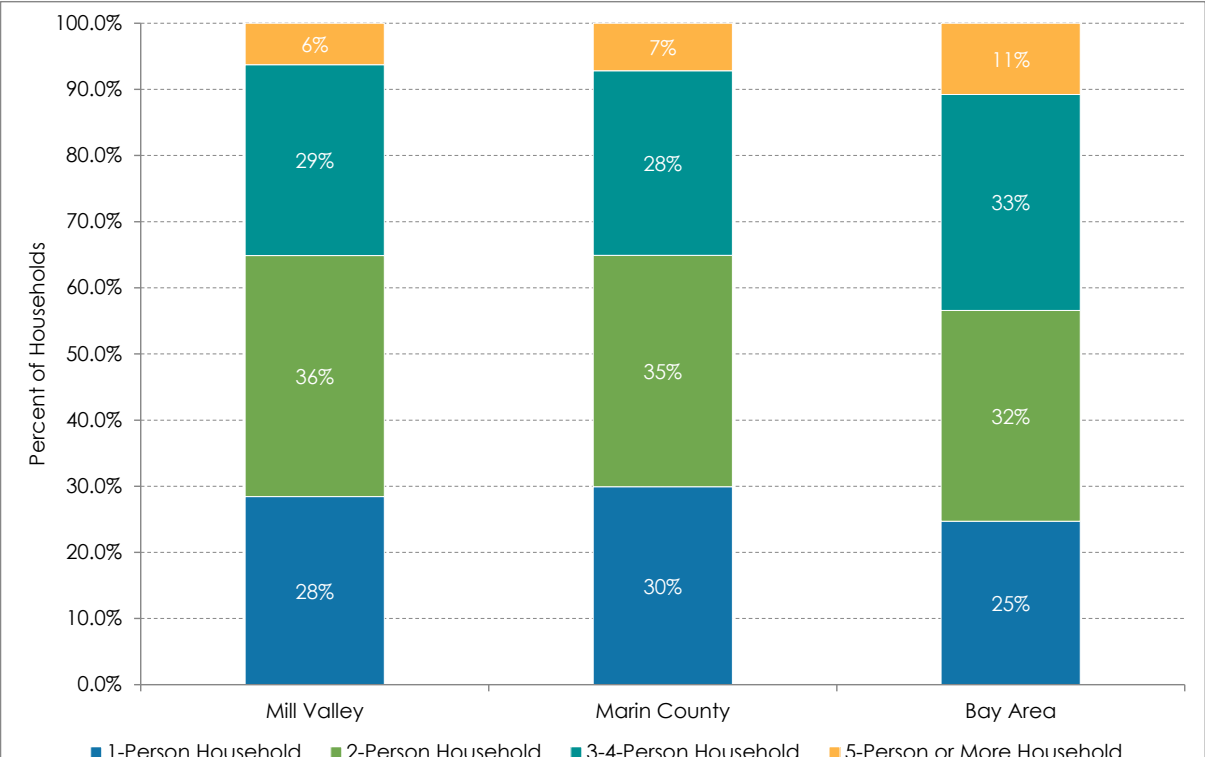
-The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

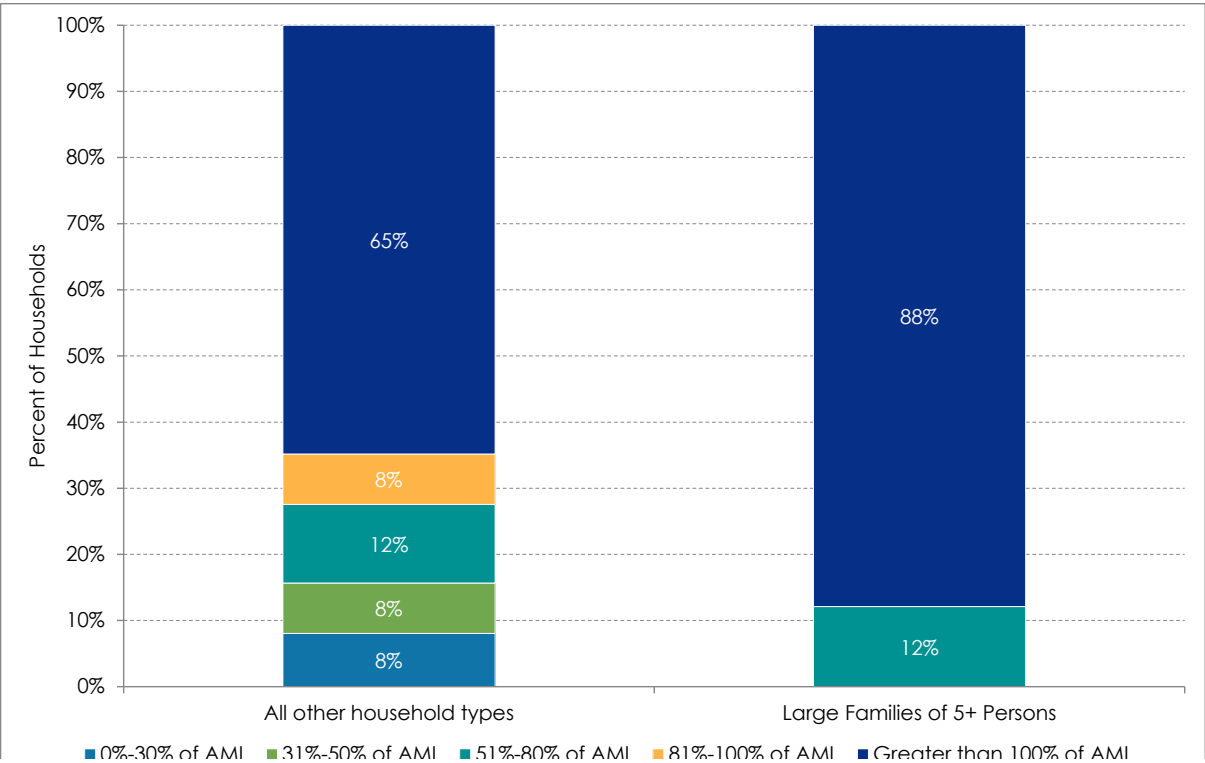
Source:

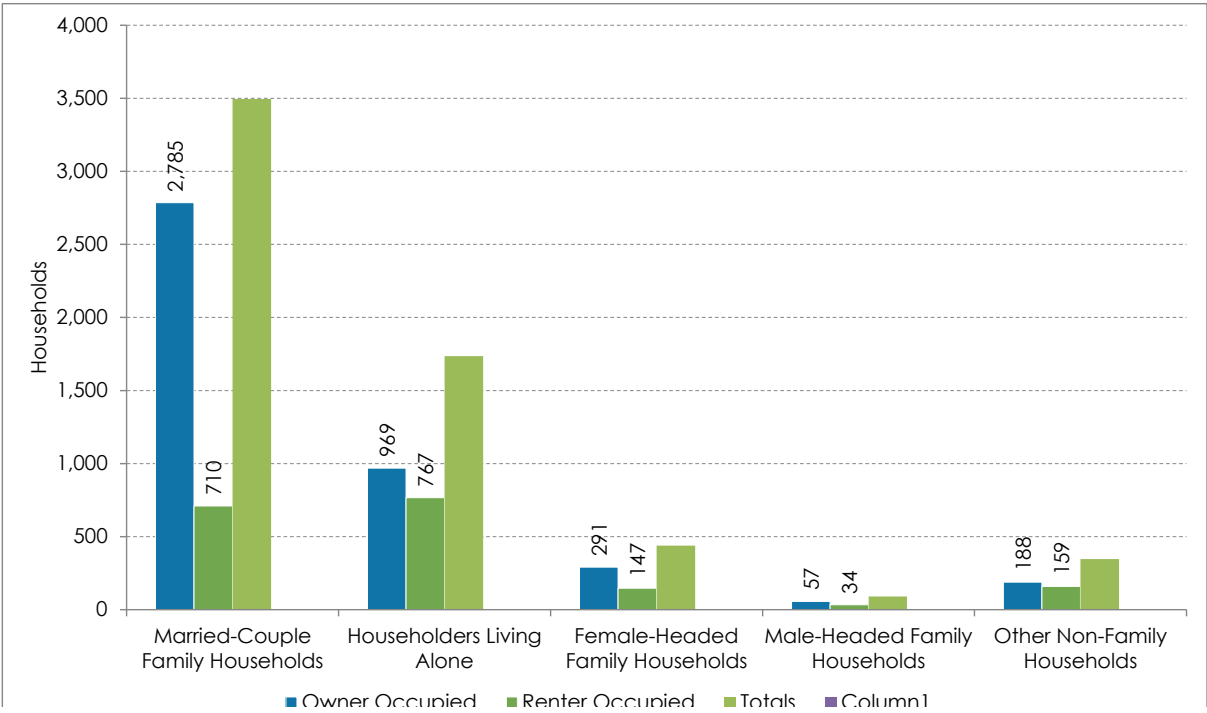
California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

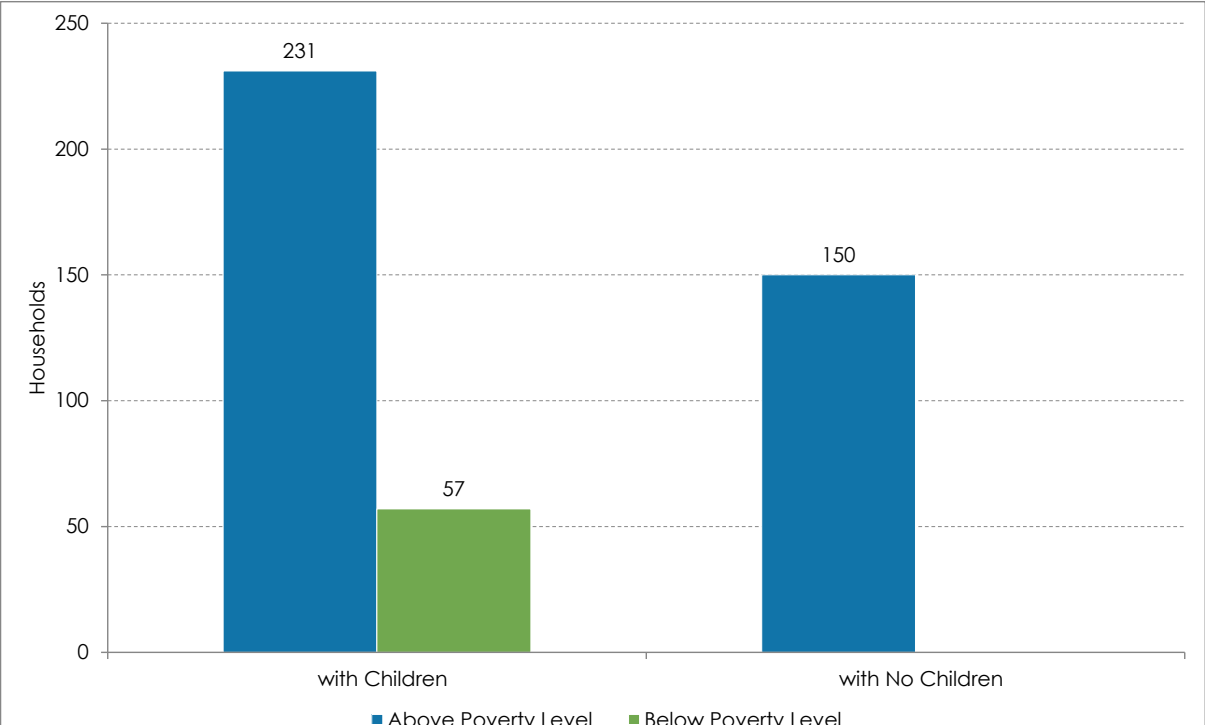


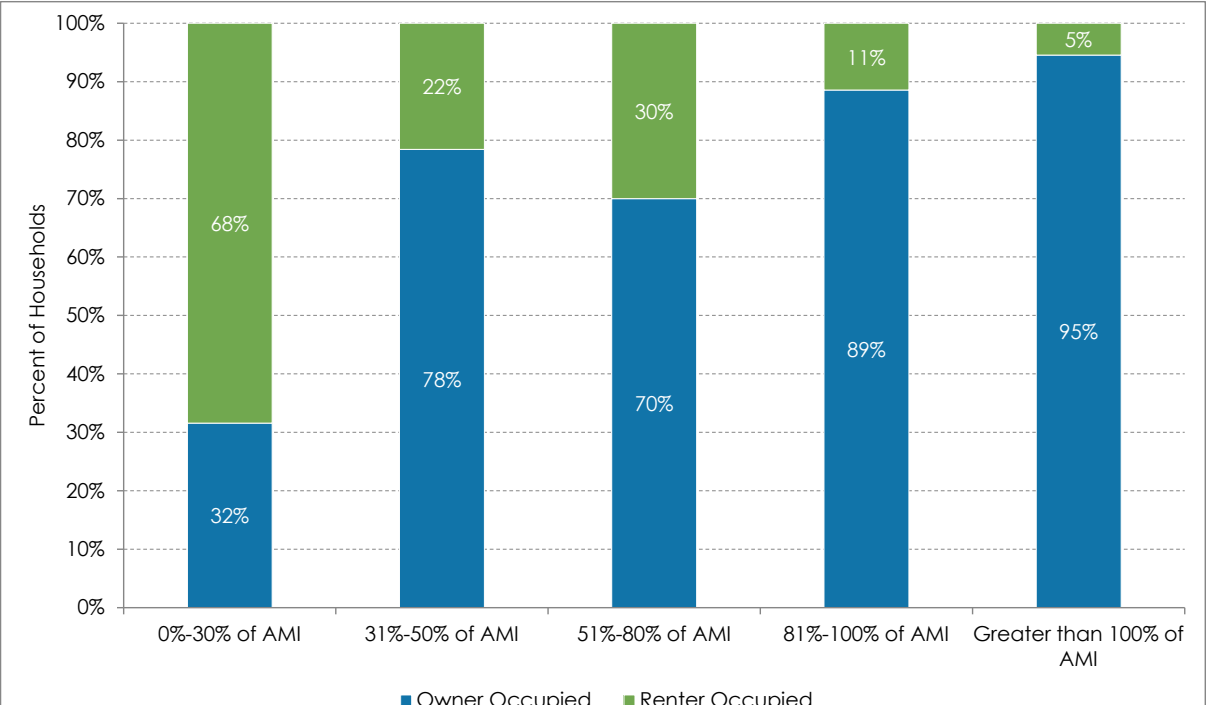


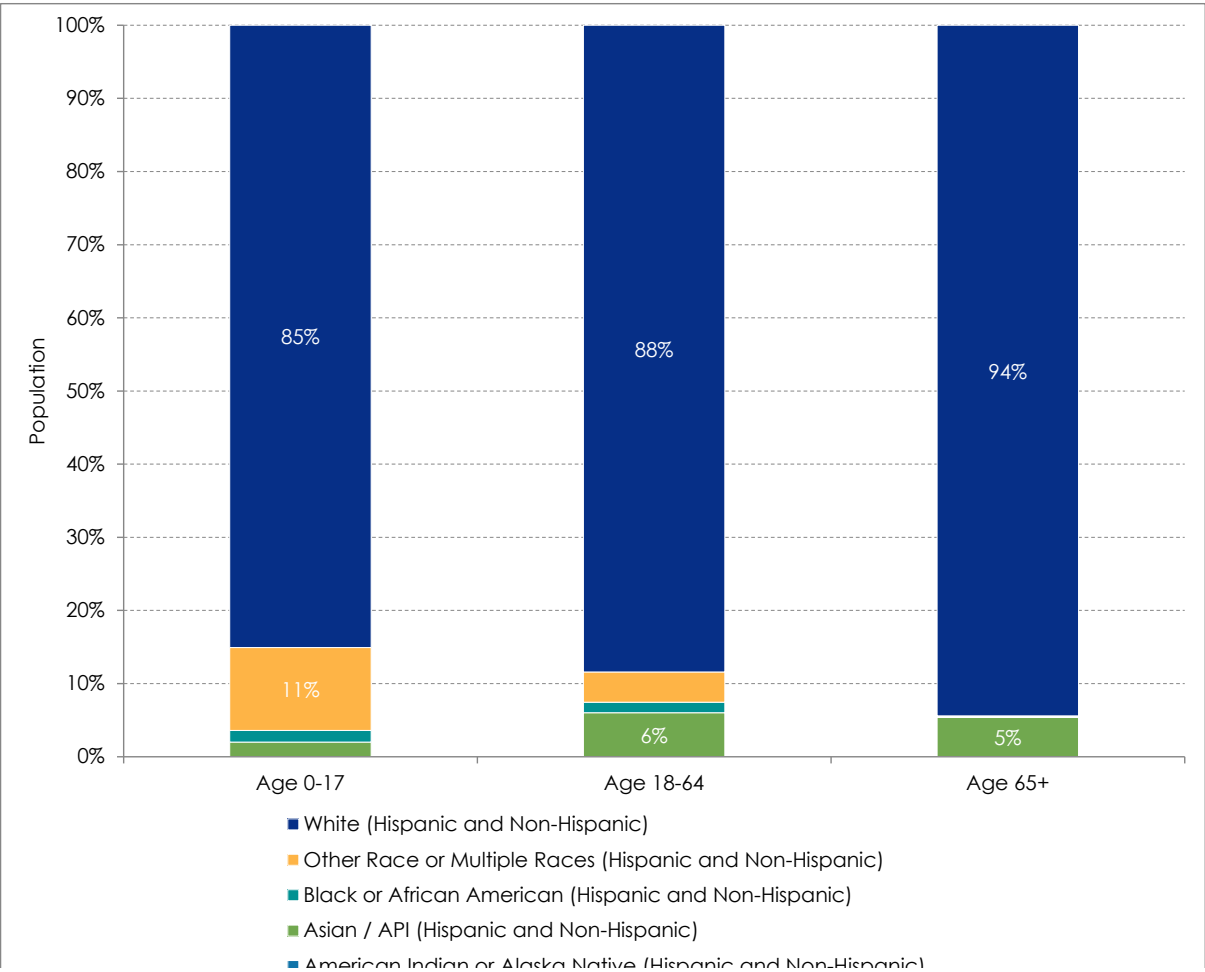


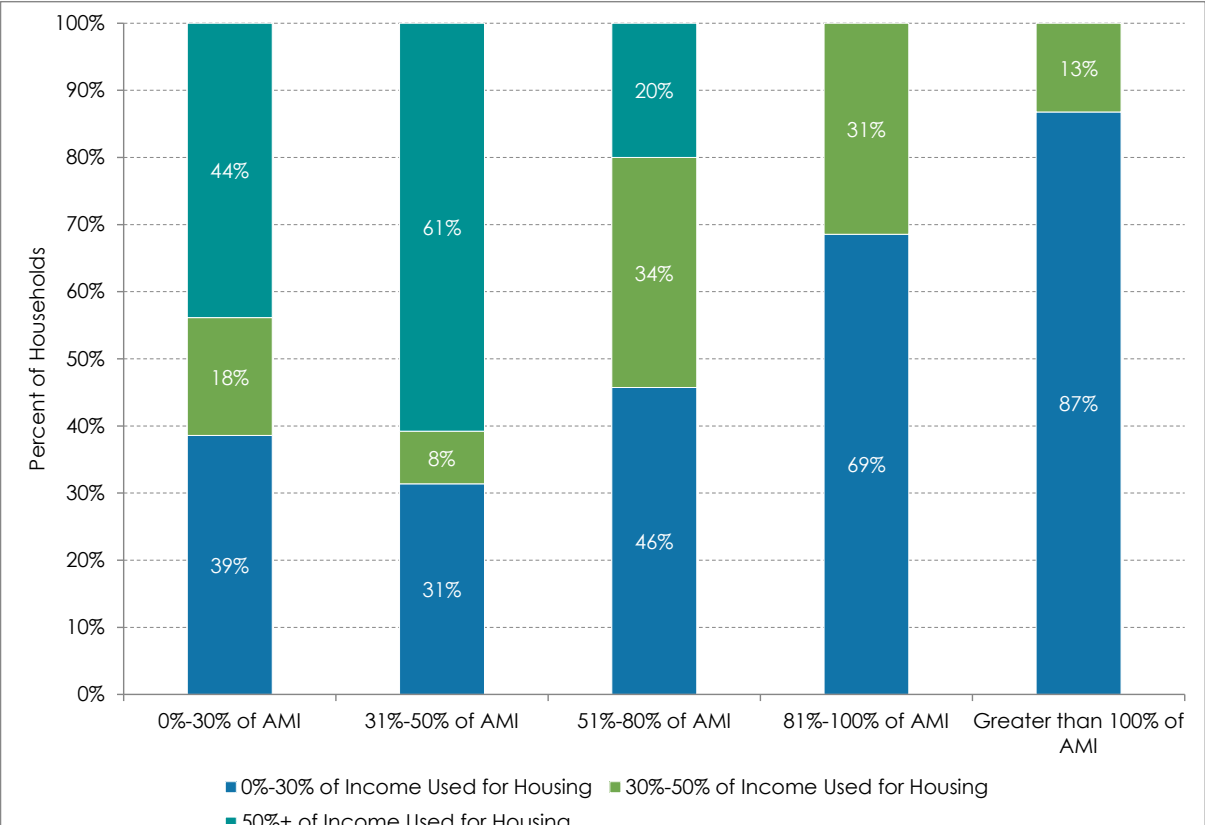


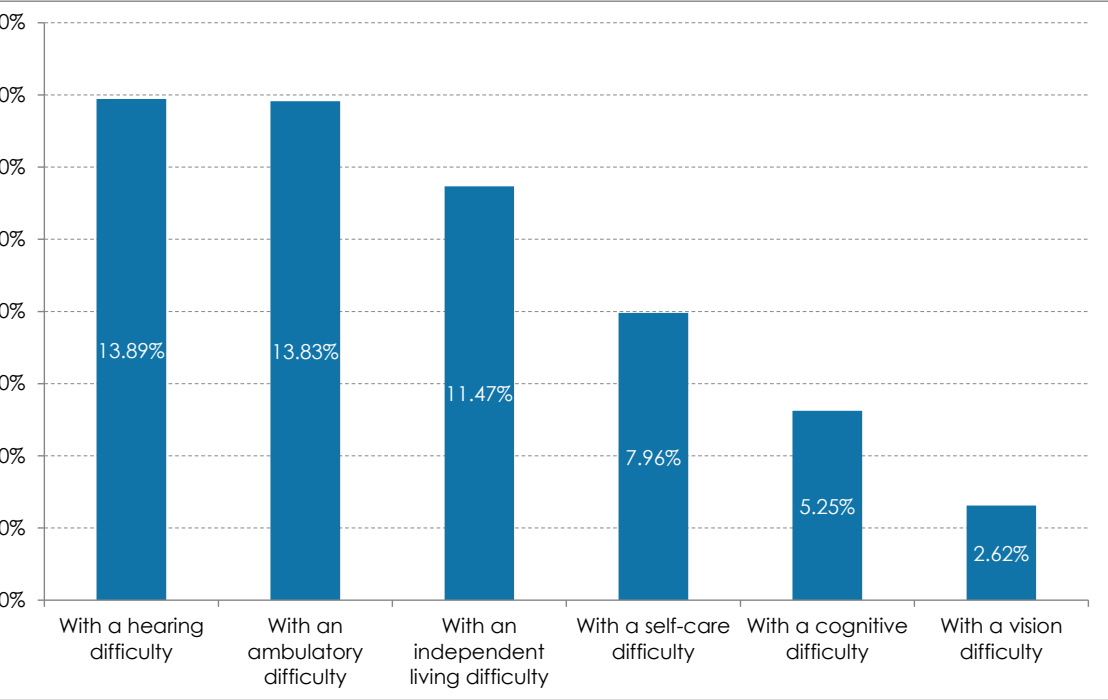


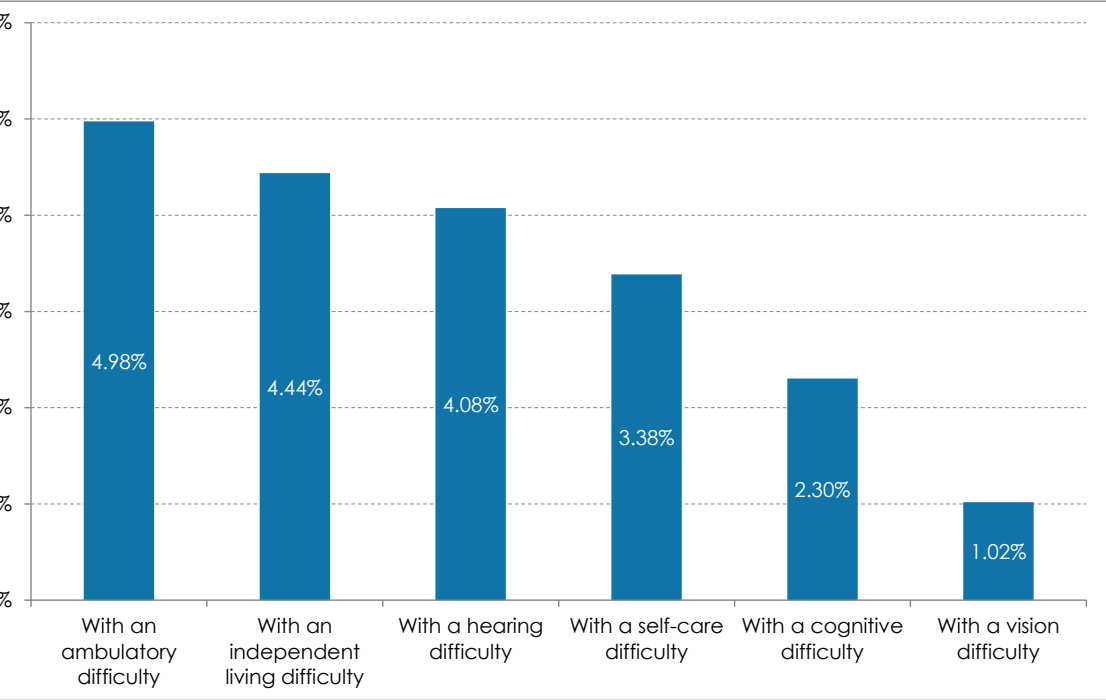


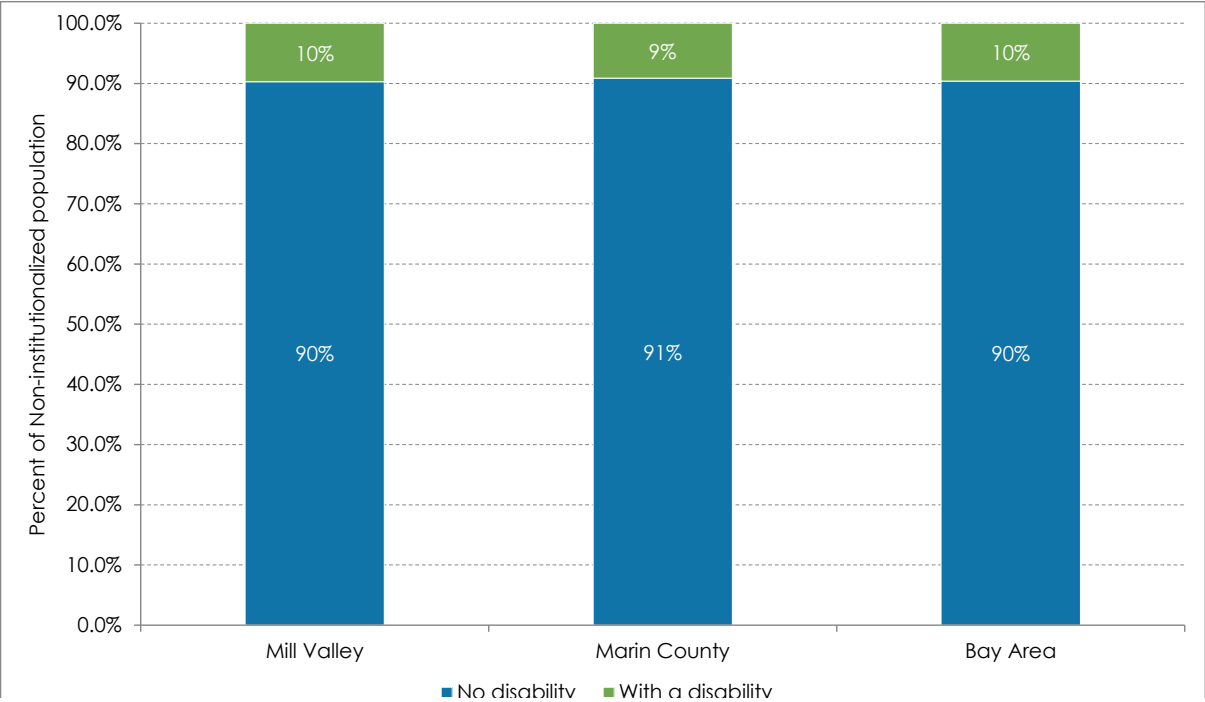


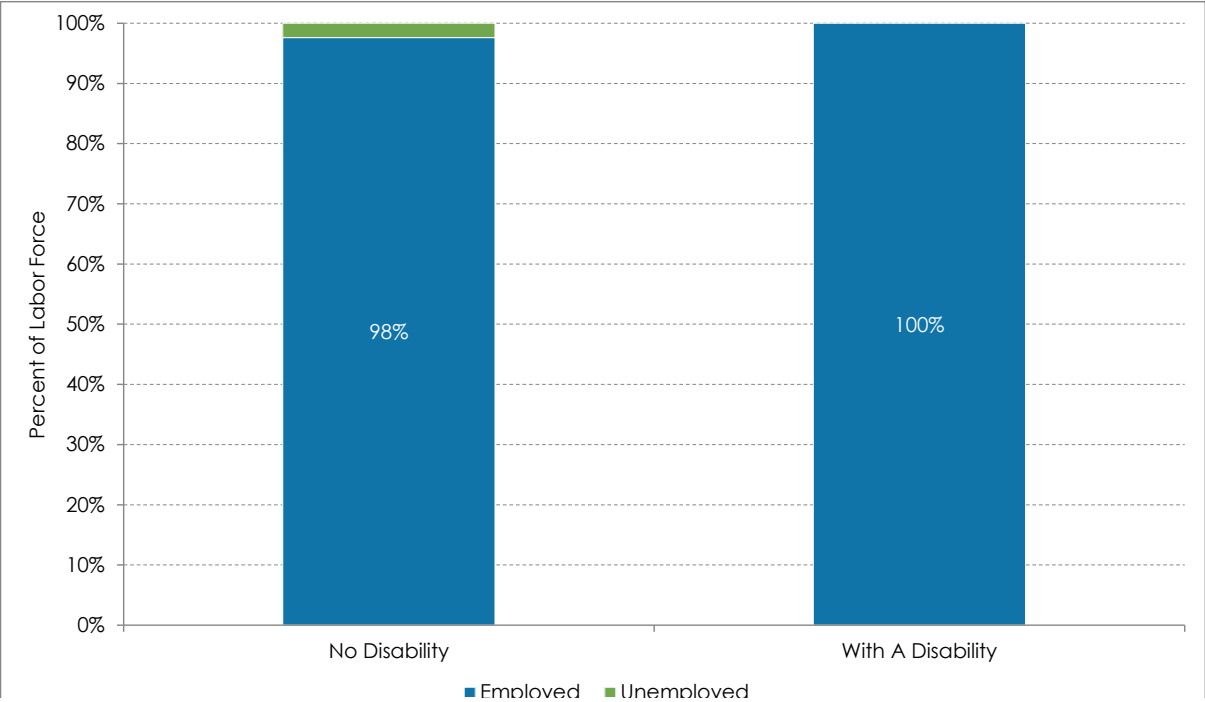


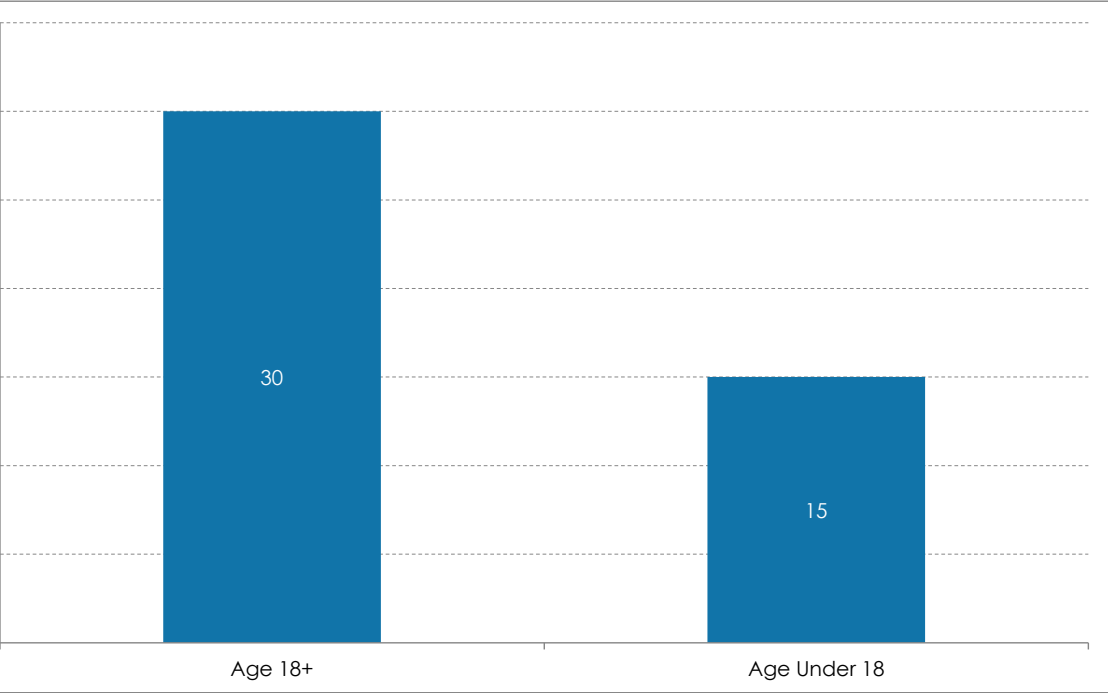


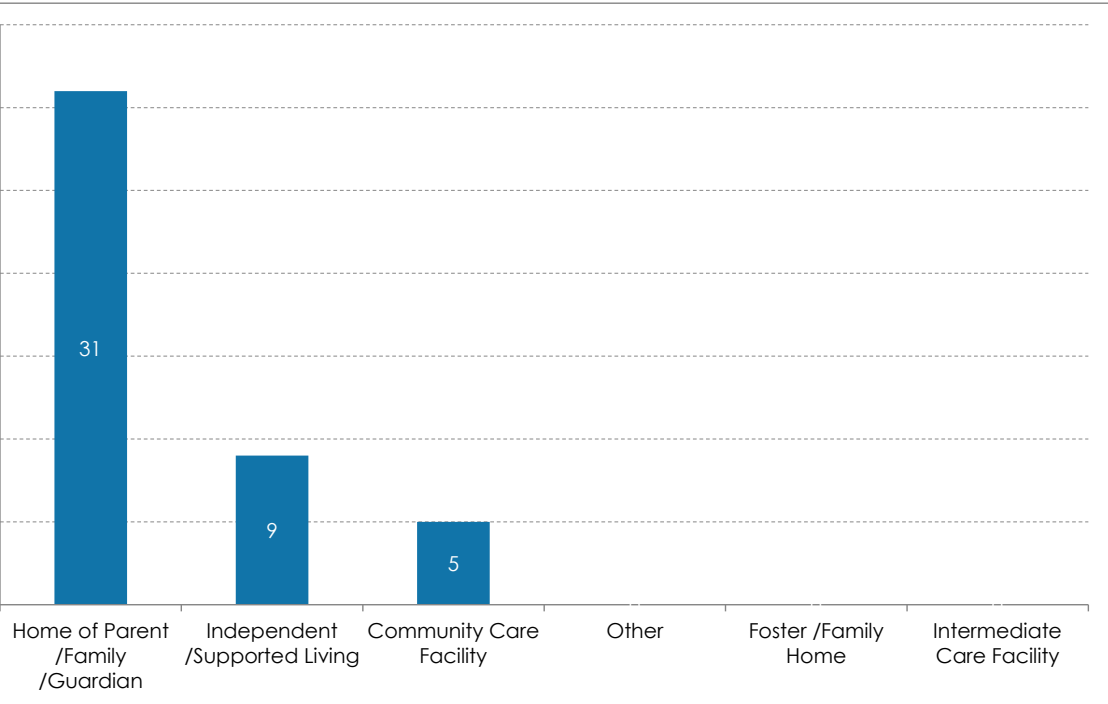












**HOMELS-01: Homelessness by Household Type and Shelter Status
Marin County**

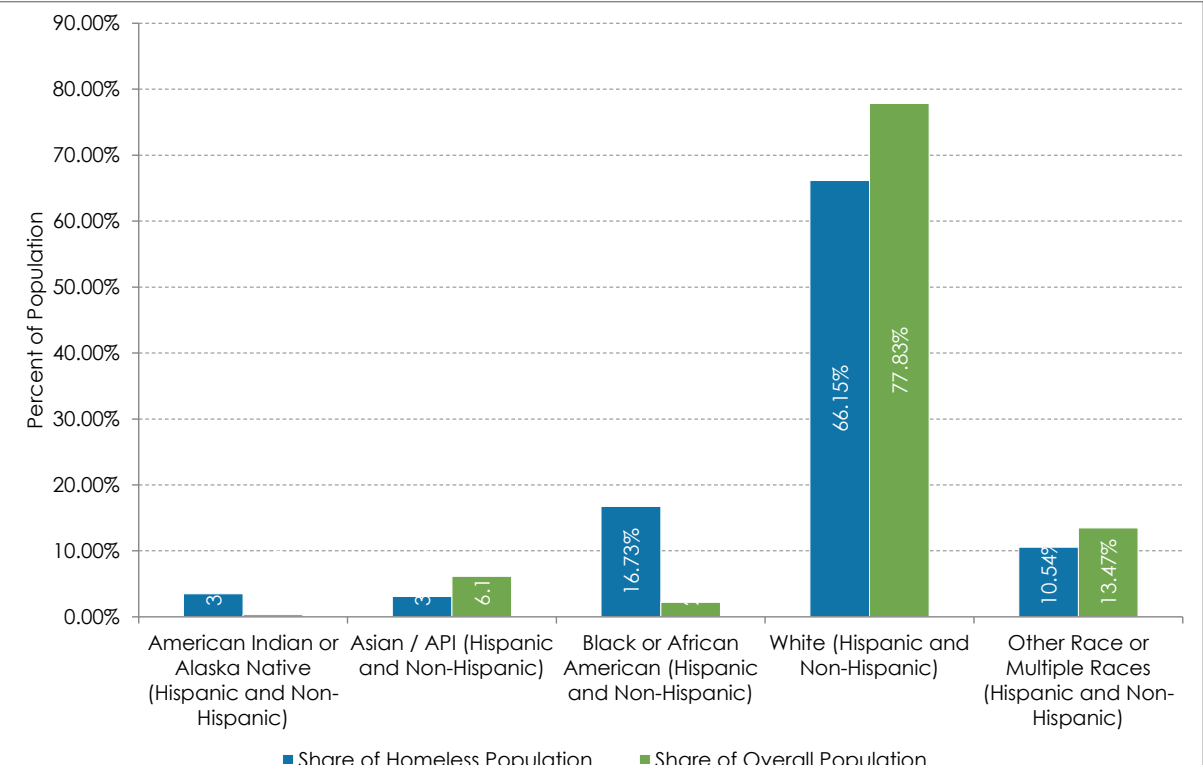
variable	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered - Emergency She	0	32	140
Sheltered - Transitional Hou	0	98	56
Unsheltered	8	17	683

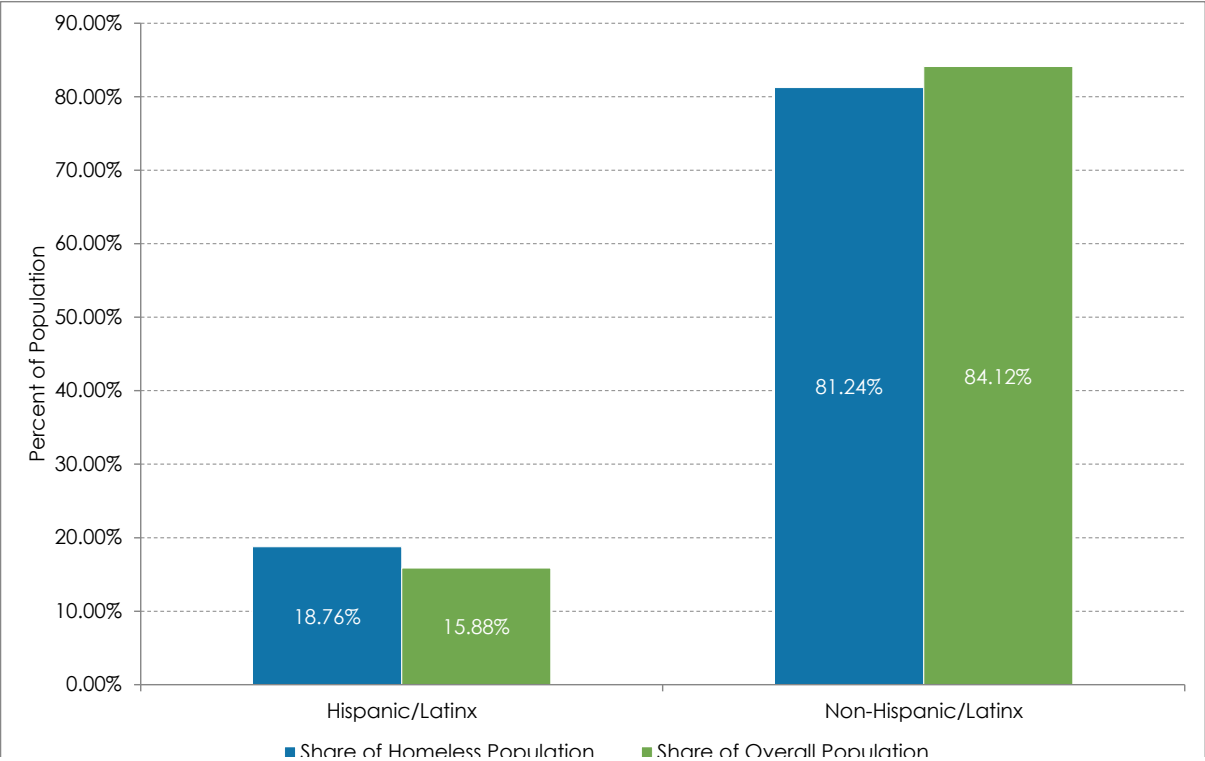
Notes:

- This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January.
- Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level.
- Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source:
U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

1,034





HOMELS-04: Characteristics for the Population Experiencing Homelessness Marin County

variable	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency She	64	3	80	5	24
Sheltered - Transitional Hou	21	1	18	14	58
Unsheltered	131	2	177	80	34

Notes:

-This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January.

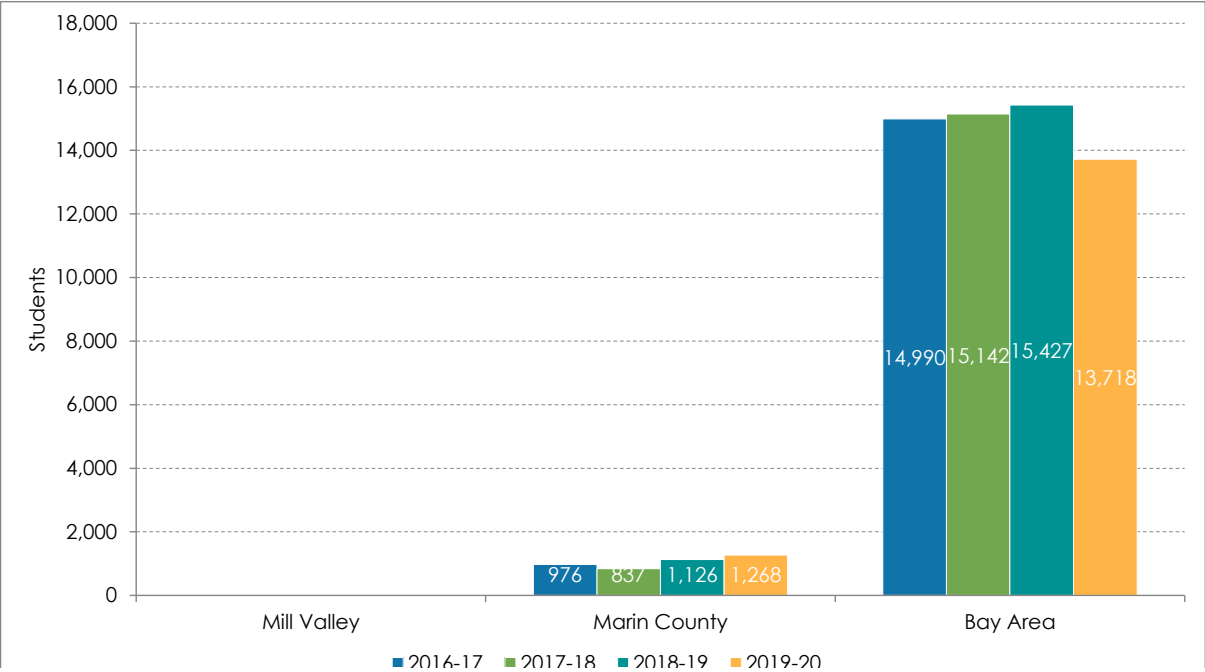
-Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level.

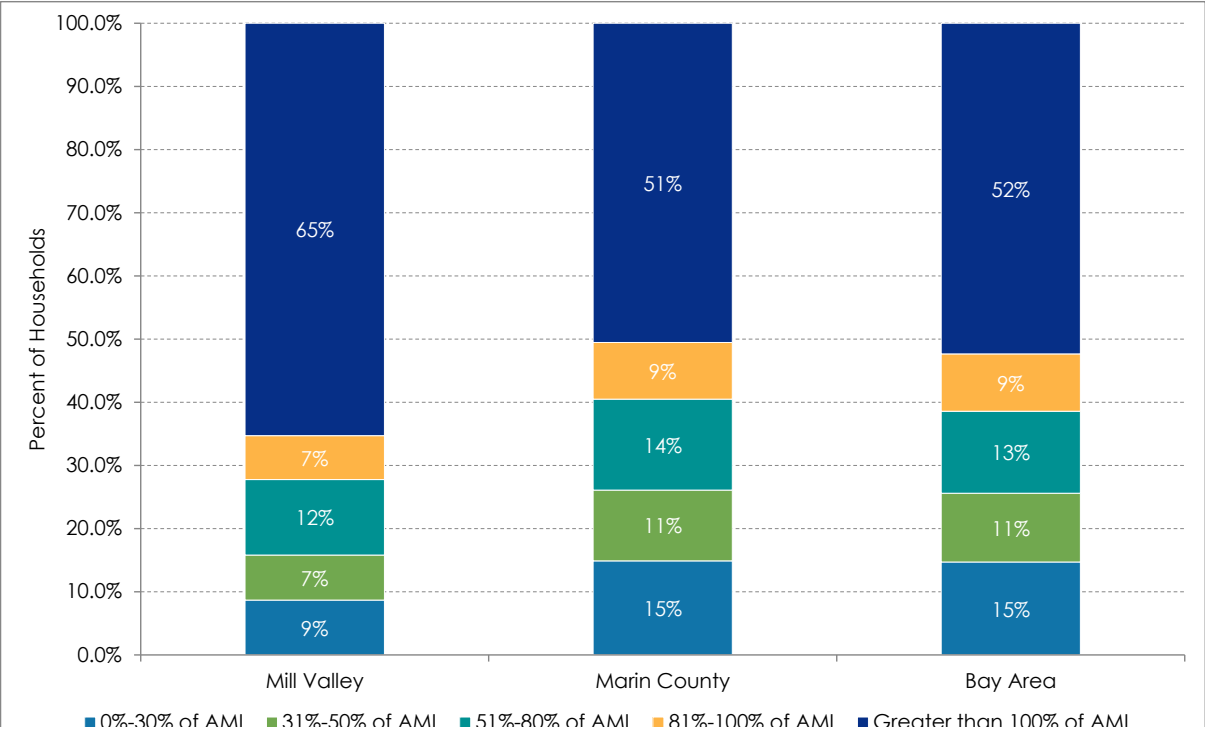
-Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

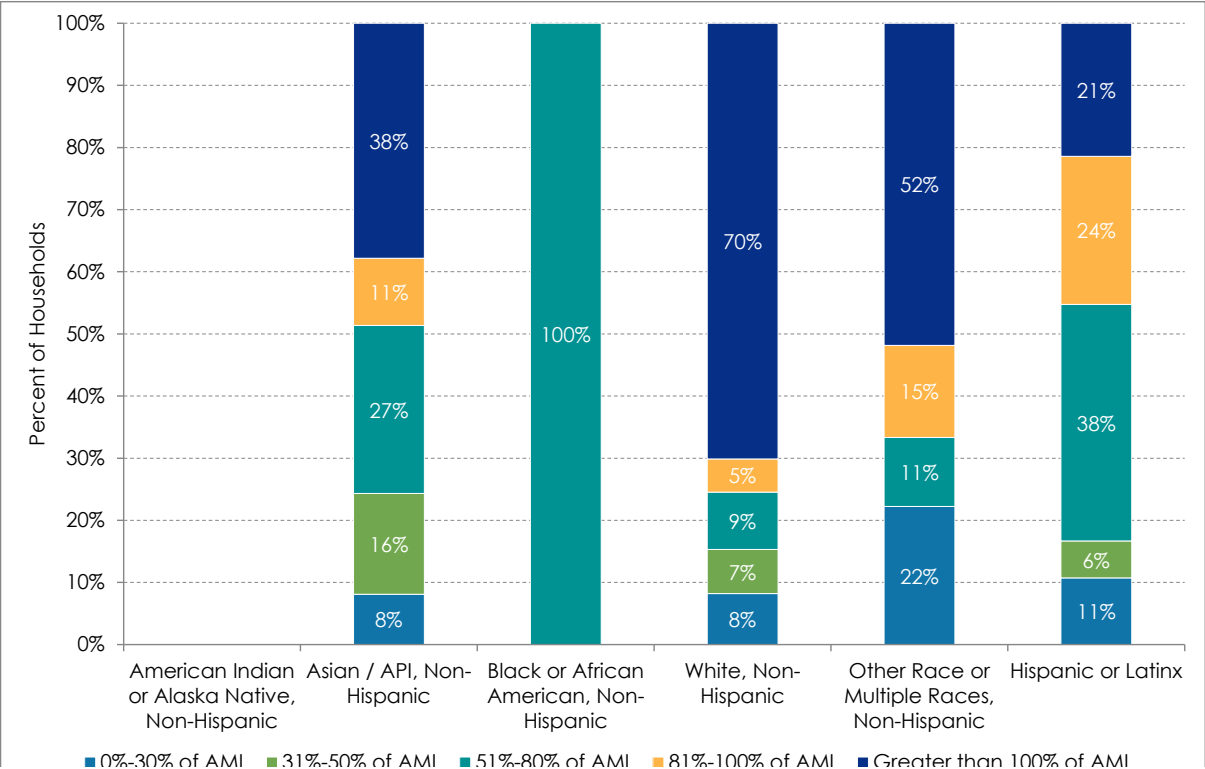
-These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

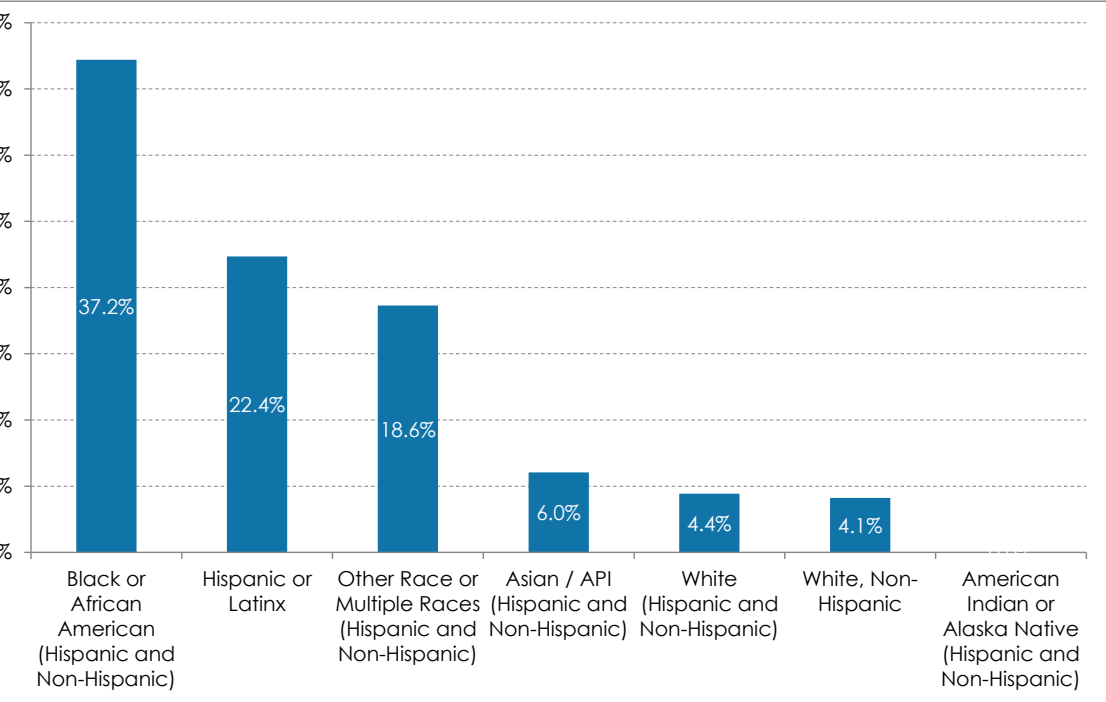
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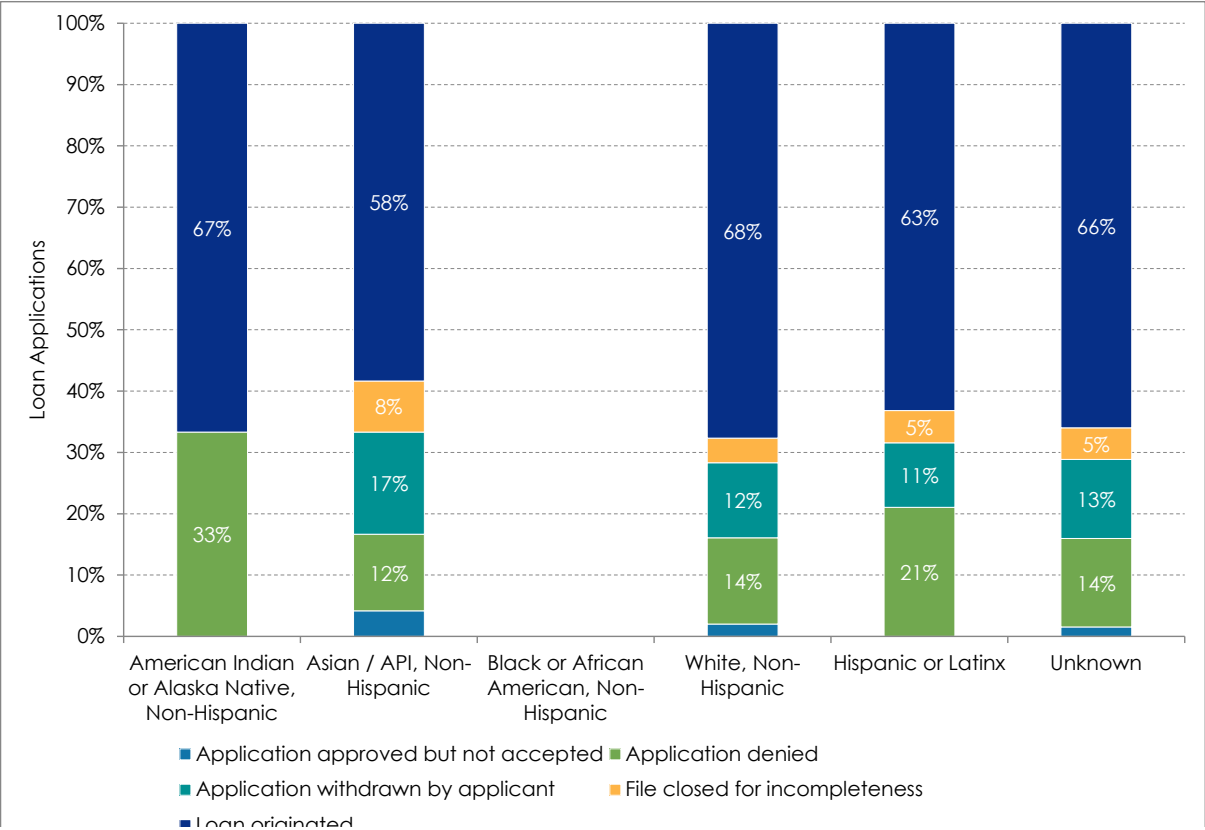
U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

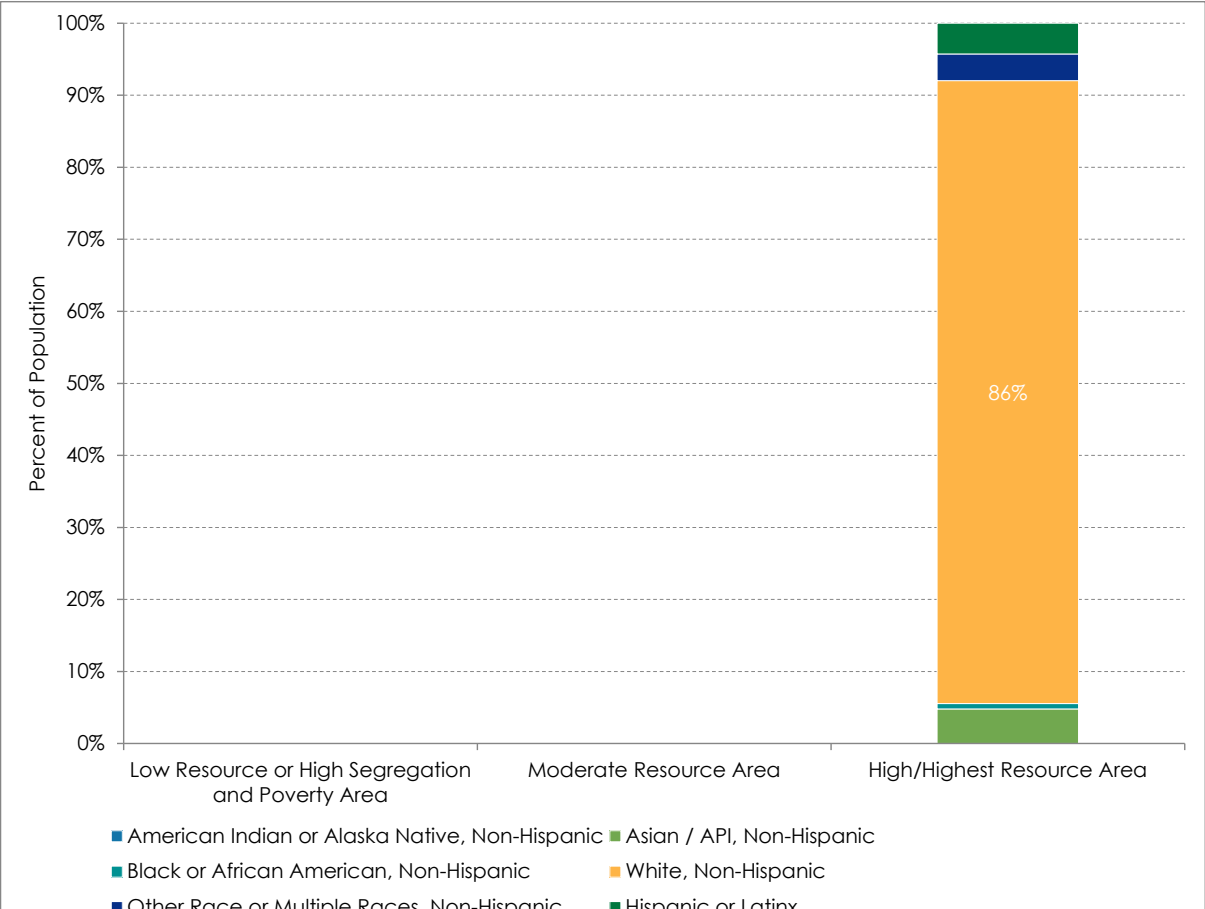


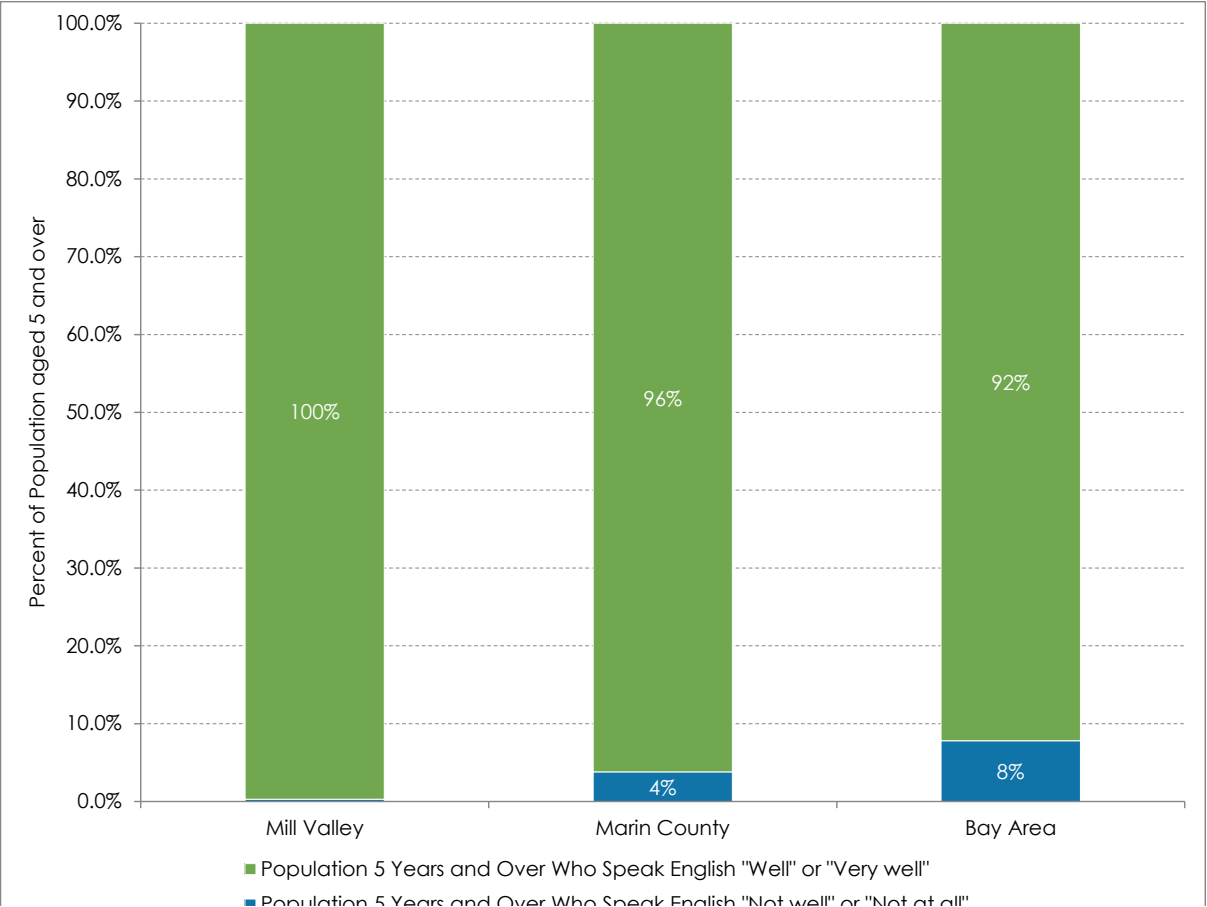












HHPROJ-01: Illustrative Regional Housing Needs Allocation from Draft Methodology

Universe: Housing Units

Geography	Very Low Income (<50% of AMI)	Low Income (50%-80% of AMI)	Moderate Income (80%-120% of AMI)	Above Moderate Income (>120% of AMI)
Mill Valley	262	151	126	326
Marin County	4,171	2,400	2,182	5,652
Bay Area	114,442	65,892	72,712	188,130

Notes:

-Methodology and tentative numbers were approved per Resolution No. 02-2021 by ABAG's Executive board on January 21, 2021. The numbers will be submitted for review by California Housing and Community Development, after which an appeals process will take place during the Fall of 2021.

Source:

Association of Bay Area Governments

Seniors Living Alone
(ACS 2020 Data)

B25011 Tenure by Household Type (Including Living Alone) and Age of Householder								
	United States		California		Marin County, CA		Mill Valley, CA	
	Value	Error	Value	Error	Value	Error	Value	Error
Total:	122354219	211970	13103114	18542	104900	669	6118	265
Owner occupied:	78801376	342600	7241318	35711	66719	1255	4030	352
Family households:	57575584	278697	5507069	32725	47171	1228	2893	265
Married-couple family:	47184281	273076	4444757	30720	41041	1124	2539	260
Householder 15 to 34 years	4663273	64978	325549	5107	1211	204	100	66
Householder 35 to 64 years	29834897	212432	2942546	25889	26142	900	1725	219
Householder 65 years and over	12686111	19374	1176662	5514	13688	600	714	177
Other family:	10391303	23868	1062312	8015	6130	645	354	143
Male householder, no spouse present:	3286140	13414	359823	4855	1915	337	22	36
Householder 15 to 34 years	548946	7079	58802	2005	73	80	0	21
Householder 35 to 64 years	2108298	12132	225052	3829	1205	247	22	36
Householder 65 years and over	628896	5567	75969	2011	637	195	0	21
Female householder, no spouse present:	7105163	21205	702489	6414	4215	532	332	139
Householder 15 to 34 years	724923	8612	56282	2049	20	25	0	21
Householder 35 to 64 years	4382585	16897	416530	4713	2447	320	242	114
Householder 65 years and over	1997655	9521	229677	3424	1748	361	90	92
Nonfamily households:	21225792	72559	1734249	11077	19548	969	1137	231
Householder living alone:	17927181	76241	1416913	9705	15927	911	930	225
Householder 15 to 34 years	1195847	9904	78041	2640	146	65	0	21
Householder 35 to 64 years	7605170	28247	573374	5653	5301	533	310	116
Householder 65 years and over	9126164	86242	765498	8603	10480	691	620	201
Householder not living alone:	3298611	15661	317336	4908	3621	403	207	108
Householder 15 to 34 years	824462	8156	58208	1980	499	181	0	21
Householder 35 to 64 years	1749091	11216	166245	3490	1510	252	108	84
Householder 65 years and over	725058	6642	92883	2117	1612	277	99	63
Renter occupied:	43552843	134985	5861796	20328	38181	1222	2088	355
Family households:	22274246	88587	3479597	16438	18930	952	1079	258
Married-couple family:	11622722	37561	2065823	11902	12669	748	869	231
Householder 15 to 34 years	3641839	19783	533780	5747	2108	313	157	144
Householder 35 to 64 years	6660817	34103	1313392	9470	9045	630	641	213
Householder 65 years and over	1320066	9327	218651	3788	1516	301	71	54
Other family:	10651524	65282	1413774	11509	6261	724	210	137
Male householder, no spouse present:	2669877	25665	422989	6282	1812	358	33	39
Householder 15 to 34 years	1035149	12034	151183	3588	206	105	0	21
Householder 35 to 64 years	1472736	17080	246688	4494	1447	343	33	39
Householder 65 years and over	161992	3131	25118	1230	159	116	0	21
Female householder, no spouse present:	7981647	44821	990785	8654	4449	622	177	135
Householder 15 to 34 years	2815599	16167	282291	4169	555	213	0	21
Householder 35 to 64 years	4594684	32700	624919	7167	3558	574	164	132
Householder 65 years and over	571364	5268	83575	2513	336	158	13	21
Nonfamily households:	21278597	60088	2382199	11712	19251	1063	1009	231
Householder living alone:	16327351	44404	1697906	10545	14842	922	722	169
Householder 15 to 34 years	4347737	18339	406777	5063	1508	300	119	105
Householder 35 to 64 years	7328366	55905	800262	9321	7340	819	292	132
Householder 65 years and over	4651248	24398	490867	5968	5994	566	311	103
Householder not living alone:	4951246	27698	684293	7125	4409	580	287	135
Householder 15 to 34 years	3348814	15236	431621	4897	1916	335	28	33
Householder 35 to 64 years	1381246	19539	212722	4906	1769	395	231	128
Householder 65 years and over	221186	3924	39950	1636	724	261	28	32

B25011

Tenure by Household Type (Including Living Alone) and Age of Householder

	United States		California		Marin County, CA		Mill Valley, CA	
	Value	Error	Value	Error	Value	Error	Value	Error
Total:	100.00%	0.17%	100.00%	0.14%	100.00%	0.64%	100.00%	4.33%
Owner occupied:	64.40%	0.28%	55.26%	0.27%	63.60%	1.20%	65.87%	5.75%
Family households:	47.06%	0.23%	42.03%	0.25%	44.97%	1.17%	47.29%	4.33%
Married-couple family:	38.56%	0.22%	33.92%	0.23%	39.12%	1.07%	41.50%	4.25%
Householder 15 to 34 years	3.81%	0.05%	2.48%	0.04%	1.15%	0.19%	1.63%	1.08%
Householder 35 to 64 years	24.38%	0.17%	22.46%	0.20%	24.92%	0.86%	28.20%	3.58%
Householder 65 years and over	10.37%	0.02%	8.98%	0.04%	13.05%	0.57%	11.67%	2.89%
Other family:	8.49%	0.02%	8.11%	0.06%	5.84%	0.61%	5.79%	2.34%
Male householder, no spouse present:	2.69%	0.01%	2.75%	0.04%	1.83%	0.32%	0.36%	0.59%
Householder 15 to 34 years	0.45%	0.01%	0.45%	0.02%	0.07%	0.08%	0.00%	0.34%
Householder 35 to 64 years	1.72%	0.01%	1.72%	0.03%	1.15%	0.24%	0.36%	0.59%
Householder 65 years and over	0.51%	0.00%	0.58%	0.02%	0.61%	0.19%	0.00%	0.34%
Female householder, no spouse present:	5.81%	0.02%	5.36%	0.05%	4.02%	0.51%	5.43%	2.27%
Householder 15 to 34 years	0.59%	0.01%	0.43%	0.02%	0.02%	0.02%	0.00%	0.34%
Householder 35 to 64 years	3.58%	0.01%	3.18%	0.04%	2.33%	0.31%	3.96%	1.86%
Householder 65 years and over	1.63%	0.01%	1.75%	0.03%	1.67%	0.34%	1.47%	1.50%
Nonfamily households:	17.35%	0.06%	13.24%	0.08%	18.63%	0.92%	18.58%	3.78%
Householder living alone:	14.65%	0.06%	10.81%	0.07%	15.18%	0.87%	15.20%	3.68%
Householder 15 to 34 years	0.98%	0.01%	0.60%	0.02%	0.14%	0.06%	0.00%	0.34%
Householder 35 to 64 years	6.22%	0.02%	4.38%	0.04%	5.05%	0.51%	5.07%	1.90%
Householder 65 years and over	7.46%	0.07%	5.84%	0.07%	9.99%	0.66%	10.13%	3.29%
Householder not living alone:	2.70%	0.01%	2.42%	0.04%	3.45%	0.38%	3.38%	1.77%
Householder 15 to 34 years	0.67%	0.01%	0.44%	0.02%	0.48%	0.17%	0.00%	0.34%
Householder 35 to 64 years	1.43%	0.01%	1.27%	0.03%	1.44%	0.24%	1.77%	1.37%
Householder 65 years and over	0.59%	0.01%	0.71%	0.02%	1.54%	0.26%	1.62%	1.03%
Renter occupied:	35.60%	0.11%	44.74%	0.16%	36.40%	1.16%	34.13%	5.80%
Family households:	18.20%	0.07%	26.56%	0.13%	18.05%	0.91%	17.64%	4.22%
Married-couple family:	9.50%	0.03%	15.77%	0.09%	12.08%	0.71%	14.20%	3.78%
Householder 15 to 34 years	2.98%	0.02%	4.07%	0.04%	2.01%	0.30%	2.57%	2.35%
Householder 35 to 64 years	5.44%	0.03%	10.02%	0.07%	8.62%	0.60%	10.48%	3.48%
Householder 65 years and over	1.08%	0.01%	1.67%	0.03%	1.45%	0.29%	1.16%	0.88%
Other family:	8.71%	0.05%	10.79%	0.09%	5.97%	0.69%	3.43%	2.24%
Male householder, no spouse present:	2.18%	0.02%	3.23%	0.05%	1.73%	0.34%	0.54%	0.64%
Householder 15 to 34 years	0.85%	0.01%	1.15%	0.03%	0.20%	0.10%	0.00%	0.34%
Householder 35 to 64 years	1.20%	0.01%	1.88%	0.03%	1.38%	0.33%	0.54%	0.64%
Householder 65 years and over	0.13%	0.00%	0.19%	0.01%	0.15%	0.11%	0.00%	0.34%
Female householder, no spouse present:	6.52%	0.04%	7.56%	0.07%	4.24%	0.59%	2.89%	2.21%
Householder 15 to 34 years	2.30%	0.01%	2.15%	0.03%	0.53%	0.20%	0.00%	0.34%
Householder 35 to 64 years	3.76%	0.03%	4.77%	0.05%	3.39%	0.55%	2.68%	2.16%
Householder 65 years and over	0.47%	0.00%	0.64%	0.02%	0.32%	0.15%	0.21%	0.34%
Nonfamily households:	17.39%	0.05%	18.18%	0.09%	18.35%	1.01%	16.49%	3.78%
Householder living alone:	13.34%	0.04%	12.96%	0.08%	14.15%	0.88%	11.80%	2.76%
Householder 15 to 34 years	3.55%	0.01%	3.10%	0.04%	1.44%	0.29%	1.95%	1.72%
Householder 35 to 64 years	5.99%	0.05%	6.11%	0.07%	7.00%	0.78%	4.77%	2.16%
Householder 65 years and over	3.80%	0.02%	3.75%	0.05%	5.71%	0.54%	5.08%	1.68%
Householder not living alone:	4.05%	0.02%	5.22%	0.05%	4.20%	0.55%	4.69%	2.21%
Householder 15 to 34 years	2.74%	0.01%	3.29%	0.04%	1.83%	0.32%	0.46%	0.54%
Householder 35 to 64 years	1.13%	0.02%	1.62%	0.04%	1.69%	0.38%	3.78%	2.09%
Householder 65 years and over	0.18%	0.00%	0.30%	0.01%	0.69%	0.25%	0.46%	0.52%

Appendix B: Community Outreach & Engagement

Contents

- A. OVERVIEW B-1
- B. OUTREACH OBJECTIVES AND METRICS B-2
- C. SUMMARY OF RESULTS B-8
- D. SUMMARY OF WRITTEN COMMENTS ON DRAFT HOUSING ELEMENT B-21
- E. EXAMPLE OUTREACH MATERIALS B-25

A. OVERVIEW

The City of Mill Valley and its partners at DKS Associates, developed and implemented a comprehensive engagement program for the development of the City’s Housing Element Update. This required an aggressive, innovative engagement strategy that leveraged existing online and web-based channels, coupled with personal engagement to representatives of underserved populations. The City faced an immense challenge with housing number that were more than seven times higher than the previous cycle. With limited vacant land, minimal opportunities for infill, and constraints due to environmentally sensitive habitats, the City had to develop unique strategies to accommodate the new units. These strategies were vetted with the public and heavily documented. This included a hybrid approach using online and web-based engagement with traditional one-on-one calls and meetings with key collaborators and stakeholders not only within the City – but in the surrounding communities. The Housing Advisory Committee hosted the four online workshops to allow two Planning Commissioners and two City Councilmembers to observe the overall outreach process and listen to various public comments received through the process.

Despite an initial lack of consensus and disparate views on the City’s best approach to meeting the RHNA numbers, the community outreach program successfully engaged a high percentage of local residents and stakeholders resulting in staff recommendations and the use of three unique overlay zoning districts that were fully supported unanimously by the Planning Commission and City Council in March of 2022.

Smaller pieces and components of the Housing Element were also released throughout the Housing Element Update process allowing the community to provide input along the way prior to the release of the Draft Housing Element in July 2022. This approach also allowed city staff to incorporate comments through the update process and resulted in a smaller number of substantive comments received during the 30-day public comment period on the Draft Housing Element (June 30, 2022 through July 30, 2022). City planners provided further opportunity to provide written and verbal comments on the Draft Housing Element up to the August 1, 2022 in association with the City Council hearing to discuss and review public comments on the Draft Housing Element.

Additional modifications were made to the document based on seventy two (72) individuals that provided written comments during the 30-day comment period, including: further describing and addressing workforce housing and the jobs/housing balance; providing additional context related to past discriminatory housing practices; highlighting continued and persistent segregation that exists in Mill Valley, adding a new housing goal to promote a racially diverse, equitable and inclusive community and providing additional programs to affirmatively further fair housing. Of the 72 written comments received, 53 individuals provided feedback on their age, income, race and connection to Mill Valley, contained in Section D.

The summary of 72 written comments received during the 30-day public comment period on the Draft Housing Element can be accessed on the Housing Element website¹, and access written comment letters outside of the feedback form can be accessed as part of the August 1, 2022 City Council record available online².

B. OUTREACH OBJECTIVES AND METRICS

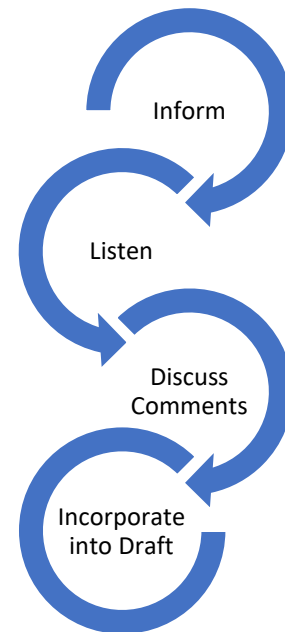
The purpose of the engagement effort was to education, inform, gather, and listen to input as part of assembling the Housing Element that comply with state law while also addressing the housing-related interests of the community. Community engagement included collecting and gathering input on the various components of the Housing Element, including: 1) identifying housing needs and evaluating Housing Element goals and policies; 2) identifying potential housing strategies that the City might employ to meet its RHNA allocation; and 3) identifying housing programs that address RHNA, state law and community of interest.

The workflow of the engagement strategy, illustrated to the right, included:

¹ www.cityofmillvalley.org/housingelement

² https://cityofmillvalley.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1740

- Providing information and inviting individuals to comment. Information sources included City Council staff updates (available to attend online and in person); e-mail notifications; website notifications and hosting of various events described in Table B-1.
- Listening to and documenting community interest, including hosting online workshops and surveys, tabling at events and hosting small informal meetings to endure more inclusive participation.
- Discussing comments through various City Council, Planning Commission and Housing Advisory Committee meetings described in Table B-1 below with each phase of the Housing Element Update. Each phase of the update process also included the release of information similar to each chapter of the housing element (example: Phase 1 resulted in releasing information about Housing Needs contained in Chapter 2 of the Housing Element).
- Incorporating additional comments into the Draft Housing Element. Based on the approach above, most of the information contained in the Draft Housing Element was not new information by the time the Housing Element was assembled. As a result, public comments received as part of the initial draft released to the public in July 2022 was minor in nature. 72 written comments were received during the public comment period, see Section D for a details.



Metrics:

- Online Workshops: four workshops
- Workshop participants: 325 individuals
- Online surveys: two surveys
- Survey participants: 1,157 individuals
- Survey comments: over 500
- Comment letters: Over 25 letters
- Staff Updates: four City Council Updates
- E-mail notifications: Over 10 with an average open rate of 53% for MV Connect
- Focus Group Meetings: five focus group meetings
- Events: Connected with over 1,000 individuals attending the Farmers Market, Memorial Day pancake breakfast and Mill Valley Juneteenth event about the Housing Element

With well over 10% of the adult population documented as participating in one form or another, the city's outreach effort was very successful and provided specific guidance as to public opinion regarding housing interests and needs, reviewing past housing goals and programs and evaluating housing strategies to address RHNA. A summary of the various forms of outreach is summarized in Table B-1 below.

Table B-1: Summary of Community Outreach and Engagement for the Housing Element Update

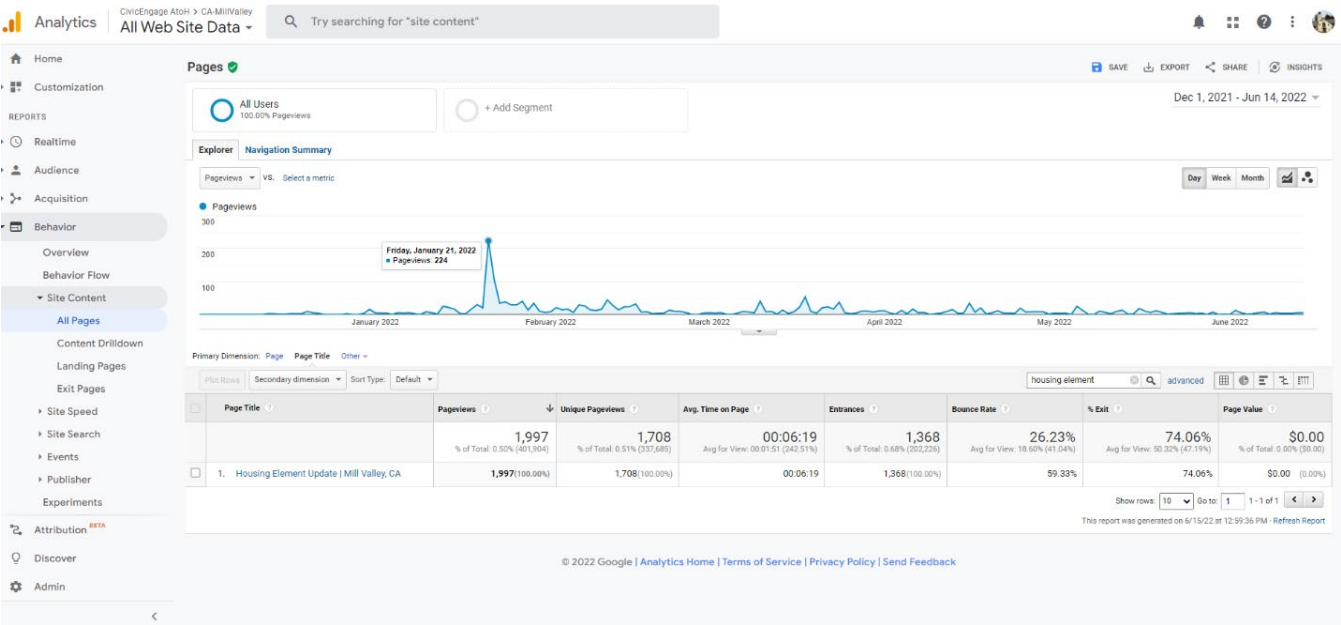
Audience	Date	Promotion	Targeted Action	Summary of Outreach
Phase 1: Housing Needs				
City Council Debrief (in person, approx. 25 attendees)	September 1, 2021	Posted Agenda, eNewsletter, Social Media Posts and Website for future viewing.	Review and approval of Draft Schedule and Outreach Plan	Project Kick-Off: Discuss the proposed Work Plan, including schedule and public outreach for the Housing Element Update
Survey #1 (online, 118 responses)	September-October 2021	Bilingual materials and translation offered.	Inform and gather input	Online survey regarding housing needs, goals and interests from the community.
Workshop 1 (online, 38 attendees and 18 online views)	September 23, 2021		Inform, listen and gather input	City staff reviewed Housing Element Update requirements and overall process, discussed housing trends and demographics, and reviewed existing housing goals.
City Council Debrief (in person, 10 attendees)	October 10, 2021	Posted Agenda, eNewsletter,	Inform and review comments	Review housing needs and input from the community, including workshop 1 and online survey.
Phase 2: Sites Analysis				
Workshop 2 (online, 64 attendees via zoom, 23 online views).	November 10, 2021	Posted Agenda, eNewsletter, Social Media Posts and Website for future viewing. Bilingual materials and translation provided.	Inform, listen and gather input	This workshop focused on the sites analysis. The workshop provided an overview of the requirements for a sites analysis, the overall process and criteria used to evaluate and identify potential locations or sites to accommodate new housing.
Survey #2 (online, 1,039 responses)	January-February 2022		Inform and gather input	Online survey regarding strategies for identifying sites and housing programs of interest.
City Council Debrief (in person, 10 attendees)	February 7, 2022	Posted Agenda, eNewsletter,	Inform and review comments	Review of Workshop 2 and preliminary responses from online survey #2.

Audience	Date	Promotion	Targeted Action	Summary of Outreach
Focus Group Meetings (online and in person, 5+ local groups)	January – June 2022	Coordinated invitations with local stakeholder groups	Inform, listen and gather input	Focus groups to discuss: housing needs; strategies to address RHNA and developing housing programs, including: - Mill Valley School District (January 12, 2022) - Housing Advocates, including Mill Valley Affordable Housing Committee, Mill Valley Force for Racial Equity and Empowerment and Mount Tam Community Land Trust (February 10, 2022 and June 22, 2022) - Chamber of Commerce representing the City's workforce (April 12, 2022) - Developer Housing Panel (April 27, 2022) - Marin Environmental Forum (June 29, 2022)
Letters to Property Owners	March-June 2022	Letters to commercial and multi-family zoned property owners and single family zoned vacant lots	Inform and gather input	Gather input on housing strategies and collect feedback on owner interests as part of redevelopment.
Tabling / Events (1,000+ individuals)	January – June 2022	Promotion of Meetings, Surveys and Draft Plan	Promote and gather input	Farmers Market (February 9, 2022); Memorial Day Pancake Breakfast (May 30, 2022), MV Juneteen Event (June 20, 2022)
Phase 3: Housing Strategies & Draft Scenarios				
Workshop 3 (online, 175 registrants, 122 attendees and 3 online views)	February 16, 2022	eNewsletter, Social Media Posts and Website for future viewing.	Inform, listen and gather input	City staff reviewed a series of draft scenarios to develop its sites inventory to achieve the City's RHNA allocation.
Joint City Council/Planning Commission Meeting (in person, approximately 30 attendees)	March 22, 2022	Bilingual materials and translation offered.	Comment and advise	Joint study session to review the proposed housing strategies and draft sites inventory list to achieve the City's RHNA allocation. Discussion of priorities for sites, density and policies.

Phase 4: Policy Development				
Workshop 4 (online, 55 attendees and 3 online views)	April 28, 2022	eNewsletter, Social Media Posts and Website	Inform, listen and gather input	City staff reviewed existing housing programs and provided an opportunity to discuss new housing policies and programs to address community interests.
Housing Advisory Committee Meeting (online, 54 attendees)	May 17, 2022	Bilingual materials and translation offered.	Review, comment and advise	Review of feedback from Workshop 4 and Draft Chapter 2, Housing Programs.
Draft Document/Public Review				
East Blithedale Street Banner	July 11-July 22, 2022	Advertising and soliciting input	Solicit input	Advertisements about the release of the Housing Element
Activity guide	July - August 2022			
Workforce survey	July-August 2022	Advertising and soliciting input from workforce	Solicit input	Target workforce to solicit input
Public Comment Period (30 days)	June 30-July 30, 2022	eNewsletter, Social Media Posts and Website	Gather input (72 written comments received)	Collection of comments, including oral comments received at the August 1, 2022 hearing.
City Council Hearing	August 1, 2022	Bilingual materials and translation offered.	Review and consider	Review comments and modify Draft Housing Element

In addition to the above meetings and workshops:

- The City leveraged its existing communication channels via ongoing website updates and eNews blasts. This included:
 - Sending monthly newsletters to **17,000+** unique email addresses with an average “**open rate**” of **53%**.
 - Posting all meetings, presentations, and meeting videos to a Housing specific webpage with **average web traffic of 1,500+ per month**.
- Over 300 online comments collected as part of the online surveys.
- Twenty-five letters received from members of the public and housing advocates.
- Over 100 letters sent to commercial and multi-family property owners to gather input about interests in providing housing on their properties.
- Website traffic is included below.



C. SUMMARY OF RESULTS

While the City's demographics reflect an affluent, highly educated population, the fact is that 72% of people who work in the City can't afford to live there. Mill Valley is committed to Diversity, Equity & Inclusion and established a Task Force to address these challenges in 2021. The process of updating the City's Housing Element reflected a more robust and targeted effort to reach out to underserved populations and those who may be potential residents of the City. Specific focus groups were held with the Mill Valley Affordable Housing Committee, Mill Valley Task Force for Racial Equity and Empowerment and representatives from Mount Tam Community Land Trust. In addition, bilingual materials were provided to the following agencies and stakeholders to promote opportunities for engagement, participation in surveys and one-on-one discussions to identify barriers to affordable housing and potential solutions. The City also used its robust e-mail notification system (over 17,000 unique e-mails), which advertised community workshops and surveys in Spanish and English.

- *Showing Up for Racial Justice (SURJ) Marin*
- *Aging Action Initiative (AAI)*
- *Stinson Beach Affordable Housing Committee*
- *Adopt A Family*
- *Bridge Housing*
- *Bridge the Gap*
- *Community Action Marin*
- *Community Land Trust Association of Marin*
- *Faith Community Services District*
- *Fair Housing Advocates of Northern California*
- *Jewish Family and Children Services*
- *Legal Aid of Marin*
- *Lifehouse, Inc.*
- *Marin Center for Independent Living*
- *Marin City Community Development Corporation*
- *Marin City Community Services District*
- *Marin City Health & Wellness Center*
- *Multicultural Center of Marin*
- *Marin Asian Advocacy Project*
- *Resources for Community Development*
- *MHA Homeownership Program*
- *Marin Environmental Housing Collaborative*
- *Mill Valley Affordable Housing Committee*
- *Mill Valley Chamber of Commerce*
- *Mill Valley Chamber of Commerce*
- *Mill Valley Community Action Network*
- *Mill Valley Force for Racial Equity and Empowerment*
- *Mount Tam Community Land Trust for Affordable Housing*
- *Mill Valley School District*
- *Community Church of Mill Valley*
- *Our Lady of Mount Carmel*
- *First Church of Christ Science*
- *Church of Our Saviour*

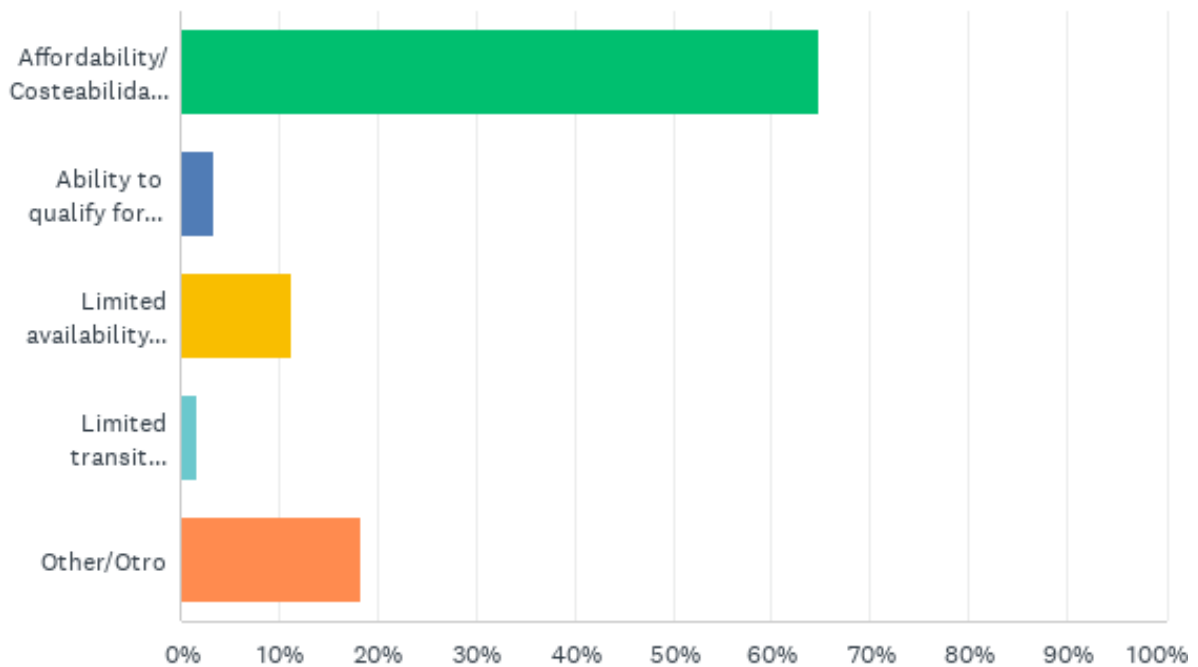
Survey Respondents:

A total of 1,157 individuals responded to the City’s two online surveys. The demographics of survey respondent are proportionate to Mill Valley’s population. Approximately 77% of survey respondents have lived in Mill Valley over 10 years (46% over 25 years). 83% of respondents were homeowners; 5% were landlords and 11% rented in Mill Valley. Approximate 78% of respondents identified as white; 3.5% as Asian/pacific islander; 3.5% hispanic/Latinx; and 1% Black/African American. While a large majority (60%) of respondents made over \$100K, 10% of respondents made moderate-income salaries of \$50-99K; and another 4% made less than \$50K.

Survey #1 Results:

The City launched an initial survey online from September 24 through October 15, 2021. The purpose of the survey was to discuss housing needs in the community and provide opportunity for public input on the previous Housing Element’s goals and programs.

Of the 117 survey respondents, approximately 65% indicated that affordability was the largest barrier to housing in Mill Valley.



The majority of survey respondents supported the current Housing Element goals. Some survey respondents indicated that the goals should be prioritized as part of implementation. Listed below are the Housing Goals and corresponding percentage of survey responses in favor of the housing goal.

- Housing Supply and Diversity: 64.96%
- Equal Housing and Special Needs: 62.39%
- Address Governmental Constraints: 56.90%
- Housing and Neighborhood Quality: 68.70%
- Community and Government Collaboration: 84.35%
- Sustainability and Energy Efficiency: 86.09%
- Housing Affordability: 68.97%

Survey #2 Results:

In order to gain a better understanding of the views of Mill Valley stakeholders concerning the land use and housing strategies to support the sites inventory for the 2023-31 Housing Element Update the project team released an online survey. This survey was open to participants from January 17 to February 20, 2022 and yielded **1,045 unique responses**. The following document will summarize the key themes and ideas discussed in the survey to gain feedback on potential land use and housing strategies to support evaluation of land within city-limits that is adequately zoned to accommodate the City's regional housing needs allocation (RHNA) as part of the sites analysis and inventory required for the 2023-31 Housing Element Update for the City of Mill Valley.

Percentages below are rounded to the nearest whole number.

Demographic Analysis

The survey respondents generally reflect the demographics of the Mill Valley community. Of the 1,045 survey responses:

- 83% owned a home in Mill Valley;
- 39% were 65 years of age;
- 80% of survey respondents identified as white;
- 12% of respondents indicated that they worked in the city of Mill Valley (32% between the ages of 18 and 44).

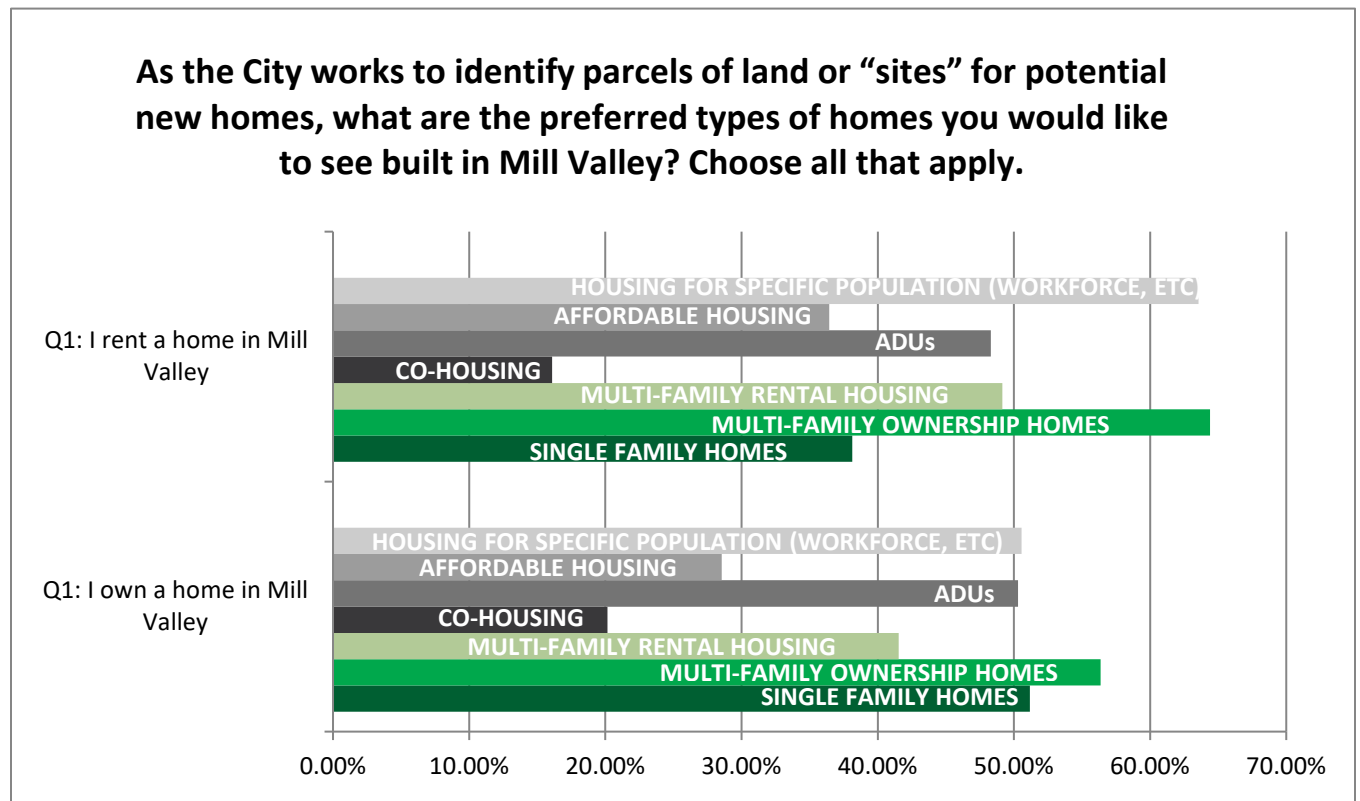
- Almost 49% of survey respondents indicated that they earned over \$150,000/annually. The median income for a resident of Mill Valley is \$163,614.
- Approximately 4% of those polled are living below California's poverty line of \$35,600/annually.
- 60% of the survey respondents were women.

Of the Mill Valley residents, 46% stated that lived in the community for over 25 years. Homeowners in Mill Valley recorded by the survey were on average slightly older and higher earning than their renter counterparts. Homeowners were additionally found to be more likely to be long term residents, with 81% of homeowners living in the city more than ten years versus 73% of renters.

Housing Preferences

Survey participants were asked to define the type of housing they would prefer to see in Mill Valley. Presented with five housing types, respondents were able to select all types they were interested in. Housing types that involve ownership were the most successful models with over 40% of respondents selecting single family homes, multi-family ownership, and Accessory Dwelling Units (ADUs) – in line with the majority demographic of survey takers, these results are reflected in Table 1. However, for multi-family models rental housing was not dramatically less popular than the ownership model at 43% versus 57%. Co-housing (20%) and deed restricted affordable housing (30%) were the least popular choices (see Table 1). The most popular housing type polled was housing created for specific populations such as workforce housing, senior, or supportive housing models with 512 approving, or 52% of respondents choosing this as a preferred housing type.

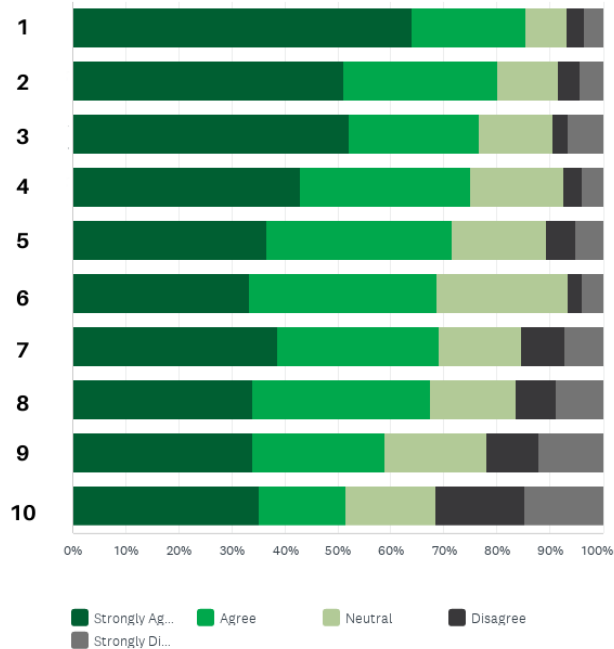
CHART 2: PREFERRED HOUSING TYPES



In designing this survey, the project team considered potential impacts to the existing local characteristics and interests of the Mill Valley community. Such impacts that may influence the city’s ability to meet long term housing needs. In order to measure the importance of different characteristics to residents, respondents were asked to record the level to which they agree, disagree or are neutral on different housing needs, models, and characteristics. Chart and Table 2 reflect respondent sentiment about different housing models and needs.

CHART 3: HOUSING NEEDS

There are many important factors to consider in our ability to meet the housing needs of our community. Identified below are some of the common interests we have heard among the community. Please select the level to which you agree, disagree or are neutral on the following statements:



NO. FOR CHART 3	HOUSING NEEDS	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
1	Limit housing growth in environmentally constrained areas	64.61%	20.6%	7.73%	3.14%	3.25%
2	Create housing opportunities that are affordable to the local workforce	48.82%	29.9%	11.31%	3.92%	4.37%
3	Support fair and equitable housing opportunities	36.51%	30.24%	15.45%	8.29%	7.05%
4	Create housing opportunities that will allow younger generations to stay and/or return to Mill Valley	48.82%	29.9%	11.31%	3.92%	4.37%
5	Encourage mixed use projects	35.50%	34.49%	17.69%	5.49%	4.93%
6	Establish programs connecting homeowners with local	49.5%	24.75%	13.89%	2.8%	6.49%

NO. FOR CHART 3	HOUSING NEEDS	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
	workforce in search of affordable housing					
7	Increase the diversity and range of housing types to meet the varied needs of the community at all income levels	38.70%	30.43%	15.54%	8.26%	7.07%
8	Provide incentives for smaller scale multi-family units that are “affordable by design.”	33.95%	33.51%	16.27%	7.38%	8.89%
9	Integrate affordable housing throughout the community to create mixed-income neighborhoods	33.98%	24.89%	19.16%	9.85%	12.12%
10	Limit change of use on a property	35.16%	16.34%	17.10%	16.67%	14.73%

This section of the survey found that respondents were generally favorable to strategies to increase all types of housing in Mill Valley so long as they are not in environmentally sensitive areas.

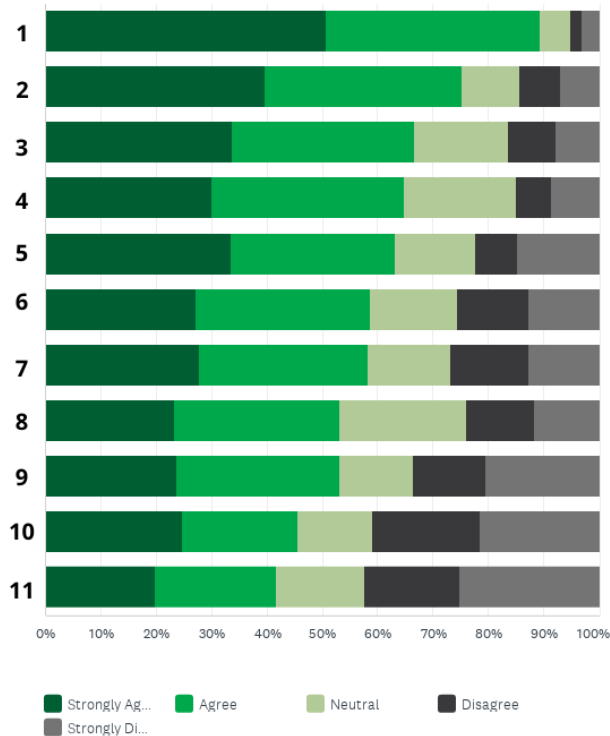
Housing Strategies and Opportunities

Due to the limited amount of vacant land in the City of Mill Valley it is likely that the city will need to consider strategies that will increase the number of units or allowed density on a site. The survey included approaches that many cities have adopted to meet their housing numbers, including loosening development standards to allow for more units and rezoning parcels with large parking lots like schools and churches to create housing on such sites.

These survey questions were perhaps the most divided, with participants on some subjects split into an even amount of approval and disapproval for the same ideas. The housing strategy receiving the most positive response was to allow commercial buildings to convert second and third story office space for new residential use with 89% of respondents agreeing or strongly agreeing with the idea (see Table 1). The least popular idea was to modify development standards (such as reduced parking standards, modified setbacks and/or increased height limits) to help achieve the maximum number of units allowed on a property based on existing standards with 42% disagreeing or strongly disagreeing.

CHART 4: HOUSING STRATEGIES

Which housing strategies do you support and would like to see the City use in order to accommodate and plan for new homes in Mill Valley? Please select the level to which you agree, disagree or are neutral on the following statements:



NO. FOR CHART 4	HOUSING STRATEGY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
1	Consider those commercial sites with parking lots that could accommodate housing on site	39.71%	35.63%	10.29%	7.35%	7.01%
2	Allow commercial buildings to convert second and third story office space for new homes	50.78%	38.69%	5.32%	2.11%	3.10%
3	Modify development standards to facilitate development proposals that maximize use of the property by proposing a higher number of smaller scale units on site	27.18%	31.43%	15.77%	12.86%	12.75%
4	Increase the maximum number of homes allowed on a certain site or area of town	27.87%	30.45%	14.94%	14.04%	12.7%

NO. FOR CHART 4	HOUSING STRATEGY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
5	Provide incentives for new home builders to build rental units	23.39%	29.83%	22.94%	12.2%	11.64%
6	Provide incentives for affordable housing units	24.77%	20.81%	13.46%	19.57%	21.38%
7	Rezone properties occupied by churches and faith-based institutions to allow for new homes to be co-located on the property	30.16%	34.64%	20.18%	6.39%	8.63%
8	Create incentives to split urban lots and build two-unit homes (duplexes) in Single Family zones.	23.71%	29.44%	13.26%	13.15%	20.45%
9	Create incentives to build and rent ADUs	24.77%	20.81%	13.46%	19.57%	21.38%
10	Further explore City-owned land, beyond the current proposal at 1 Hamilton Drive, that could be rezoned to accommodate single-family and/or multi-family housing on the site	33.48%	29.78%	14.38%	7.64%	14.72%
11	Modify development standards to help achieve the maximum number of units allowed on a property based on existing density standards.	19.82%	21.85%	15.99%	17.12%	25.23%

Survey responses were also mixed in terms of allowing religious institutions and educational facilities to co-locate housing on their properties. Half of the survey responses indicated “no” with another 25% unsure and 24% answering yes.

When asked to rank commercial areas or “corridors” for where they saw they greatest opportunity for housing. This was measured by ranking their choices on a scale of one to six, with one being highest and six being the lowest priority for rezoning and development. 101/Redwood Highway Frontage Road (Goodman Building Supply to Aqua Hotel) was selected as the highest priority for redevelopment with 55% and downtown as the lowest priority for redevelopment with 40% of respondents choosing this as their sixth choice. Results for the remaining regions were more varied however, the survey ranking polls the areas as:

1. 101/Redwood Highway Frontage Road (57% ranked first, or highest priority)
2. Miller Avenue “Gateway” from Valley Circle to Camino Alto (42% marked second)

3. Miller Avenue “Main Street” from Willow-Valley Circle (32% marked third)
4. East Blithedale from Camino Alto – Hwy 101 (29% marked fourth)
5. East Blithedale from Throckmorton to Park (45% marked fifth)
6. Downtown (40.25% marked sixth, or lowest priority)

Participants were asked if there were other strategies that they believe the City should consider, and if yes, to provide examples or context of the strategy that should be considered to accommodate new housing in Mill Valley. Responses for this section included recommendations for possible development including those that had already been identified by the survey, such as downtown and Miller Ave. Other areas mentioned included the golf course, KFC site, Hamilton Drive, and nearby unincorporated areas of Strawberry and Tam Junction. Many respondents additionally mentioned opportunities surrounding streamlining development and approval processes with recommendations like creating incentives for creating mixed use housing, streamlining ADU approvals, and overall streamlining of the development process in the city.

Many respondents also mentioned varying concerns about redevelopment and increased density. The largest of these concerns for respondents was about potential increases in traffic that could come with increased residents in Mill Valley and impacts of reducing parking requirements. Concerns over reduced parking requirements ranged from impacts to businesses and overflow of street parking in residential neighborhoods. Some participants were apprehensive to increases in housing and density in Mill Valley- calling for resistance to state mandates, saying that Mill Valley is build out or at capacity, and concerns about losing Mill Valley’s small-town character and feeling. The words commonly used in the responses for this question were, housing (131), building (125), traffic (60), and Mill Valley (59).

Respondents were also asked about any specific sites or areas that they would like to see redeveloped to include housing and would support an increase in number of units allowed on the property while maintaining the existing use. These recommendations primarily reflected those identified in the survey. The most referenced locations were, Miller Ave (87), vacant parking lots (63), Hamilton (15), Camino Alto (14), Golf Course (14), Safeway, CVS, Whole Foods and School parking lots (13), Downtown (12), Tam Junction (12), Hauke Park (12), and East Blithedale (12).

Workshop 1: Housing Needs & Goals

On September 23, 2021, City staff reviewed Housing Element Update requirements and overall process, discussed housing trends and demographics, and reviewed existing housing goals. Of the 38 workshop participants, there was:

- Overall support for existing Housing Goals.
- Interest in further implementing various Housing policies to address housing needs, particularly related to affordable housing.
- Concern about impacts to traffic and quality of life by increasing housing numbers.
- Concern over adequacy of housing for all.
- Concern about state mandates.

Workshop 2: Sites Analysis

On November 10, 2021, City Staff introduced work related to the sites analysis and inventory. The workshop provided an overview of the requirements for a sites analysis, the overall process and criteria used to evaluate and identify potential locations or sites to accommodate new housing. The workshop then provided the opportunity for the community to identify strategies and/or sites of interest.

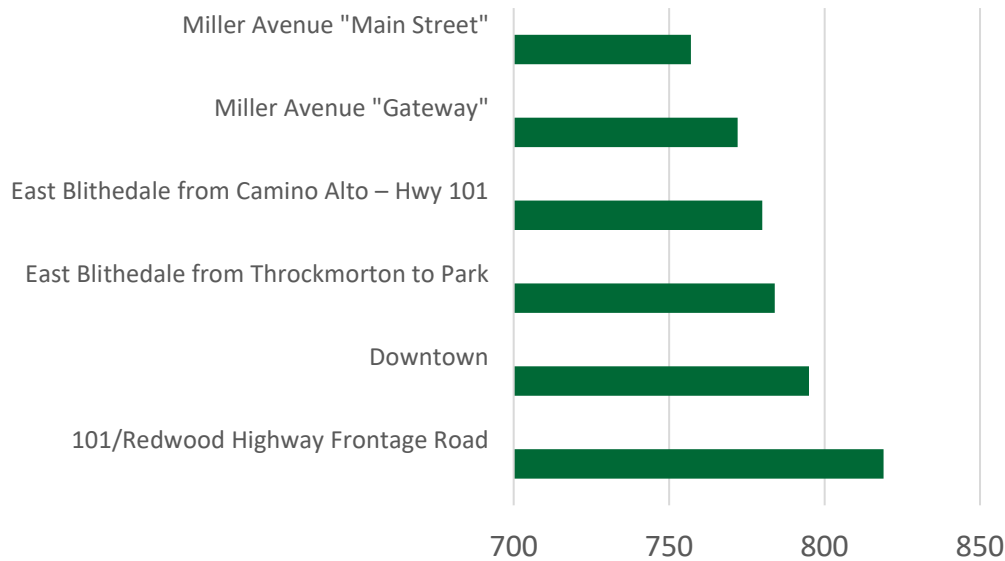
- Avoid environmentally constrained areas.
- Housing that is attainable in terms of affordability is needed.
- Creating housing opportunities can help address diversity, community connections, climate change, etc.
- There is interest in providing housing for the community's workforce, seniors and future generations.
- Community concern remains about potential impacts of new homes “what about the traffic?!”
- There is interest from locally-owned commercial property owners...but their lots are small
- Existing development standards do not provide the tools to allow interested property owners to build housing.

Workshop 3: Housing Strategies and Scenarios

On February 16, 2022 City staff a series of draft housing strategies and possible location for housing as part of its Draft sites inventory to achieve the City's RHNA allocation.

CHART 5: OPPORTUNITIES FOR HOUSING IN COMMERCIAL AREAS

Mill Valley's commercial areas may provide a significant opportunity to accommodate new homes based on various strategies, including converting office space, reusing vacant buildings, constructing additional floors on an existing building, or adding new homes on a property. **Survey Question #10: Please rank the commercial areas in terms of the best opportunity for the addition of new homes (1 = the highest opportunity and 5 = the lowest).**



- Frontage Road/101 area
- Miller Avenue Corridor
- Downtown
- Commercial office space
- 1 Hamilton
- Miller/La Goma Intersection
- Schools (Edna Maguire)
- Church sites
- 500 Miller/Wall Area
- Kite Hill/575 E Blithedale
- Outside City Limits (Strawberry, Tam Junction)
- Parking Lots
- CVS Parking Lot
- Safeway Parking Lot
- Alto Shopping Center
- Banks
- Old KFC/Taco Bell site
- Goodman's Lumber
- Comcast Building (300 E Blithedale)
- Golf Course and Tennis Courts
- Horse Hill Open Space
- Nowhere!

Based on Workshop 3 and Survey 2, staff identified a series of housing overlays based on support from the community on adaptive reuse on existing sites, discussed in survey 2 results section above.

Workshop 4: Housing Programs

On April 28, 2022, City staff reviewed existing housing programs and provided an opportunity to discuss new housing policies and programs to address community interests. Community interest was expressed for the following housing programs:

- Preserving exiting housing stock
- Streamlining review
- Reviewing parking standards
- Building upon ADUs
- Local impact fees or transfer tax
- Support for housing overlays
- Dispersing affordable housing throughout the community

Housing Element Website Resources:

The City hosted an online website that provided information on the Housing Element process and opportunities for input. On the project website you can find:

- Sign up for e-mail notifications
- Council meeting materials
- Meeting Notices
- Workshop meeting videos and materials with the last two workshop materials also provided in Spanish.
- Online Survey results
- Existing (adopted Housing Element)

D. SUMMARY OF WRITTEN COMMENTS ON DRAFT HOUSING ELEMENT

Of the 72 written comments, 53 individuals submitted comments using an online form to provide comments and provided further information about themselves to provide additional context as to those individuals providing comments on the Draft Housing Element. Following these answers is a summary table of the 72 written comments. Access to the summary of comments received is available on the Housing Element website (www.cityofmillvalley.org) and full comment letters that were submitted outside of the City's Housing Element Feedback Form can be found as part of the City Council record:

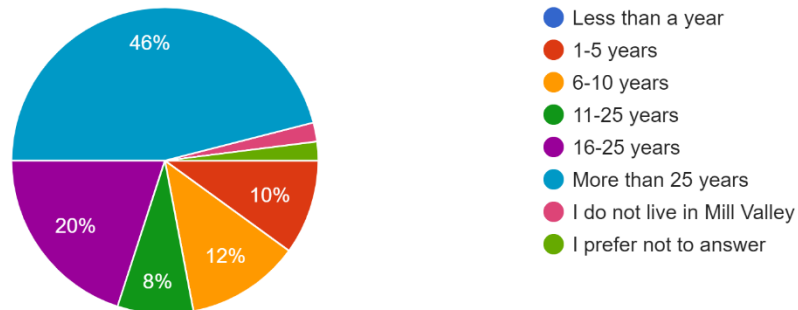
https://cityofmillvalley.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1740

1. The State of California requests that each city identify the racial and economic sectors of the community that are providing input, to that end we ...t that you answer a series of questions about you.



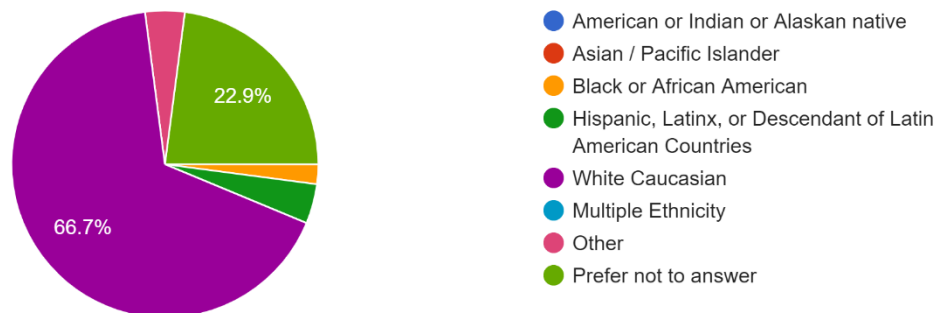
2. How long have you lived in Mill Valley? (select 1)

50 responses



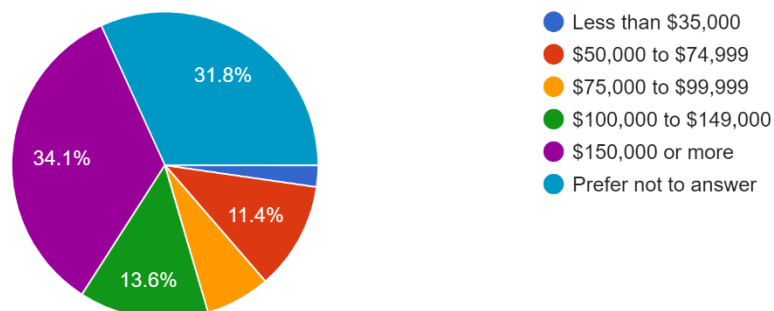
3. Which race/ethnicity best describes you? (select 1)

48 responses



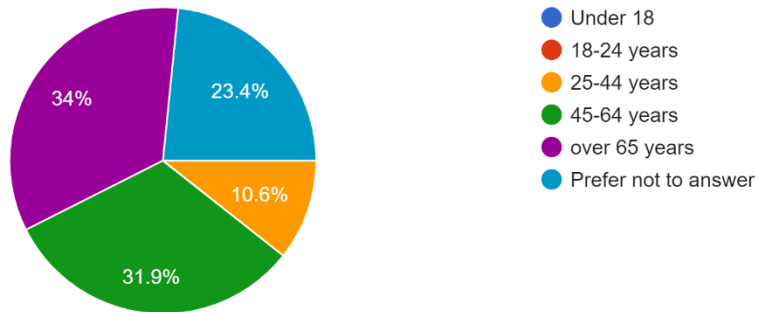
4. What is your total household income? (select 1)

44 responses



5. What is your approximate age? (select 1)

47 responses



E. EXAMPLE OUTREACH MATERIALS

- Example Public Notices and notification reports
- Online Survey Results
- Example images from power points

Appendix B:

Example Notices and E-Notification Reports

(Note: all notices and reports not provided)



The Housing Advisory Committee will host the second Housing Element Workshop on November 10, 2021 (6:30-8:30pm). This workshop will focus on the sites inventory. Discussion will include an overview of state requirements, what to expect in terms of those sites that are listed and identifying possible opportunities and strategies to consider as part of the sites inventory.

Register in advance to attend the November 10, 2021 workshop (6:30-8:30pm via zoom):

- https://us02web.zoom.us/webinar/register/WN_aAB3PsaoTamn_C4n8X5UWQ. After registering, you will receive a confirmation email containing information about joining the webinar.

For more information about the Housing Element Update:

- See the project website www.cityofmillvalley.org/housingelement

El Comité Asesor de Vivienda organizará el segundo Taller de Elementos de Vivienda el 10 de noviembre del 2021 (de 6:30-8:30 pm). Este taller se enfocará en el inventario de sitios. La discusión incluirá una descripción general de los requisitos estatales, sobre qué esperar en términos de los sitios que se enumeran y sobre la identificación de posibles oportunidades y estrategias a considerar como parte del inventario de sitios.

Regístrese con anticipación para asistir al taller el 10 de noviembre del 2021 (de 6:30-8:30pm a través de zoom):

- https://us02web.zoom.us/webinar/register/WN_aAB3PsaoTamn_C4n8X5UWQ. Después de registrarse, recibirá un correo electrónico de confirmación con información sobre cómo unirse al taller.

Para obtener más información sobre la actualización del elemento de vivienda:

- Ver el sitio web del proyecto www.cityofmillvalley.org/housingelement



**CITY COUNCIL
AGENDA**

**SPECIAL JOINT MEETING OF THE
CITY COUNCIL AND PLANNING COMMISSION**

**MILL VALLEY COMMUNITY CENTER – CASCADE ROOM¹
180 CAMINO ALTO, MILL VALLEY
TUESDAY, MARCH 22, 2022
6:30 p.m.**

John McCauley, Mayor	Greg Hildebrand, Chair
Jim Wickham, Vice Mayor	Alan Linch, Vice Chair
Urban Carmel, Councilmember	Jon Yolles, Commissioner
Sashi McEntee, Councilmember	Ernest Cirangle, Commissioner
Stephen Burke, Councilmember	Eric Macris, Commissioner

CALL TO ORDER

PUBLIC OPEN TIME: Persons wishing to address the City Council and Planning Commission on subjects not on the agenda may do so at this time. The Council and Commission cannot discuss or take action during open time, but Councilmembers and Commissioners may briefly respond to statements made or questions proposed by the public, ask for clarification from staff, refer the matter to staff, request staff to report back to the Council and/or Commission at a subsequent meeting, or place a matter of business on a future agenda. The Council and Commission may establish a time frame to hear public comment during this agenda item and continue the remaining public comments to a later point in the agenda. When addressing the City Council and Planning Commission, please: 1) State your name and address; 2) Address the Mayor; 3) State your views succinctly; 4) Avoid repetition; 5) Limit your comments to the specified time set by the Mayor. **Please note: The Mayor will allow time for public comment on each numbered agenda item.**

APPROVAL OF THE AGENDA ORDER

NEW BUSINESS

Progress Report and Joint Study Session to Discuss and Provide Direction on the Housing Element Update, with Two Separate Recommended Actions:

1. **Joint City Council and Planning Commission** approval of the overall approach to the Sites Inventory, including the accompanying land use and housing strategies based on discussion items identified in the supporting staff report; and

¹ Please note this meeting will not be held in the City Hall Council Chambers. Webcasting and broadcasting on the City's website and local cable channels will not be available during the meeting. A recording of this meeting will be made available to the public after the meeting has been adjourned.

Special Joint Meeting of the City Council and Planning Commission Agenda, March 22, 2022

2. **City Council** approval of a Resolution to effectuate a Budget Adjustment and authorize the City Manager to finalize and execute a consultant services agreement with EMC Planning to assist city staff with the required environmental review of the Housing Element Update.

ADJOURNMENT – The Council will adjourn to the next Regular City Council meeting which will be held on Monday, April 4, 2022 and the Planning Commission will adjourn to the next Regular Planning Commission meeting which will be held on Tuesday, April 12, 2022.

Materials related to an item on this agenda submitted to the City Council and Planning Commission after distribution of the agenda packet are available for public inspection at City Hall, 26 Corte Madera Ave during regular business hours. Such documents are also available on the City's website at www.cityofmillvalley.org subject to staff's ability to post documents prior to the meeting.

The City of Mill Valley does not discriminate against any individual with a disability. Upon request, City publications will be made available in the appropriate format to persons with a disability. If you require assistance or auxiliary aids in order to participate in this meeting, please contact the City Clerk at 388-4033 (TTY 711) at least 24 hours prior to the meeting.



**AGENDA
AYUNTAMIENTO**

**REUNIÓN CONJUNTA ESPECIAL DEL
CONCEJO MUNICIPAL Y LA COMISIÓN DE PLANIFICACIÓN**

**CENTRO COMUNITARIO MILL VALLEY – SALA CASCADE
180 CAMINO ALTO, MILL VALLEY
MARTES, 22 DE MARZO DE 2022
6:30 p.m.**

John McCauley, Alcalde	Greg Hildebrand, Presidente
Jim Wickham, Teniente de alcalde	Alan Lynch, Vicepresidente
Urban Carmel, Miembro del Consejo	Jon Yolles, Comisario
Sashi McEntee, Miembro del Consejo	Ernest Cirangle, Comisario
Stephen Burke, Miembro del Consejo	Eric Macris, Comisario

LLAMADA AL ORDEN

HORARIO ABIERTO AL PÚBLICO: Las personas que deseen dirigirse al Concejo Municipal y la Comisión de Planificación sobre temas que no están en la agenda pueden hacerlo en este momento. El Consejo y la Comisión no pueden debatir ni tomar medidas durante el tiempo abierto, pero los miembros del Consejo y los comisionados pueden responder brevemente a las declaraciones o preguntas propuestas por el público, pedir aclaraciones al personal, remitir el asunto al personal, solicitar al personal que informe al Consejo y/o Comisión en una reunión posterior, o colocar un asunto de negocios en una agenda futura.

El Consejo y la Comisión pueden establecer un marco de tiempo para escuchar los comentarios del público durante este punto de la agenda y continuar con los comentarios públicos restantes en un punto posterior de la agenda. Cuando se dirija al Concejo Municipal ya la Comisión de Planificación, por favor: 1) Indique su nombre y dirección; 2) Dirigirse al Alcalde; 3) Exponga sus puntos de vista de manera sucinta; 4) Evite la repetición; 5) Limite sus comentarios al tiempo especificado establecido por el Alcalde.

Tenga en cuenta: el alcalde dará tiempo para comentarios públicos sobre cada punto de la agenda numerada.

***Agenda de la Reunión Conjunta Especial del Concejo Municipal y la Comisión de Planificación,
22 de marzo de 2022***

APROBACIÓN DEL ORDEN DEL ORDEN DEL DÍA

NUEVOS ASUNTOS DE NEGOCIOS

1. Discusión conjunta y dirección del Concejo Municipal al personal sobre el borrador del inventario de sitios y las estrategias de uso de suelo y vivienda que lo acompañan basadas en los aportes de la comunidad y el análisis de sitios realizado hasta la fecha.
2. Autorización del Concejo Municipal para que el administrador de la ciudad ejecute un ajuste presupuestario para contratar al grupo de planificación de EMC para ayudar al personal de la ciudad con la revisión ambiental requerida de la actualización del elemento de vivienda.

APLAZAMIENTO – El Concejo se aplazará a la próxima reunión del Concejo Municipal que se llevará a cabo el lunes 4 de abril de 2022 y la Comisión de Planificación se aplazará a la próxima reunión de la Comisión de Planificación que se llevará a cabo el martes 12 de abril de 2022.

Los materiales relacionados con un punto de esta agenda presentados al Concejo Municipal y la Comisión de Planificación después de la distribución del paquete de la agenda están disponibles para inspección pública en el Ayuntamiento, 26 Corte Madera Avenue durante el horario comercial habitual. Dichos documentos también están disponibles en el sitio web de la Ciudad en www.cityofmillvalley.org sujeto a la capacidad del personal para publicar los documentos antes de la reunión.

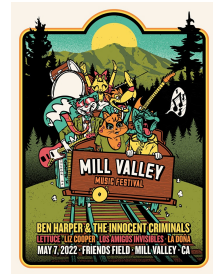
La ciudad de Mill Valley no discrimina a ninguna persona con discapacidad. Con previa solicitud, las publicaciones de la Ciudad estarán disponibles en el formato adecuado para las personas con discapacidad. Si necesita asistencia o ayuda auxiliar para participar en esta reunión, comuníquese con el secretario municipal al 388-4033 (TTY 711) al menos 24 horas antes de la reunión.



May 5, 2022

Mill Valley Music Festival

Are you ready for [this Saturday's Mill Valley Music Festival](#) (May 7 from 12-7 at the Community Center)?



Attending? Here are some links to help you plan ahead:

- [Getting there](#) - Driving to this event will be almost impossible - Plan ahead and check out free parking locations, shuttle, bike valet, and more!
- [Artists, Activities & Food!](#)
- [FAQ](#) - What can I bring? What should I not bring? And more!

Not attending?

You need to know that the confluence of approximately 5,000 attendees to this event will likely make getting around town challenging on May 7. Plan accordingly and thank you for your patience! Festival organizers are doing everything in their power to minimize impacts to community members, including encouraging everyone to walk, bike, and shuttle to the event. [More info is here.](#)

East Blithedale Construction Update

Construction began the week of April 10th, 2022, and will continue through 2023. [Learn about the latest East Blithedale Avenue construction updates](#) as well as upcoming night paving May 15- May 27. [Sign up for email updates here.](#)



Update on City Manager Recruitment

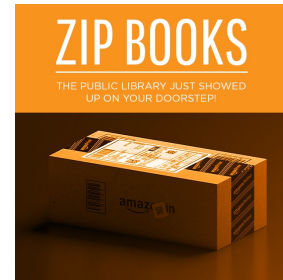
The City is pleased to announce that the [recruitment brochure](#) and [application website at Ralph Andersen & Associates](#) for the City Manager position is now live. We invite all interested parties to view the materials and share with friends, neighbors and contacts. Interested candidates should apply by submitting a cover letter and



Library News

Zip Books: The Public Library Just Showed Up on Your Doorstep!

Through a California State Library grant, the Library uses Amazon to fulfill requests for books not in our catalog, delivered directly to your doorstep, often overnight. Returned materials are added to our collection for others to enjoy. [Click here to give it a try.](#)



Computer Classes: Everything Apple with Jon Hartman

We've added a new dates for Jon Hartman's class series on everything Apple. Jon covers a different topic every two weeks, familiarizing you with your tablet, phone, or computer and all the amazing things it can do. Classes held via Zoom; [see and sign up for upcoming classes at millvalleylibrary.org/computers](#)

Drone Safety Tips

Did you know that you are required to register your drone with the FAA? Do you know the basic rules regarding flying your drone around controlled airspace, groups of people, emergencies and private property? [Check out these tips for safe and responsible use of your drone.](#)



Housing Element Update

Join us for a Housing Advisory Committee meeting via Zoom, on May 17th at 6:30 pm. This meeting will focus on reviewing housing programs of interest from the community and further discussing those housing programs that should be included as part of the [Housing Element Update](#). [Register here.](#)



Fire Department News

Wildfire Community Preparedness Day - What You Do Matters! Take action on Saturday, May 7, 2022. The threat of wildfire is becoming increasingly prevalent and dangerous, posing greater risks to people and property than ever before. [Prep Day 2022 is the ideal time](#) to focus on what you can do to help protect your personal property.

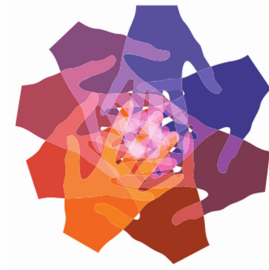


Fire Safe Marin presents "Ember Stomp," the first-ever wildfire prevention festival in Marin County. [This FREE event held on May 28, 2022, 11am– 5pm at the Marin Center Fairgrounds Island](#) will be a celebration of Marin County's groundbreaking community effort to reduce the risk of a catastrophic wildfire. The festival will feature live music,

hands-on activities, awards and entertainment, and lots of great food, inviting all Marin residents to explore ways to keep fire safe.

Diversity, Equity and Inclusion News

The City of Mill Valley commits to act and encourage community action towards eliminating racial disparities, both inside government and in the community. The City Council has identified Diversity, Equity and Inclusion (DEI) initiatives as their top priority, and staff provides updates to the City Council and community on activities in Mill Valley and around Marin County on a regular basis. [Visit our DEI homepage](#) | [Resource Page](#) | [List of Tangible Actions](#).



Arts & Recreation News

Limited Parking this Week at the Mill Valley Community Center - There will be limited parking available at the Mill Valley Community Center this week due to the setup, breakdown and day-of event activities for the [Mill Valley Music Fest](#). Parking will be limited between Wednesday, May 4th and Tuesday, May 10th. [View more information here](#).



Free Blended Learning Shallow Water Lifeguard Certification May 13th-15th - Earn your shallow water lifeguard certification from the American Red Cross blended learning course. Our lifeguard certification courses are designed to ensure that you are properly trained and prepared in the event of a water emergency. [Learn more and register today](#).

Join in the Fun with Our Active Adults (50+) Activity Pass - Mill Valley Recreation's NEW Active Adult Activity Pass includes weekly Social Bridge, Mah Jongg & Nifty Knitters. Passes are currently available at no cost through 2022. [Find out more here!](#)

FREE Events in the Depot Plaza Coming Soon - There's a variety of free events coming up from the [Mill Valley Arts Commission](#) including:

[The Starduster Orchestra in the Plaza](#) - May 15th from 4-6pm

[Silent Disco in the Plaza](#) - May 20th from 6:30pm-8:30pm

[Comedy in the Plaza](#) - June 16th at 6pm.



Sustainability News



We make choices every day that have a big impact on waste. [Here are some easy choices for reusables that you can make every day.](#) It's a good habit!

Civic Engagement - Become an Election Worker

The Marin County Elections Department is always looking for people committed to the democratic process who can serve at a vote center, especially those that can speak Chinese, Spanish, or Vietnamese. Election workers must be able to read and write English. Learn more about how you can join the [County of Marin's Election Worker team.](#)



What Do You Think About MVConnect? Have a Question or Comment? Let Us Know!

We'd love to hear your thoughts about our 2x a month eNewsletter. [Take our quick survey or send us a message here.](#)



We Are Hiring!

Check out the opportunities to join our team! [Learn more](#)

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MVConnect - May 5, 2022

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Heat Map

Email Performance

See how your emails are doing with your audience. [Compare your results to the industry average.](#)

Sent

17249

Open Rate

54.4%

Click Rate

8.4%



Opens

9221

Clicks

1428

Sent

17249

Did Not Open

7716

Bounces

312

Unsubscribed

16

Successful Deliveries

16937

Spam Reports

2

Desktop Open Percentage

92.5%

Mobile Open Percentage

7.5%

Recommendations

Here are some things we think would help this campaign even more.

Social Share

Try sharing your email in a social post to get your message out there to a broader audience. It is a free post that says "I'm here!"

Create a Facebook Lead Ad

People want to connect with you! Start gathering their contact information from Facebook and



Click-Through Distribution

When a contact clicks a link in your email, we'll show you the stats here.

Link

<https://www.cityofmillvalley.org/CivicAlerts.aspx?AID=338>

<https://www.millvalleymusicfest.com/>

<https://enjoymillvalley.com/not-attending-the-mill-valley-music-festival-on-may-7th-heres-what-you-should>

https://visitor.r20.constantcontact.com/manage/optin?v=001a93jXVOCx_J2w5Ff3MaFDktn5RwFfqvWF-PFBEpnPh86m0BvV4FSNaw2Wz2La-GSBuQYc0dCnfjBV1mC8Nw3j8%3D

<https://www.millvalleymusicfest.com/getting-there>

<https://www.millvalleymusicfest.com/faq>

<https://www.millvalleymusicfest.com/artists>

<https://www.millvalleymusicfest.com/activations>

<https://millvalleylibrary.org/943/Zip-Books>

<https://millvalleylibrary.org/649/Computer-Classes>

<https://www.millvalleymusicfest.com/eat>

<https://www.calopps.org/city-of-mill-valley>

<https://www.millvalleyrecreation.org/Calendar.aspx?EID=1502&month=5&year=2022&day=20&calType=0>

<https://ca-millvalley.civicplus.com/CivicAlerts.aspx?AID=332>

<https://www.youtube.com/watch?v=EO2AAgFA-8g>

<https://zerowastemarin.org/reusables/?>

[utm_source=newsletter&utm_medium=email&utm_content=https%3A//zerowastemarin.org/reusables/8](https://zerowastemarin.org/reusables/8utm_source=newsletter&utm_medium=email&utm_content=https%3A//zerowastemarin.org/reusables/8)

<https://www.cityofmillvalley.org/748/Housing-Element-Update>

<https://www.millvalleyrecreation.org/706/Active-Adults-50>

<https://www.millvalleyrecreation.org/Calendar.aspx?EID=1494>

<https://www.ralphandersen.com/wp-content/uploads/2022/04/Brochure-Mill-Valley-City-Manager.pdf>

<https://www.marincounty.org/depts/rv/vote-center-workers/become-an-election-worker>

https://us02web.zoom.us/webinar/register/WN_Hk2kuNX6RECSnKDS9EKUQ

<https://www.millvalleyrecreation.org/288/The-Arts>

<https://www.cityofmillvalley.org/Calendar.aspx?EID=1514&month=5&year=2022&day=28&calType=0>

<https://ca-millvalley.civicplus.com/CivicAlerts.aspx?AID=324>

<https://www.millvalleyrecreation.org/832/Comedy-in-the-Plaza>

Sign-up Forms

Websites & Stores

...

- <https://conta.cc/3yf7CGD>
- <https://www.cityofmillvalley.org/CivicAlerts.aspx?AID=293>
- <https://nextdoor.com/city/feed/516556/>
- <https://www.cityofmillvalley.org/174/Diversity-Equity-Inclusion>
- <https://www.cityofmillvalley.org/922/DEI-Tangible-Actions>
- <https://docs.google.com/forms/d/e/1FAIpQLScchgWQnoilltAeBwXC7h3oSyBMPLhBktSGbILc46XEESK7>
- https://twitter.com/City_of_MV
- <https://www.cityofmillvalley.org/736/DEI-Resources>
- <https://www.facebook.com/cityofmillvalley/>

Total Click-throughs



Send History

History of this email being sent including how many people it was sent to.

Date	Sent Count	Status
Thu, May 5, 2022 3:33 pm PDT	17249	Your email has been successfully sent.

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MILL VALLEY

DIVERSITY, EQUITY AND INCLUSION

Update on Diversity, Equity and Inclusion Initiatives from the City of Mill Valley

April 18, 2022

The City of Mill Valley commits to act and encourage community action towards eliminating racial disparities, both inside government and in the community. The City Council has identified Diversity, Equity and Inclusion (DEI) initiatives as their top priority, and staff provides updates to the City Council and community on activities in Mill Valley and around Marin County on a regular basis.

Planning & Building

- **Housing Element Update** - On March 22, 2022 the City held a Joint Planning Commission/City Council Study Session. City staff presented its recommended approach and list of potential sites for the Housing Element's sites inventory, including land use and rezoning programs. At the meeting, the Planning Commission and City Council supported the overall approach.
- **Hamilton Drive** - Join us on May 3, 2022 in person meeting: Mill Valley Community Center, Cascade Room, 180 Camino Alto starting at 6:30pm. Open house to gather input on preliminary design features, massing and site planning work, including relocation of public parking and restrooms currently located on site.
- **Accessory Dwelling Units (ADU)** - Visit www.ADUmarin.org to learn more about ADUs and Junior ADUs, including inspiring videos, floor plans, City regulations, and calculator tools to estimate costs.
- **Fair Housing Month** - At their meeting on April 18, the City Council will present a Proclamation declaring April as Fair Housing Month in the City of Mill Valley.

Recreation & Arts

Juneteenth Celebration - At their April 6, 2022 meeting, Arts and Recreation Director Sean McGrew gave the Parks and Recreation Commission an update on the upcoming Juneteenth Celebration - 11am-3pm on June 19, 2022.

From the Staff Report: "Mill Valley, in its commitment to Diversity, Equity and Inclusion has decided to host its first Juneteenth Celebration, entitled Freedom Festival. The Freedom Festival is a co-branded event between the City of Mill Valley with the Recreation Department in the lead and Mill Valley Force for Racial Equity & Empowerment (MVFREE). The event will involve a variety of different

entertainment, food options and information booths regarding the City, MV-FREE and other organizations striving to promote a more diverse, equitable and inclusive Mill Valley, and Southern Marin. Currently, the Mill Valley Library is slated to participate, and we anticipate more City departments hosting a booth as well.”

Library

Civic Minded Book Club - This book club focuses on topics such as the current global political climate, the Constitution, inequalities in the political and economic systems, the state of America and its citizens today, and alternatives for our future. On Monday, April 25, 2022 (7-8 pm), join facilitator Sarah Broderick and your neighbors to address the issues as they discuss *How We Go Home: Voices from Indigenous North America* edited by Sara Sinclair. [Learn more and register.](#)

Police

Community engagement - The Police Department continues to meet with community members to further develop a Bias by Proxy policy, discuss current RIPA data, on-going officer training, and a School Resource Officer MOU with Tamalpais High School.

Training

Leading for Equity and Inclusion - Five employees from the City of Mill Valley and Southern Marin Fire District have just completed two sessions in a five-session training to focus on leadership within their respective organizations. The training, “Leading for Equity and Inclusion,” is hosted by [CVNL](#) and designed for non-profit organizations and public agencies to help build capacity and skill for authentic inclusion, identify and dismantle harmful narratives and biased practices rooted in our history. The course will also focus on how to adopt personal leadership skills and style that make space for real belonging and inclusion, and develop a plan of action focused on organization needs.

Other Community Partners

Join the Race Equity Action Plan (REAP) Implementation Team!

The County of Marin is launching the implementation process for the Race Equity Action Plan (REAP). The Plan identifies three focus areas—economic opportunity, housing, and mental health—as key opportunities to advance racial equity in Marin. The REAP Implementation Team will take the lead on accomplishing the plan’s priority actions. The team will include residents, community organizations and government staff. Participants are eligible, based upon request, to receive a stipend of \$50 per meeting for their efforts and contributions to the process. The application period is open from March 22 – April 29, 2022 and [the application can be found here.](#)

Applications are available in English, Spanish and Vietnamese. People of color, individuals that identify as women and/or non-binary, and individuals with disabilities

are strongly encouraged to apply.

Additional Resources:

- [Marin County Race Equity Action Plan](#)
- [Marin County Office of Equity Race Equity Action Plan website](#)
- The County hosted an online Information Session on March 31, 2022 to share more about the Implementation Team and how you can get involved. [View the meeting recording.](#)

Diversity Day at Tam High

Celebrate diversity in our community with student art, music, theater, student club and local business booths, food trucks and DJ at the Tam Student Center. May 1st, 2022, 1-4 pm. More info: <https://www.tamdistrict.org/tamalpais>

Stay Involved, Learn More:

- [Stay up to date on the latest DEI news and events from the City of Mill Valley, and from community partners and agencies across Marin County](#)
- [Join our email list](#)
- **Contact us:** Email us at dei@cityofmillvalley.org.

City of Mill Valley
26 Corte Madera Ave
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Phone: 415-388-4033
Email: dei@cityofmillvalley.org

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Diversity, Equity an...April 2022

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Sent

559

Open Rate

62.9%

Click Rate

4.3%

Opens	347	Clicks	24
Sent	559	Did Not Open	205
Bounces	7	Unsubscribed	0
Successful Deliveries	552	Spam Reports	0
Desktop Open Percentage	95.1%	Mobile Open Percentage	4.9%

Recommendations

Here are some things we think would help this campaign even more.

Social Share

Try sharing your email in a social post to get your message out there to a broader audience. It is a free post that says "I'm here!"

Create a Facebook Lead Ad

People want to connect with you! Start gathering their contact information from Facebook and



Click-Through Distribution

When a contact clicks a link in your email, we'll show you the stats here.

Link	Unique Clicks Distribution	
http://www.adumarin.org/	8	30.8%
https://cvnl.org/	5	19.2%
https://www.tamdistrict.org/tamalpais	4	15.4%
https://www.cityofmillvalley.org/Calendar.aspx?EID=1262&month=4&year=2022&day=12&calType=0	3	11.5%
https://equity.marincounty.org/pages/race-equity-committe	2	7.7%
https://ca-millvalley.civicplus.com/931/Hamilton-Drive	2	7.7%
https://lp.constantcontactpages.com/su/Gq27vQN?source_id=170fec69-fc05-4dc4-a460-10326b09e87a&source_type=em	1	3.8%
https://www.cityofmillvalley.org/748/Housing-Element-Update	1	3.8%
Total Click-throughs	26	100%

Send History

History of this email being sent including how many people it was sent to.

Date	Sent Count	Status
Mon, Apr 18, 2022 1:12 pm PDT	559	Your email has been successfully sent.

Template Name: CoronavirusResponse_PT15731

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May 13, 2022

Housing Advisory Committee Meeting May 17th

May 17, 2022 at 6:30pm via zoom

Join the Housing Advisory Committee on Tuesday, May 17th to review and discuss proposed Housing Programs to include in the Draft Housing Element that will be assembled this summer.



Attend the meeting: [Register in advance](#) to attend the meeting.

As part of the meeting, the Committee members and community will have the opportunity to provide input and discuss the proposed housing programs developed by planning staff that are intended to:

- Build upon the existing Housing Element programs that are still relevant;
- Address the Community's [Housing Needs](#);
- Identify and adequately zone land to accommodate the city's regional housing goal (also known as "RHNA" or regional housing needs allocation);
- Remove barriers and constraints to housing, where possible;
- Affirmatively Further Fair Housing; and
- Incorporate interests from the community

Meeting Materials: [Download Meeting Materials](#) including Agenda; Memo and Attachments. (Note Attachment 2 is a large file).

Project Website/For More Information: www.cityofmillvalley.org/housingelement

Solicitar traducción al español para la reunión del 16 de mayo de 2022

Comuníquese con Danielle Staude 24 horas antes de la reunión para solicitar servicios de traducción: dstaude@cityofmillvalley.org (415) 384-4812.

Looking to Share Your Home?

Be a part of the City's "House Mill Valley" initiative. Work with Covia Foundation to establish a contract and help provide new affordable housing solutions for the local community and workforce!

[Learn more](#)

City of Mill Valley
26 Corte Madera Ave
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Phone: (415) 388-4033



Housing Update



The Housing Element is one of the required chapters (or "elements") of the City's General Plan, and provides a road map to address and plan for the housing needs of our community.

For more information:

cityofmillvalley.org/housingelement

April 28 Online Workshop: Housing Policies and Programs

Join us at 6:30PM via Zoom

The Housing Advisory Committee will host its last online workshop to discuss housing policies and programs that will be considered for the Housing Element Update. A week prior to the event, staff will provide additional details, including the status of implementing the City's existing housing policies and programs.

- [Register in advance for this webinar](#). After registering, you will receive a confirmation email containing information about joining the webinar.

Where We are in the Process

The City hosted a Joint City Council and Planning Commission meeting on March 22, 2022 to discuss city staff's recommended strategy to demonstrate to the State of California that Mill Valley has sufficient land that is adequately zoned to accommodate at least 865 new homes on land within [City limits](#). The "sites analysis and inventory" process is a required component of the Housing Element. At the meeting, decisionmakers supported staff's recommended rezoning strategies and a list of potential sites for the Housing Element's the sites inventory. See the March 22, 2022 meeting on the project website for details.

Staff is now working on draft housing policies and programs based on input received throughout the Housing Element Update process. The environmental review will be kicked off for the project in May, which will accompany the Draft Housing Element document for review by the community and approval by Planning Commission and City Council.

Solicitar traducción al español para la reunión del 28 de abril de 2022

Comuníquese con Danielle Staude 24 horas antes de la reunión para solicitar servicios de traducción: dstaude@cityofmillvalley.org (415) 384-4812.



Save the Date: May 3, 2022 Open House (in person 6:30PM at the Community Center)

An open house will be hosted on May 3rd at the Community Center starting at 6:30pm. At this meeting, community members will have the opportunity to discuss and provide input on various topics of interest, including: relocation of restrooms, parking, massing, circulation and much more!

- [Please register for the event](#) so staff can work to safely accommodate those individuals interested in attending.

Solicitar traducción al español para la reunión del 3 de mayo de 2022

Comuníquese con Danielle Staude 24 horas antes de la reunión para solicitar servicios de traducción: dstaude@cityofmillvalley.org (415) 384-4812.

Looking to Share Your Home?

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[Learn more](#)

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Housing Update: April 2022

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Sent

2924

Open Rate

70%

Click Rate

3.5%

Opens	2014	Clicks	102
Sent	2924	Did Not Open	862
Bounces	48	Unsubscribed	3
Successful Deliveries	2876	Spam Reports	0
Desktop Open Percentage	93.8%	Mobile Open Percentage	6.2%

Recommendations

Here are some things we think would help this campaign even more.

Social Share

Try sharing your email in a social post to get your message out there to a broader audience. It is a free post that says "I'm here!"

Create a Facebook Lead Ad

People want to connect with you! Start gathering their contact information from Facebook and

Click-Through Distribution

When a contact clicks a link in your email, we'll show you the stats here.

Link	Unique Clicks Distribution	
http://www.cityofmillvalley.org/housingelement	31	25.4%
https://us02web.zoom.us/webinar/register/WN_9Y0Ehst4T02Y9avUXOgUIQ	31	25.4%
https://www.cityofmillvalley.org/279/Mill-Valley-City-Limits	23	18.9%
https://www.cityofmillvalley.org/homematch	18	14.8%
https://events.r20.constantcontact.com/register/eventReg?oeidk=a07ej4l8l3v59b613fd&oseq=&c=&ch=	16	13.1%
https://nextdoor.com/city/feed/516556/	2	1.6%
https://twitter.com/City_of_MV	1	0.8%
Total Click-throughs	122	100%

Send History

History of this email being sent including how many people it was sent to.

Date	Sent Count	Status
Sat, Apr 16, 2022 10:00 am PDT	2924	Your email has been successfully sent.

Template Name: BasicNewsletter_PT13966

[Have Feedback?](#)

LOCAL NEWS

Mill Valley refines housing goals to prepare for report



City-owned property at 1 Hamilton Drive in Mill Valley, Calif., on Wednesday, Sept. 15, 2021. The site is under consideration for affordable housing. (Sherry LaVars/Marin Independent Journal)

By **GIUSEPPE RICAPITO** | gricapito@marinij.com |

PUBLISHED: May 19, 2022 at 7:17 p.m. | UPDATED: May 19, 2022 at 7:20 p.m.



Members of a Mill Valley committee gave their blessing this week to a series of programs and strategies they say will be instrumental in the creation of new homes.

The city's housing advisory committee met Tuesday night to discuss the development of a draft housing report that it plans to submit to the state early next year for review.

The city intended to gauge the committee's reception to certain housing strategies to determine whether they will be included in the draft housing element.

The draft will be available for public review this summer. The city plans to draft the strategies into resolutions and pass them alongside the housing element later this year.

Mill Valley is under a state mandate to show it can allow 865 more residences over the next eight years.

The committee has highlighted housing overlay zoning districts as key to the plan. They would allow for development with more residences, less parking and increases in building height on the identified sites. The residences would be developed as smaller and affordable under those revised standards.

"I think the housing advisory committee was supportive of the overlays, which will be adopted with the housing element," Danielle Staude, a city planner, said after the meeting. "In moving forward, sources of funding and streamlining are some new things that are of interest to the committee while working toward monitoring existing housing stock."

The city's goals include protecting and preserving existing housing stock with historic preservation, home maintenance and regulations, which include the "soft story ordinance." The soft story ordinance is a retrofitting ordinance for apartments built on top of structures such as garages, Staude said.

The city also hopes to diversify the housing stock. Officials plan to promote mixed-use zoning in commercial districts, non-traditional housing, micro-apartments, accessory dwelling units and the adaptive reuse of commercial spaces. They also hope to address affordable housing at a proposed development at 1 Hamilton Drive and find new locations for affordable housing.



Mill Valley's housing is 75% single-family residences with an average household size of 2.3 people, according to the city. Officials estimate that 28% of the population lives alone while only 17% of housing is less than two bedrooms.

Housing affordability was also identified as a primary goal, with possible inclusionary requirements on new developments, new fees to support affordable housing, partnerships with outside organizations and potential financial support.

The city's plan includes the adoption of design guidelines and overlay zoning districts to facilitate the development. The city has also sought to remove government restraints to development.

Members of the public signaled their support for more workforce housing.

"If we don't address this issue, our traffic situation is going to get worse. We're going to be really struggling to provide basic services for the community," said Phillip Hinderberger, a representative of the community housing foundation.

City officials noted that workforce housing could not be legally prioritized for people in specific trades, but said the goal of new affordable housing could provide for a wider swath of income levels to live in Mill Valley.

Committee member Matt Franklin called the overlay zones "really exciting." He also noted some of the frustration from the public who felt the city could be more proactive on public outreach.

"I hear some 'show me' in those comments and think that's a fair challenge for all of us," he said.

The city has said it plans to consider banks, offices, hotels and other businesses for new housing, as well as parking lots. Proposed sites include a Comcast building on East Blithedale Avenue, Goodman's Building Supply, the former KFC/Taco Bell restaurant and the Travelodge.

The commercial areas might involve office space conversions, reusing vacant buildings, constructing additional floors on existing buildings or adding new homes on a property. The city reported that 365 parcels of commercial and multi-family-residence zoned lots that are less than a half-acre. There are 50 commercial sites more than half an acre, and most are being used.



The committee also said it would support a building retrofitting plan and a possible

The city has struggled to meet the housing requirements. Councilmember Urban Carmel said the city is “97% built out” and the remaining area is on steep slopes.

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Giuseppe Ricapito



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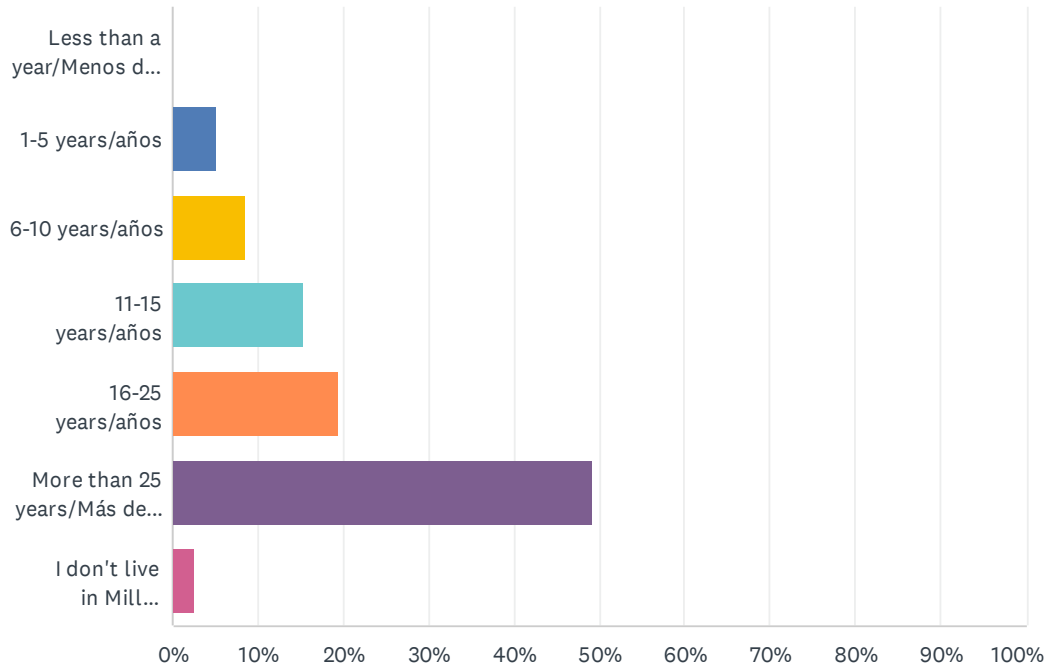


Appendix B:

Online Survey Results

Q1 1. How long have you lived in Mill Valley? (Choose one)¿Cuánto tiempo ha vivido en Mill Valley? (elige uno)

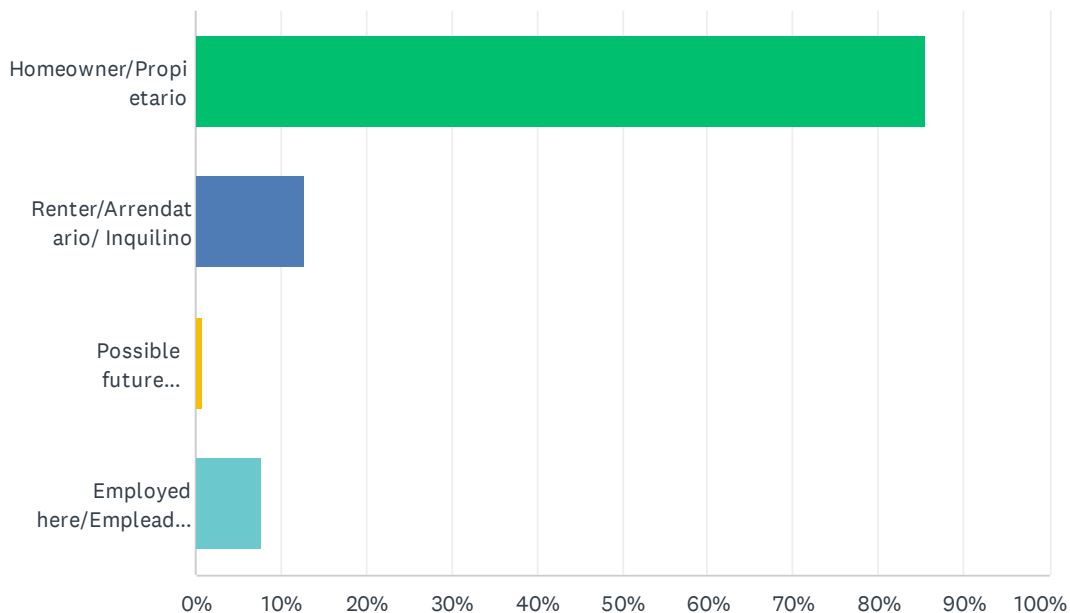
Answered: 118 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than a year/Menos de un año	0.00%	0
1-5 years/años	5.08%	6
6-10 years/años	8.47%	10
11-15 years/años	15.25%	18
16-25 years/años	19.49%	23
More than 25 years/Más de 25 años	49.15%	58
I don't live in Mill Valley/No vivo en Mill Valley	2.54%	3
TOTAL		118

Q2 2. Are you a (Choose all that apply)Es usted (elige todas las que apliquen)

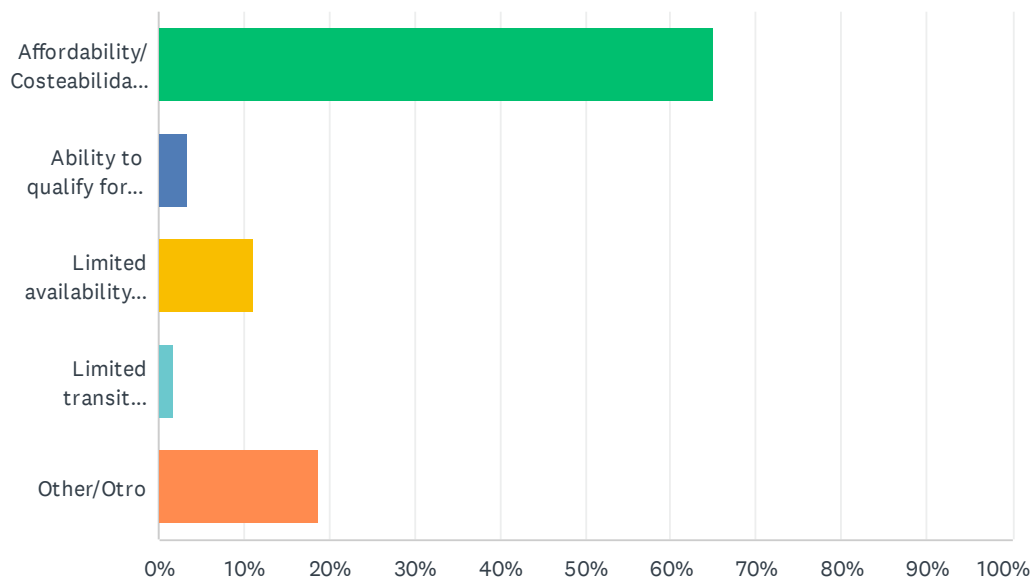
Answered: 118 Skipped: 0



ANSWER CHOICES	RESPONSES	
Homeowner/Propietario	85.59%	101
Renter/Arrendatario/ Inquilino	12.71%	15
Possible future resident/Un posible futuro residente	0.85%	1
Employed here/Empleado aquí	7.63%	9
Total Respondents: 118		

Q3 3. Which of these is the largest barrier to housing here? (Choose one) ¿Cuál de estos es el mayor obstáculo para encontrar vivienda aquí? (elige uno)

Answered: 117 Skipped: 1



ANSWER CHOICES	RESPONSES	
Affordability/ Costeabilidad o Dentro del presupuesto	64.96%	76
Ability to qualify for loans/lease/ Capacidad para calificar para préstamos o arrendamientos/ alquileres	3.42%	4
Limited availability of housing or types of housing/ Vivienda o tipos de vivienda disponibles son limitadas.	11.11%	13
Limited transit opportunities/ Oportunidades de tránsito limitadas	1.71%	2
Other/Otro	18.80%	22
TOTAL		117

#	OTHER/OTRO	DATE
1	Traffic, Safety (Earthquakes, Fire), Limited Water	10/21/2021 8:22 AM
2	The Big Brother mentality of state legislation that creates complexity and pushes unrealistic state mandates.	10/16/2021 3:26 PM
3	This question is ambiguous. What kind of housing? Barriers for who?	10/15/2021 2:37 PM
4	una cultura, propagada por más de 70 años, de actitudes, acciones y políticas excluyentes destinadas a segregar y excluir.	10/15/2021 2:36 PM
5	Don't move to Ca if you can't afford it. Food, gas,taxes and homes are all very expensive.	10/15/2021 2:03 PM
6	Unclear what you mean. People are able to rent apartments, e.g., Shelter Ridge.	10/15/2021 1:54 PM
7	It depends on what you define as "housing". Buying a home is prohibitively expensive for most middle-class people. Renting an apartment or condo may not be, depending on your income	10/15/2021 12:59 PM

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status. It's unfair to ask generally what the "barrier to housing" is without defining what kind of housing and for whom.

8	Drought and fire risk	10/15/2021 12:03 PM
9	Such a silly question. What's a barrier? Whose barrier?	10/15/2021 9:27 AM
10	The free market	10/15/2021 8:15 AM
11	The fact that Mill Valley is 97% built out, Airbnb which rents many ADUs and other cottages which would otherwise be available.	10/14/2021 11:52 PM
12	Traffic & Safety, especially in our neighborhoods	10/14/2021 12:10 PM
13	Lack of available land to build. 85% is owned by the county	10/14/2021 10:48 AM
14	no barriers	10/13/2021 10:20 AM
15	Traffic & safety, especially speedsters cutting through neighborhood streets.	10/13/2021 7:10 AM
16	Too many people wanting to live in too small an area.	10/9/2021 1:00 PM
17	this test is very one sided	10/7/2021 9:15 PM
18	This is an absolutely absurd survey that is baited and bias. Who came up with this? Not appropriate for voters and tax payers to have to chose between theses carefully chosen responses that most likely do not reflect most peoples' opinion.	10/7/2021 7:07 PM
19	We're full, stop trying to add more housing	10/7/2021 6:19 PM
20	Private nonprofit developers are not building the housing types needed most. our needs are not generic.	10/7/2021 5:21 PM
21	Traffic and retaining homeowners insurance	9/29/2021 5:08 PM
22	There are not enough jobs in such a small town of 13,000 to support a high number of families and residences. "Blue collar" jobs have all but disappeared. Many older residents of MV used to be able to live here and support their families as blue collar workers. With the loss of businesses downtown except for restaurants, there is not an industry to sustain increased residence without adding commutes that will need to use fossil fuels. .	9/26/2021 12:51 AM

Q4 For 4A-4G: Please answer the following question for each. Please tell us why. Para 4A-4G: Responda la siguiente pregunta para cada uno y explícanos por qué. Are these goals still relevant given the City's housing needs? If not, what goals would you add or include? ¿Siguen siendo relevantes estos objetivos dadas las necesidades de vivienda de la ciudad? Si no, ¿qué objetivos agregaría o incluiría?

Answered: 27 Skipped: 91

#	RESPONSES	DATE
1	Too many goals, best goal is to preserve Mill Valley Small Town quality	10/21/2021 8:22 AM
2	sorry, this question is unclear, i'm not sure any results would be actionable	10/17/2021 12:50 PM
3	The manipulative state housing goals are less significant than the loss of local control to the state acting as Big Brother to serve the interests of the building, real estate, union, investor special interests. Reinstate local control over growth, land use and housing and restore the power of elected officials to make decisions on behalf of constituents.	10/16/2021 3:26 PM
4	Yes	10/15/2021 9:25 PM
5	Diversified community-more residents of color and income levels	10/15/2021 8:30 PM
6	Wildfires, available water and power shutoff issues. Mill Valley should have FEWER residents, not more.	10/15/2021 6:06 PM
7	Equitable distribution of housing throughout the city.	10/15/2021 2:37 PM
8	Cuales metas / objetivos. que metas ¿Me han perdido? Actúe sobre el racismo propagado por su residencia, su personal y sus funcionarios eléctricos y deje de tratar a los demás como inferiores o como no pertenecientes. Esto requiere acciones. Exigir renuncias, despidos y educación.	10/15/2021 2:36 PM
9	No. More than one priority typically means nothing is a priority. Compromises result in lose-lose situations. Agree on just one goal.	10/15/2021 1:54 PM
10	What goals?	10/15/2021 1:10 PM
11	Many of these questions are poorly worded and too vague.	10/15/2021 12:59 PM
12	Mitigate fire risk, traffic and drought issues first	10/15/2021 12:03 PM
13	No	10/15/2021 11:51 AM
14	Inclusiveness	10/15/2021 9:27 AM
15	If you are referring to the goals listed in 4 A through 4 G, there are far too many goals listed. The City should concentrate on achieving one or two goals.	10/14/2021 11:52 PM
16	There are too many goals such that none are a priority. Made trade offs upfront and not later and Pick 3	10/14/2021 10:48 AM
17	preservation of open space, use of adus and available buildings rather than new building	10/13/2021 10:20 AM
18	There needs to be more focus on sustainable growth, such as using existing housing stock rather than building new.	10/13/2021 7:10 AM
19	Which goals?	10/9/2021 1:00 PM
20	City is completely irresponsible when it comes to housing. There is no water, massive traffic jams, and huge fire risk. Affordable housing is plentiful in San Rafael.	10/7/2021 7:07 PM

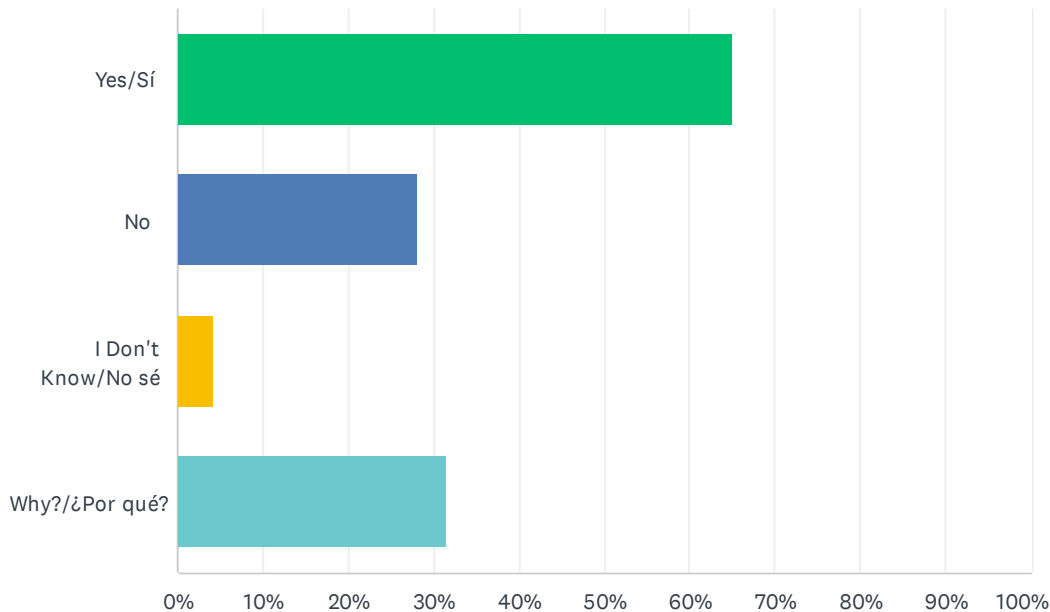
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21	Oppose state control of local planning while fighting for state funding to the city to better address our housing needs.	10/7/2021 5:21 PM
22	I would click the top three in equal order.	10/7/2021 5:16 PM
23	No. Housing cannot be addressed until emergency evacuation and the capacity of our roads and water supply are improved.	10/7/2021 5:10 PM
24	Reduce traffic congestion	9/28/2021 1:08 PM
25	The question presumes that we all are aware of and agree to a definition of the City's housing needs ' "given the housing needs." It would make more sense to frame this as "given what you perceive to be the City's housing needs."	9/28/2021 12:39 PM
26	We should have a goal of preserving the small town character of Mill Valley	9/28/2021 11:42 AM
27	There used to be a rental assistance program. Is that still available? Then not as much housing would have to be built. With climate change, preservation of the environment is paramount, so preserving Hauke Park from any nearby development is just as important. As a renter who would qualify for affordable housing, I would not want to live in housing that evicts the wildlife and facilitates nature loss, especially open space. I also would not want to negatively impact Hauke Park or the wetlands of Richardson Bay. I would rather have development at Miller Avenue to protect the wetlands of Richardson Bay for ALL groups in the future. There are not a lot of jobs in Mill Valley to sustain housing that does not involve commutes, so it also puts more fossil fuels in the environment. Thus, the environment needs to be taken into account as a goal as much as any other goals.	9/26/2021 12:51 AM

Q5 4A. Housing Supply and Diversity Provide opportunities for a range of housing types for residents of varying lifestyles & incomes.

Disponibilidad de viviendas y la diversidad Brindar oportunidades para una variedad de tipos de vivienda y para los residentes con diferentes estilos de vida e ingresos.

Answered: 117 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes/Sí	64.96%	76
No	28.21%	33
I Don't Know/No sé	4.27%	5
Why?/¿Por qué?	31.62%	37
Total Respondents: 117		

#	WHY?/¿POR QUÉ?	DATE
1	Diversity creates a richness to life which has diminished as Mill Valley becomes increasingly affluent	10/26/2021 9:38 PM
2	Was being done and could continue without state co-opting local control.	10/16/2021 3:26 PM
3	Lack of economic and racial diversity is stifling the character and creativity of our town.	10/15/2021 9:09 PM
4	Mill Valley is elitist and homogeneous	10/15/2021 8:30 PM
5	Because we should be a diverse community and people who work in the service industry here should be able to live here	10/15/2021 7:55 PM
6	I want to live in a community that reflects all peoples.	10/15/2021 7:15 PM

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7	Obvious that there is no housing for lower middle class.	10/15/2021 6:04 PM
8	Because it's desperately needed and the right thing to do. Emphasize greater provisions for affordable housing and create provisions for increased density, over 30 du/ac.	10/15/2021 4:13 PM
9	There's a market to determine these prices.	10/15/2021 3:56 PM
10	Diversity	10/15/2021 3:54 PM
11	No vivimos en el Unión Soviética del siglo 20.	10/15/2021 2:36 PM
12	No water any building projects should be put on hold.	10/15/2021 2:03 PM
13	I'd love to live in Beverly Hills, but I wouldn't expect the celebrities & wealthy people to make it affordable just for me. That's just the free market.	10/15/2021 1:54 PM
14	Personal financial gain appears to be the overwhelming drive.	10/15/2021 1:10 PM
15	There is already a range of housing types for varying levels of income. They may not be the levels of income the State or City wants to impose, but there are varying levels. In my opinion it's not the responsibility of governments to ensure anyone can live anywhere they want. This is part of capitalism. I don't expect to be able to live in Malibu, because I know I can't afford it. I don't expect the City of Malibu to build me housing just so I can live there at my income level.	10/15/2021 12:59 PM
16	Because Mill Valley has very little vacant land available. And land values are very high. There will have to be substantial financial subsidies to provide any type of affordable housing. The further relaxing of requirements for multi living units (2nd units might help. MVtraffic is near impossible. More living units = more traffic.	10/15/2021 12:47 PM
17	Let the market operate - no social engineering	10/15/2021 12:19 PM
18	MV is already maxed out for density. Traffic is getting so much worse already and with the threat of evacuations it becomes scary.	10/15/2021 11:50 AM
19	This is two goals - Housing Supply and Diversity. Not a good question.	10/15/2021 9:27 AM
20	Impossible to achieve as this is subject to the supply and demand of the market.	10/14/2021 11:52 PM
21	Please adopt a zero-growth mentality	10/14/2021 10:48 AM
22	Don't take over open space or build high-density in our neighborhoods!	10/13/2021 7:10 AM
23	Mill Valley is limited in multi-family housing. Not everyone can financially maintain or afford a SFH.	10/10/2021 7:03 AM
24	There is not a lot of room to build housing. I think you should repurpose buildings for housing. That will conserve resources and prevent more water hookups.	10/9/2021 2:10 PM
25	We can't accommodate everyone who wants to live here; there is already low and moderate income housing available in MV.	10/9/2021 1:00 PM
26	This may increase diversity in our high income, very white town	10/8/2021 7:17 AM
27	mv does that	10/7/2021 9:15 PM
28	We need micro units for young people and smaller, well designed homes for the active elderly move down market. No one is planning for that.	10/7/2021 5:21 PM
29	The prices in Mill Valley reflect the desirability of living in a a special place close to a major city and there is no way to provide affordable housing without destroying the qualities that make Mill Valley desirable.	10/7/2021 5:10 PM
30	Make sure housing fits with surrounding community environment. Different types of housing for differnt neighborhoods. NOT one size fits all.	9/30/2021 6:49 PM
31	Because it makes a more interesting community and provides resilience	9/29/2021 5:08 PM
32	diversity	9/28/2021 1:55 PM
33	I do not believe that it is the City's responsibility to provide residents of varying lifestyles and incomes housing. My children cannot afford to live in Mill Valley and it is their responsibility to	9/28/2021 12:39 PM

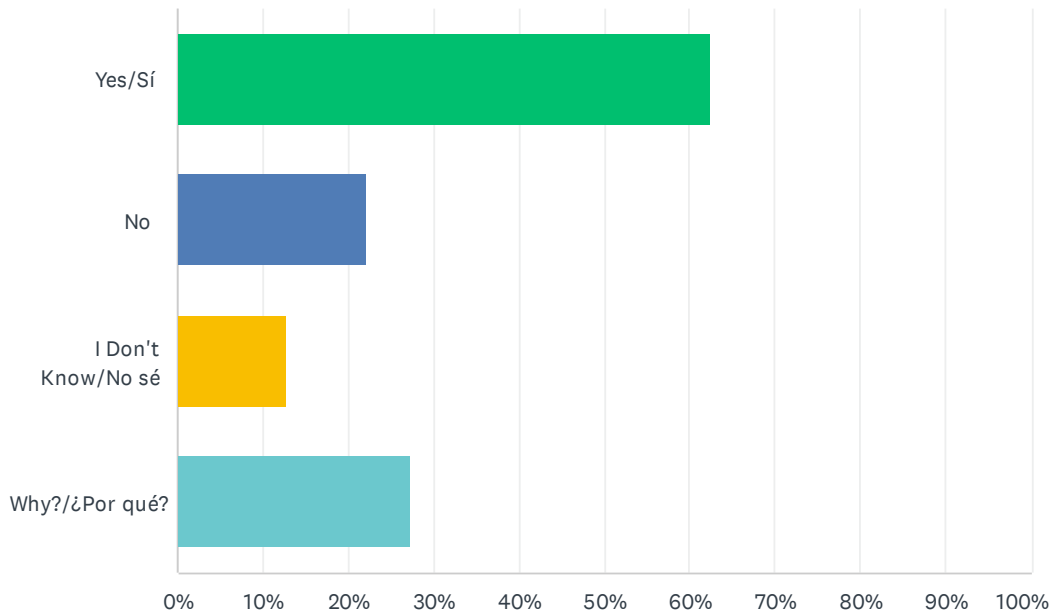
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make decisions about their education and employment that support their living here if they choose to do so.

34	Because workers should live where they work; less traffic	9/28/2021 12:20 PM
35	Would like people working in the city to be able to live with a reasonable commute	9/28/2021 11:45 AM
36	I think rental assistance would provide for this without new development in such a small area. Without an industry to support jobs, a small town of 13,000 does not have the capability to generate a lot of new housing.	9/26/2021 12:51 AM
37	Housing for all income people has been provided by Mill Valley since the 1980's. There are many low income housing opportunities in MV.	9/24/2021 7:17 PM

Q6 4B. Equal Housing and Special Needs Promote equal housing opportunities for all residents, including special needs populations.
Vivienda equitativa y necesidades especiales Promover la igualdad de oportunidades de vivienda para todos los residentes incluyendo las poblaciones con necesidades especiales.

Answered: 117 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes/Sí	62.39%	73
No	22.22%	26
I Don't Know/No sé	12.82%	15
Why?/¿Por qué?	27.35%	32
Total Respondents: 117		

#	WHY?/¿POR QUÉ?	DATE
1	Mill Valley has a track record of tackling this goal, without the need for state mandates.	10/16/2021 3:26 PM
2	Diversity enriches our community.	10/15/2021 9:09 PM
3	Equity and inclusion	10/15/2021 8:30 PM
4	People with special needs require homes too	10/15/2021 7:55 PM
5	Everyone should have the ability to live where they want.	10/15/2021 7:15 PM
6	The lipservice paid to BLM is a joke. This city is white and extremely NIMBY when it comes to minorities. I wish we had more diversity but we don't, won't and can't.	10/15/2021 6:06 PM
7	we need more housing for the mentally ill	10/15/2021 6:04 PM

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8	Because the need is not matched by opportunity.	10/15/2021 4:13 PM
9	¿Cómo harás esto? Esto, en sí mismo, es discriminatorio. ¿No ayudará a perpetuar su arraigada cultura de racismo y segregación?	10/15/2021 2:36 PM
10	Why ask the state of Ca has mandated it.	10/15/2021 2:03 PM
11	I would assume that the city should be trying to prevent any sort of discrimination. Not sure why this needs to be a goal.	10/15/2021 1:54 PM
12	Rich white people appear to be driven to be richer white people. So sad.	10/15/2021 1:10 PM
13	This question is poorly worded. Equal housing "opportunities" is too vague to give an opinion on. Everyone has the same "opportunity" to rent an apartment, provided there aren't discriminatory practices happening. If the question is should the City prevent discrimination based on race, special needs, etc. then yes. If the question is that "opportunity" has to do with financial ability or affordability, I'm not so sure. I can't buy a house in Atherton, because I can't afford it. Does that mean I don't have the same "opportunity" to be housed there? Is it the City of Atherton's responsibility to make sure I can afford to? I don't think so.	10/15/2021 12:59 PM
14	You can promote the concept but the market demand and realities make opportunities rare for any but high income	10/15/2021 12:47 PM
15	question should have been for all wannabe residents	10/15/2021 12:19 PM
16	This is two goals - Equal Housing and Special Needs are separate issues. Not a good question.	10/15/2021 9:27 AM
17	There is already existing housing opportunities for those with special needs at Pickleweed.	10/14/2021 11:52 PM
18	Unclear how you ensure this. Rent subsidies for qualified people?	10/14/2021 10:48 AM
19	This seems like a basic tenet of a city government.	10/10/2021 7:03 AM
20	Build more ramps and access to housing that exists.	10/9/2021 2:10 PM
21	Yes, if the housing can be located in areas that are undeveloped and not in areas that will negatively impact people who have worked very hard to live here and pay a great deal to maintain the lifestyle they chose.	10/9/2021 1:00 PM
22	Both 4A and 4B require adding to the existing housing stock in a way that promotes a more diverse community (low income and special needs)	10/8/2021 7:17 AM
23	mv does that	10/7/2021 9:15 PM
24	Because it's the right thing to do	10/7/2021 5:21 PM
25	Our sidewalks are not contiguous, are blocked by power poles and are not maintained. E Blithedale is totally inaccessible to ADA disabled citizens.	10/7/2021 5:10 PM
26	Make sure special needs residents have easy access to transportation	9/30/2021 6:49 PM
27	I don't understand what you are trying to get at with this question.	9/29/2021 5:08 PM
28	diversity	9/28/2021 1:55 PM
29	This question does not define "special needs populations," making it impossible to answer. Does this mean those who are physically and/or mentally and/or psychologically disabled? Or, does it mean those who are refugees and have suffered significant trauma? I have many questions about how this population is defined for this specific question, and don't believe that all who potentially can be defined as "special needs" should be provided "equal housing."	9/28/2021 12:39 PM
30	wording unclear	9/28/2021 12:20 PM
31	I have not witnessed anyone denied housing for anything other than financial means. Rental assistance would help with this. I have always seen individuals with disabilities in the community, especially wheelchairs on the paths, and have been very proud of MV's inclusiveness in this regard. As a person who has physical limitations and who has neighbors with disabilities who are also renters with no outside areas to walk in and live in the Hauke Park neighborhood, we need to access the parking lot to drive to the park. Walking is not an option all the time due to my physical limitation and is never an option for two of my neighbors	9/26/2021 12:51 AM

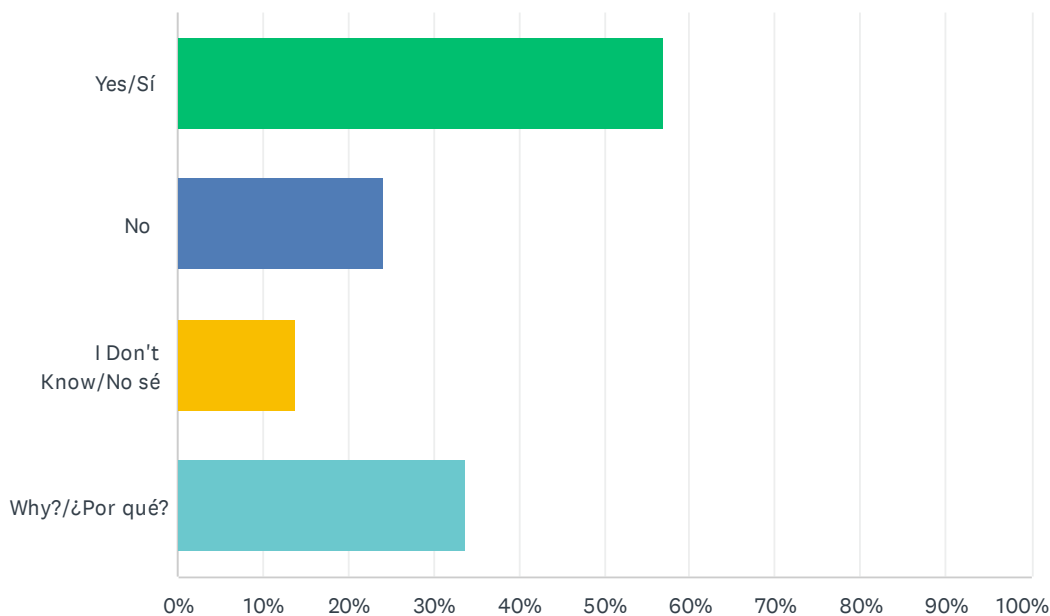
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with disabilities. They can, however, drive to the park to walk on the flat trail or sit at Hauke park to get outside. I see older people who also cannot walk the hill to get to Hauke Park, but drive there to get the exercise offered by the flat trail. Taking out the parking lot at Hauke Park will severely impede our ability to have any outdoor activity or enjoy ANY outdoors or the positive mental health components of being in nature, something which has been integral, especially during Covid. To take the parking lot that is now flat and directly across from the park will SEVERELY IMPACT those with physical limitations and disabilities who use the park. I wonder if there is a legal consequence of this if we are impacted as a group?

32	To my knowledge, there are at least 3 housing projects available to special needs populations in MV. There may be more available that I don't know about.	9/24/2021 7:17 PM
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Q7 4C. Address Governmental Constraints Address governmental requirements and processes related to the maintenance, improvement and development of housing while maintaining community character. **Abordar las limitaciones gubernamentales** Abordar los requisitos y procesos gubernamentales relacionados con el mantenimiento, la mejora y el desarrollo de viviendas y mantener el carácter comunitario.

Answered: 116 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes/Sí	56.90%	66
No	24.14%	28
I Don't Know/No sé	13.79%	16
Why?/¿Por qué?	33.62%	39
Total Respondents: 116		

#	WHY?/¿POR QUÉ?	DATE
1	It is unfortunate that the State is imposing density and development requirements such as they are.	10/18/2021 9:17 AM
2	"while maintaining community character" is key to this question	10/17/2021 12:50 PM
3	I'd like to see cities throughout the state combine efforts to legally challenge the new laws.	10/16/2021 3:26 PM
4	Community character means different things to different people. To the extent possible home appearance/ design should be up to the individual—but we should encourage smaller, affordable and multi-unit housing.	10/15/2021 9:09 PM

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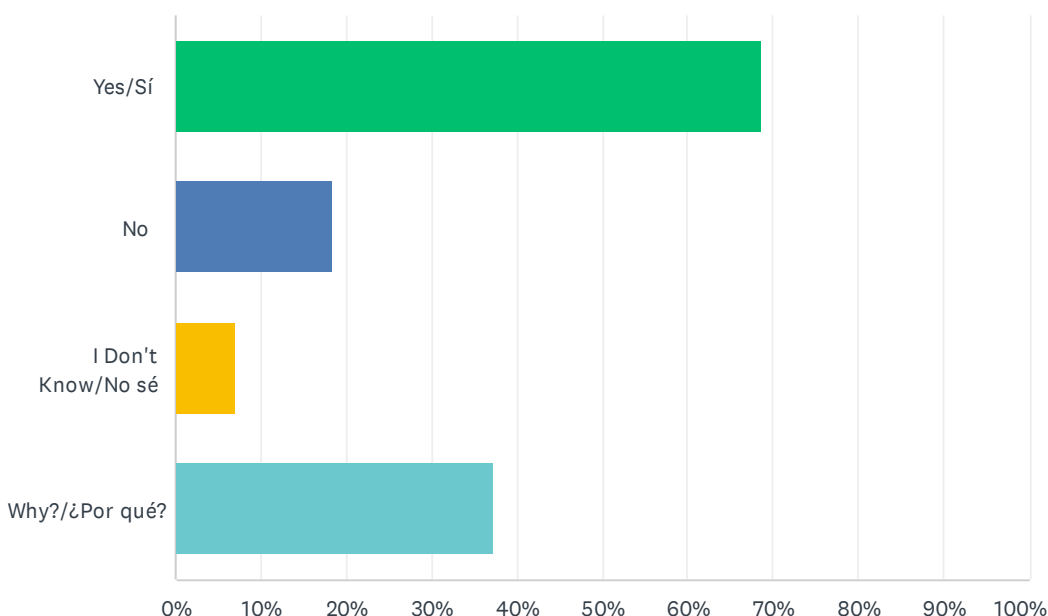
5	Get with the present times old edicts must be re-evaluated	10/15/2021 8:30 PM
6	"Maintaining community character" is usually just code for "keep this rich and white"	10/15/2021 7:55 PM
7	To a point but when it's cost prohibitive, that's challenging.	10/15/2021 7:15 PM
8	This is a racist policy. "Maintaining community character" is the same as the "Southern Strategy" or "States' Rights" policies. Racist. That said, I do not trust our local government to be free of influence and extreme cronyism when it comes to housing development projects. Corruption rules the day.	10/15/2021 6:06 PM
9	deal with it - stupid community character - what character is left? Bunch of rich people - no more artists	10/15/2021 6:04 PM
10	Good design is of much greater importance than "community character" which too often becomes the wedge tool/shield used by NIMBYs. Strong clear design guidelines can help communities create quality environments.	10/15/2021 4:13 PM
11	We should resist outside mandates for housing as they don't know the character or dynamics of Mill Valley.	10/15/2021 3:56 PM
12	A veces, se requiere actuar para desafiar los requisitos y los procesos. Esto también define el "carácter de una comunidad", al igual que esconderse detrás de una artimaña que puede justificarse como necesaria para mantener el carácter de la comunidad. ¿Cuáles son las sanciones por impugnar legalmente mandatos que destruyen el "carácter comunitario"?	10/15/2021 2:36 PM
13	Community character very important.	10/15/2021 2:03 PM
14	Not sure why this needs to be a goal. I would assume that you want to minimize beaurcracy	10/15/2021 1:54 PM
15	Maintaining the community character of overwhelmingly white rich people is a problem.	10/15/2021 1:10 PM
16	I don't even know what this is referring to. If it's about red-tape, yes, always good to reduce red-tape. Not sure what it's about though.	10/15/2021 12:59 PM
17	Is there a question here? What do you mean by "address?"	10/15/2021 12:47 PM
18	I don't know what qualifies as "community character"	10/15/2021 12:44 PM
19	the federal government does not know best, one size does not fit all	10/15/2021 12:19 PM
20	What does "Address" mean? Not a good question.	10/15/2021 9:27 AM
21	I am not sure I agree with the consequences of taking local zoning away from the city and mandating high density housing, since it will lead to more congestion, gridlock and safety concerns.	10/14/2021 11:52 PM
22	Why?	10/14/2021 10:48 AM
23	The government, especially at a non-local level, has a long history of damaging community character, so I am not confident they can balance.	10/13/2021 7:10 AM
24	The City of Mill Valley is infamous in the Bay Area for being the most difficult to work with. Most of this seems driven by NIMBY-ism than protection of community character (there are plenty of 5k sq ft homes that have no character but the wealthy get a pass in Mill Valley),	10/10/2021 7:03 AM
25	Don't construct big block type buildings that destroy the character of a neighborhood.	10/9/2021 2:10 PM
26	Not sure what this means. People who already live in an area should have the most input and say in additional housing and where it is placed.	10/9/2021 1:00 PM
27	Seems to say we want to make changes but keep things the same. If we are successful with the first two goals the Community Character will necessarily change. Perhaps the goal should include the concept of managing that change	10/8/2021 7:17 AM
28	I am not in favor of using "maintaining community character" as a criteria for efforts related to housing because it is a way to maintain the status quo. If we are going to address our housing crisis, the character of our communities must change.	10/7/2021 7:07 PM
29	The constraints are not governmental, they are economic	10/7/2021 5:21 PM
30	It isn't just about the house or apartment, it is also about traffic, parking, water supply, and	10/7/2021 5:10 PM

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	congestion.	
31	Government requirements are not realistic considering land layout (twisting mountain roads) and water shortage	9/30/2021 6:49 PM
32	Addressing the requirements and processes does not always mean accepting them. There have been a multitude of government dictates and suggestions around this issue and I believe that Mill Valley should do everything in their power to preserve the character of this town and trying their best to walk that fine line.	9/29/2021 5:08 PM
33	The NIMBY shit has got to stop	9/28/2021 4:32 PM
34	safe and legal	9/28/2021 1:55 PM
35	What does this question mean? Does it mean to actually follow governmental requirements and processes? If so, why ask the question? The alternative would be to disregard governmental requirements and processes. If to "address" governmental requirements the meaning is to amend or change these in order to develop housing I would need to know what the proposed amendments or changes are? The question presumes that more housing will be developed without a discussion of whether or not we want more housing. Perhaps the question is intended to ask - "Since we are going to develop more housing, is it important to maintain community character?" I really don't know what you're asking. Are you suggesting that complying with governmental requirements and processes is incompatible with maintaining community character and developing more housing?	9/28/2021 12:39 PM
36	zoning	9/28/2021 12:20 PM
37	California's housing crisis is partly the result of our environmental consciousness, and we need to find a better middle ground between building and maintaining the places we love.	9/28/2021 11:45 AM
38	Protecting Richardson Bay and Hauke Park ecosystem is of preeminent importance and a community value held for decades. The "flood zone" that supposedly impeded consideration of Miller Avenue needs to be re-evaluated because that is the best spot to preserve Richardson Bay and provide housing. It also allows for a better architectural aesthetic.	9/26/2021 12:51 AM
39	Most low income units are a part of market rate housing and are maintained by the same employees.	9/24/2021 7:17 PM

Q8 4D. Housing and Neighborhood Quality Maintain and enhance the quality and affordability of existing housing and ensure new development is compatible with Mill Valley's small-town character and many environmental, community, neighborhood and scenic attributes. *Calidad de vivienda y vecindario* Mantener y mejorar la calidad y asequibilidad de las viviendas existentes y garantizar que el nuevo desarrollo sea compatible con el carácter de pueblo pequeño de la ciudad de Mill Valley y de muchos de sus atributos ambientales, comunitarios y de sus paisajes.

Answered: 115 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes/Sí	68.70%	79
No	18.26%	21
I Don't Know/No sé	6.96%	8
Why?/¿Por qué?	37.39%	43
Total Respondents: 115		

#	WHY?/¿POR QUÉ?	DATE
1	"compatible with Mill Valley's small-town character" is key to this question	10/17/2021 12:50 PM
2	Small town character has a hint of parochialism—prefer artistic character, what I associate with the Mill Valley I grew up in	10/15/2021 9:09 PM
3	let's face it. these practices of maintaining MV's "small town character" and hiding behind supposed environmental protections are really just thinly veiled ways to uphold systemically	10/15/2021 8:52 PM

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exclusionary and racist attitudes. enough already.

4	I feel that this this idea of “compatibility” with a small town character serves NIMBYism. I am interested in changing the character of mill valley from a small town elite white community to a small time diverse community with much more varied housing options.	10/15/2021 8:52 PM
5	Mill Valleys small town character equates to supremacist. We need new, colorful and cultural businesses to help attract residents of color as well	10/15/2021 8:30 PM
6	Yes to the environmentally sustainable and having green space, no to maintaining a bland rich privileged character	10/15/2021 7:55 PM
7	Again, to a point. This shouldn't mean we don't allow affordable housing or low income senior housing.	10/15/2021 7:15 PM
8	"Small-town character" is a code word for "Whites Only". That said, the proposed 4-story behemoth proposed for Hamilton Dr. is a joke -- that will make the city look like a bad joke when it comes down to "charm". The city will be sued and during discovery all of the Brown-Act-Violating emails with developers will be found.	10/15/2021 6:06 PM
9	oh stop it - that's all NIMBY	10/15/2021 6:04 PM
10	Environmental, community, neighborhood and scenic attributes are best protected by creating opportunities for higher density residential/mixed use developments. The upgrade of Miller Avenue was a major missed opportunity to allow for higher density and greater allowances for increased height. Stop promoting the continuing prejudice against positive change! and the antiquated notion of “Small town” (read exclusive and restricted to SFD expensive homes)	10/15/2021 4:13 PM
11	We can't mandate affordability, there is a market for that.	10/15/2021 3:56 PM
12	Basta on las políticas e iniciativas que hacen imposible que los no ricos vivan aquí modestamente. la hipocresía de esta iniciativa, teniendo esto en cuenta, es inquietante	10/15/2021 2:36 PM
13	Small town character, beauty, and spread out throughout the town.	10/15/2021 2:03 PM
14	Yes for existing housing stock, but typically not the case for new development as it is counter with small town character, environmental sustainability, open space scenic, etc.	10/15/2021 1:54 PM
15	Maintain affordability? This needs to be achieved before it can be maintained.	10/15/2021 1:10 PM
16	Again, this question is mashing together a lot of ideas that don't necessarily go together. Neighborhood quality and small-town character aren't always in-line with affordability. Neither is scenic and environmental preservation. Affordability often translates to density, which often is at odds with small-town character and environmental concerns. So it's not a fair question the way it's worded.	10/15/2021 12:59 PM
17	How exactly does City government maintain and enhance the quality and affordability of private property. Sorry but all these questions seem “pie in the sky”	10/15/2021 12:47 PM
18	This sounds worded to be used as an excuse for not allowing new housing.	10/15/2021 12:44 PM
19	I agree that we need to maintain and enhance affordability and quality of existing housing. New development should meet the need we have for housing those who work here and should be designed well to fit into the landscape. Allowing the internal dividing of underutilized homes to create two condos would maintain each neighborhood's look and feel while utilizing the housing we have.	10/15/2021 12:44 PM
20	4 story affordable housing in Hauke Park is wrong - out of scale and character	10/15/2021 12:19 PM
21	Mill Valley has very little room for development that keeps quality of life same	10/15/2021 12:03 PM
22	Yes, but new housing should not be built in open space areas or impact or remove existing facilities such as parking for parks when vacant buildings on major transit lines could be converted to residential units.	10/14/2021 11:52 PM
23	This is the primary objective in the General Plan which should be more respected	10/14/2021 10:48 AM
24	This is the most important goal. Mill Valley is precious.	10/13/2021 7:10 AM
25	This is phrased interestingly. It captures why so little development happens in Mill Valley outside the top 0.1% upgrading their homes. “Small-town character” is not in conflict with	10/10/2021 7:03 AM

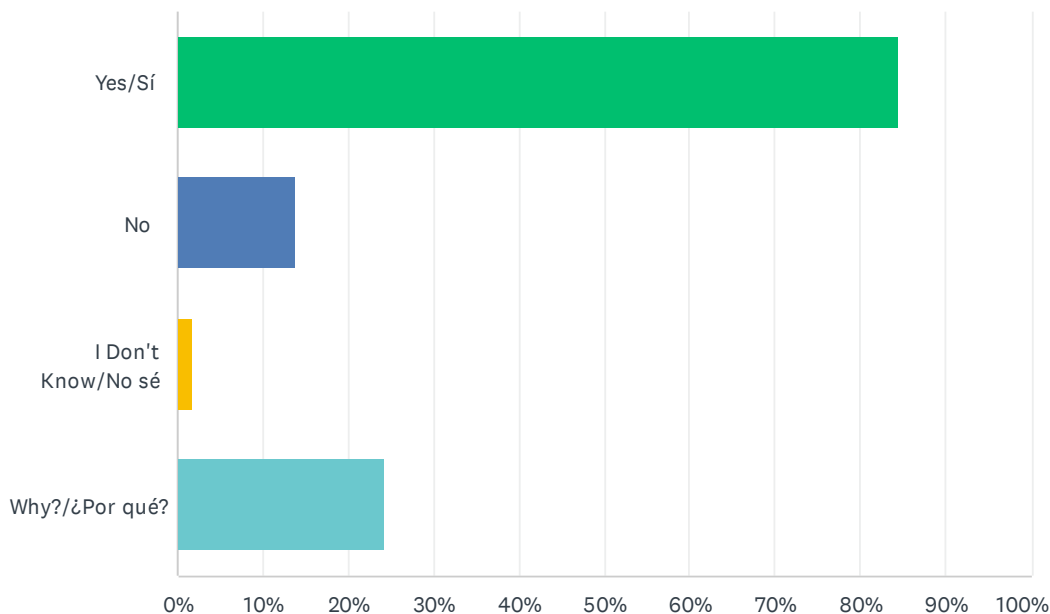
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affordability but it has been implemented that way.

26	There are ways to create housing without changing the character of a neighborhood.	10/9/2021 2:10 PM
27	I do not see that there is any attempt to restrict new housing that is not compatible with Mill Valley's "small-town character". In fact the very opposite is occurring both in the erection of huge houses that are out of place in this community as well as the attempts to place multiple-unit housing in areas that cannot support it.	10/9/2021 1:00 PM
28	Good goal. Adding comparable affordable housing (low density, good design) will be costly for the city	10/8/2021 7:17 AM
29	I am less concerned with how new housing looks than whether there IS any. It is a struggle to live here as a renter /single parent/nonprofit employee.	10/7/2021 7:14 PM
30	See above "compatible with Mill Valley's small town character" is code language for doing nothing significant.	10/7/2021 7:07 PM
31	How do you define quality? This sounds like code for not "letting in" people who are not multi-millionaires. Extremely weary of the "not in my backyard" mentality of residents. They claim to want diversity but we just get more & more homogeneous every day. I've worked in this community for 30 years and the attitude, whiteness and wealth has already upended the small town character, environment and "community."	10/7/2021 5:44 PM
32	Because it's the goose that lays the golden eggs and maintains our taxable base	10/7/2021 5:21 PM
33	Single family houses are being converted to Air B&Bs and multi units with related parking problems, congestion, and loss of privacy.	10/7/2021 5:10 PM
34	Very important. Look into "Missing Middle" style housing currently being suggested in other cities	9/30/2021 6:49 PM
35	Because that is the way to do it - also, maybe make sure that developers are really offering many more affordable options and not just doing the least they need to do. And stop approving projects like throckmorton village which took away 6 affordable rentals and turned the building into \$1+ million condos with one semi-affordable for purchase unit. Illogical.	9/29/2021 5:08 PM
36	The NIMBY shit has got to stop	9/28/2021 4:32 PM
37	keep what's good	9/28/2021 1:55 PM
38	This presumes that we want continued development in Mill Valley so the question by its nature avoids the discussion, however if new development is to be imposed on the current community regardless of our wishes then I would want to retain Mill Valley's small-town character and many environmental, community, neighborhood and scenic attributes.	9/28/2021 12:39 PM
39	maintain coherence of character	9/28/2021 12:20 PM
40	Too much car-centric building loses the small-town charm, I think building for mixed use walkable areas would keep that nicer.	9/28/2021 11:45 AM
41	I do not think the current Hamilton development that is so close to Richardson Bay wetlands is in accordance with value of environmental stewardship that has always been embraced by generations of MV residents, who worked hard to ensure that open space was left available for the wildlife in the area and to offset the pollution generated by San Francisco. With climate change already furthering nature loss, there is no reason to facilitate it further by developing so close to Richardson Bay and Hauke park. The environment is the most primary value that needs to be adhered to in searching for new development. Hamilton is not the location to be in harmony with the environmental values of this community. Miller Avenue is the better location to preserve Hauke Park and Richardson Bay wetlands.	9/26/2021 12:51 AM
42	So far, but requiring a large project in a congested neighborhood is no way to enhance quality for anyone.	9/24/2021 7:17 PM
43	Need to drill down on character to understand what that means in this context	9/24/2021 5:54 PM

Q9 4E. Community and Government Collaboration Coordinate with citizens, community groups, and agencies to address housing needs. Colaboración entre la comunidad y el gobierno Coordinar con los ciudadanos, los grupos comunitarios y las agencias para abordar las necesidades de vivienda.

Answered: 115 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes/Sí	84.35%	97
No	13.91%	16
I Don't Know/No sé	1.74%	2
Why?/¿Por qué?	24.35%	28
Total Respondents: 115		

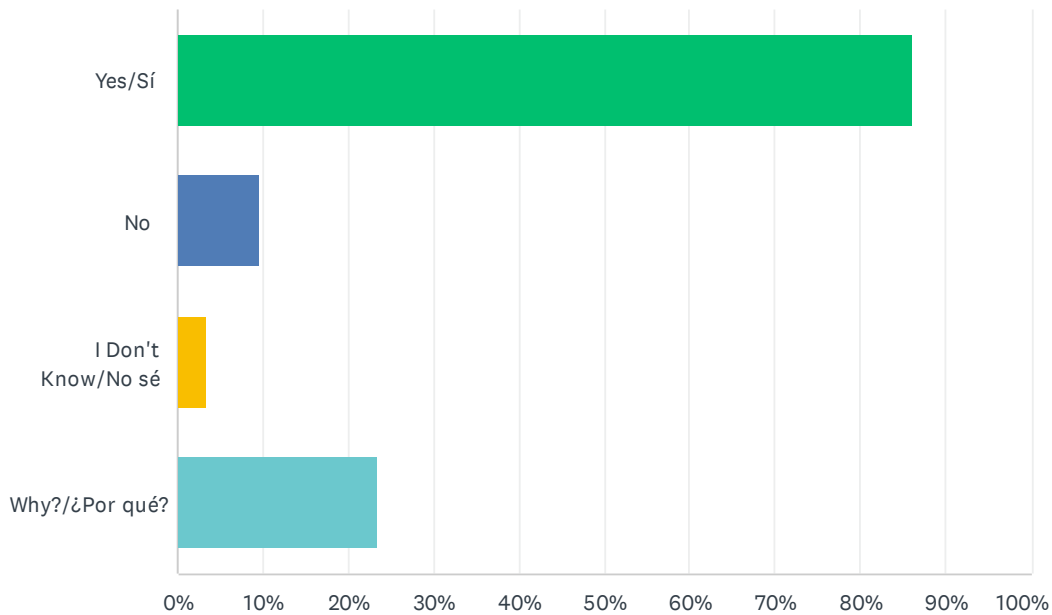
#	WHY?/¿POR QUÉ?	DATE
1	There is so much resistance to change in our community, collaborative action is the only way we'll get anything done.	10/15/2021 9:09 PM
2	To try to get a more diverse perspective of what is needed. Talk to residents that live in affordable housing.	10/15/2021 8:30 PM
3	People should have a say in their community, but not solely to keep other people out (e.g. "Save Hauke Park" there are valid concerns, but it is largely a NIMBY effort)	10/15/2021 7:55 PM
4	Very important to hear from the people this affects.	10/15/2021 7:15 PM
5	The city doesn't care about community input, at all.	10/15/2021 6:06 PM
6	Yes but without bending to those who can't embrace change.	10/15/2021 4:13 PM

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7	1. acabar con los proyectos e iniciativas favoritos de los políticos que se mudan 2. dejar de descargar el costo de los servicios básicos a la comunidad. 3. deja de monetizar todo lo hecho aquí. Al fondo de esto son millones dedicados a departamentos / salarios / beneficios abultados de empleados mayores	10/15/2021 2:36 PM
8	Yes for residents most impacted. Unclear whether non-local groups should be involved as they may have their own priorities and don't have the proper context	10/15/2021 1:54 PM
9	Citizens, yes.	10/15/2021 1:10 PM
10	Government should always coordinate with citizens before implementing actions that impact the community.	10/15/2021 12:59 PM
11	"Addressing" housing needs is a useless phrase.	10/15/2021 12:47 PM
12	Yes, but please include those in existing communities who are concerned about building high density projects which will impact parking , congestion and traffic.	10/14/2021 11:52 PM
13	Reach out to neighborhood associations and be wary of political groups	10/14/2021 10:48 AM
14	The current Mill Valley City Council has earned a poor reputation, especially in regards to collaborating closely with its residents. Please avoid external agencies & political groups who have their own agendas that don't align with the interests of Mill Valley residents.	10/13/2021 7:10 AM
15	Only the "haves" have time to participate, so this is always biased.	10/10/2021 7:03 AM
16	It is crucial you give voice and attention to the neighborhoods	10/9/2021 2:10 PM
17	Absolutely, since very little of this has occurred.	10/9/2021 1:00 PM
18	Important to build consensus. Housing, especially low income housing, can be divisive. Large, very visible projects change neighborhoods. Outreach and coordination is critical to successful development	10/8/2021 7:17 AM
19	Too much NIMBYism. Less consultations with wealthy homeowners who try to prevent any new housing would be better.	10/7/2021 7:14 PM
20	Because the Mill Valley City Council is now more insular and aloof than it's ever been. Constantly marketing is not the same as actually listening	10/7/2021 5:21 PM
21	Most input into the process comes from advocates for higher density, multi family accommodations, and backyard units.	10/7/2021 5:10 PM
22	Make sure citizens are given ADEQUATE NOTICE so they can respond to information made available	9/30/2021 6:49 PM
23	Duh.	9/29/2021 5:08 PM
24	creating community	9/28/2021 1:55 PM
25	The coordination with citizens must not be confined to those who want density, but must include the often intimidated portion of the community which does not want to increase development but is fearful of being accused of elitism.	9/28/2021 12:39 PM
26	public involvement, committent	9/28/2021 12:20 PM
27	I don't think this is being fulfilled as the neighborhood is not being heard that is being directly impacted by the Hamilton proposal, nor is the environmental group that seeks to protect Richardson Bay and the park. As an individual who has seen the wildlife in the very neighborhood DIMINISH greatly over the last 12 years (I rarely see deer anymore), I know any development in Hamilton will simply further the loss of wildlife. I do not believe the council is listening or coordinating at all with the very neighborhood that will be most impacted and that already has affordable housing, already has emergency buildings, already has the water treatment plant, already has the PG&E substation in its neighborhood. In fact, it is doing the exact opposite, while letting high-income neighborhoods like Boyle Park continue to be NIMBY champions by using their tennis courts as an excuse to deny affordable housing.	9/26/2021 12:51 AM
28	The city council completely overrode the citizens wishes in the Hauke Park project. This is not governance, it is my way or the highway.	9/24/2021 7:17 PM

Q10 4F. Sustainability and Energy Efficiency
 Promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources.
 Sostenibilidad y Eficiencia energética
 Promover una saludable y sostenible Mill Valley a través del apoyo de viviendas nuevas y existentes que minimizan la dependencia de los recursos naturales.

Answered: 115 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes/Sí	86.09%	99
No	9.57%	11
I Don't Know/No sé	3.48%	4
Why?/¿Por qué?	23.48%	27
Total Respondents: 115		

#	WHY?/¿POR QUÉ?	DATE
1	A lot of houses with underutilized space is here. It's waste.	10/15/2021 8:30 PM
2	Climate change is increasing pressures on resources we should use them wisely	10/15/2021 7:55 PM
3	Affordable housing and sustainability are antithetical in the short term, which is all the developers care about. If the city does a good job, any development will be LEED Platinum. Anything less will make us a laughingstock of insider cronyism.	10/15/2021 6:06 PM
4	Yes, but sustainable also means a future with greater housing choice for a more diverse population.	10/15/2021 4:13 PM

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5	We don't have the resources for greater population density.	10/15/2021 3:56 PM
6	Also keeping land and parks for the children of Mill Valley. No development near city parks!	10/15/2021 2:03 PM
7	This is the way of the world.	10/15/2021 1:10 PM
8	Give us some examples of how you minimize reliance on natural resources? Build new homes with no heat or running water?	10/15/2021 12:47 PM
9	We would need better public transit for me to believe this is a genuine goal of MV	10/15/2021 12:44 PM
10	let the market decide	10/15/2021 12:19 PM
11	I favor converting vacant building on major transit lines, such as Miller Avenue, for affordable housing.	10/14/2021 11:52 PM
12	We are running out of water and new building materials are too expensive	10/14/2021 10:48 AM
13	Our open space & scarce resources must be preserved. Please leverage existing housing stock such as encouraging more ADUs, which has less environmental and safety impact.	10/13/2021 7:10 AM
14	Let's start with not allowing mega-mansions for a family of 4, which end up wasting energy, material, and land.	10/10/2021 7:03 AM
15	We are in a horrible drought and climate change is already here. Don't ignore that. And preserve the open spaces and marshland	10/9/2021 2:10 PM
16	I'm all for conserving our precious natural resources but absolutely not in favor of new housing which will inevitably increase the depletion of our natural resources.	10/9/2021 1:00 PM
17	We all are more and more focused on sustainability. This could be more strongly worded given the drought and climate emergency	10/8/2021 7:17 AM
18	because it's the only way to save the planet	10/7/2021 5:21 PM
19	The City spends a fortune developing great General Plans addressing climate change, non-motorized transportation, sea level rise, etc., but then totally ignores the plans when they are inconvenient.	10/7/2021 5:10 PM
20	Avoid new water hook ups. We are in a serious drought. Petition state government to take our drought into consideration with regards to the number of housing units they expect us to produce.	9/30/2021 6:49 PM
21	Walk the walk for goodness sake. Stop issuing new building permits because we are in a dire drought and water is a natural resource. No new water meters!!! Also, by allowing unbridled development and expansion, especially in the hills, the city is contributing to the problems which are associated on so many levels with our wildfire risks.	9/29/2021 5:08 PM
22	duh	9/28/2021 1:55 PM
23	This question assumes new development without having that discussion first. The support of existing housing should include mechanisms for the community to avoid reliance on natural resources.	9/28/2021 12:39 PM
24	climate change	9/28/2021 12:20 PM
25	Again, making more walkable neighborhoods, building some amount up instead of out, so we don't have to get into a car for everything.	9/28/2021 11:45 AM
26	In a drought, there should be no new water hookups. To develop housing that requires at least hookups for 40 families is ridiculous. Climate change is real and so is the drought, so no new hookups should not occur until after CA is out of the drought. Also, to promote sustainability would mean to not build new housing, but utilize existing housing. That would mean rental assistance programs. It would also mean that no housing should be built if there is no industry to support it. Other than restaurants, schools, and a few grocery stores, there is not enough work to justify building high-density housing. In addition, the Hamilton proposal is too close to the sensitive Richardson Bay wetland area and Hauke Park and therefore does not uphold environmental principles. It will also disrupt the solar panel field and impinge on this strategy of energy efficiency. A "healthy and sustainable" Mill Valley means the preservaton of Hauke Park and Richardson Bay, not the facilitation of its diminishment, which is what the Hamilton Proposal does. Will residents of this proposal adhere to zero waste principles since they will	9/26/2021 12:51 AM

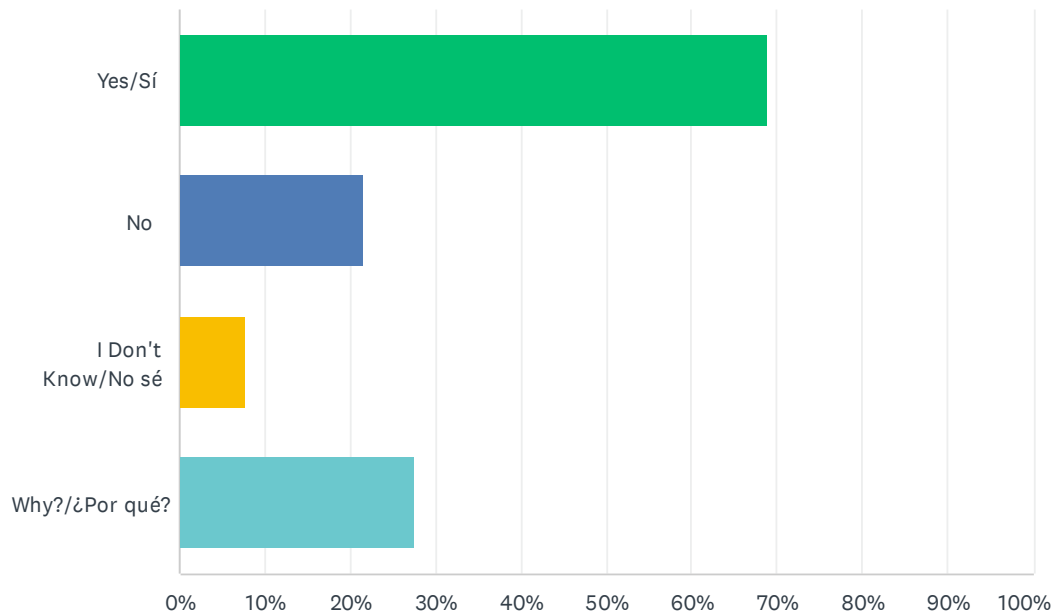
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live so close to a sensitive wildlife habitat area? As of now, there is no trash in Hauke Park or on the trail? If this changes, how will Mill Valley handle it? Will citations be issued for damaging sensitive wildlife habitats or harming wildlife itself ? Since residents of a proposed Hamilton development will be participating in nature loss, will they offset this and the impact to wildlife in some way? Since these potential residents will be commuting out of Mill Valley to obtain more affordable clothing, cheaper food, & other goods (Costco, Smart & Final, etc.), & thus commuting more and using increased fossil fuels, will the residents commit to offsetting their increased fossil fuel use and emissions in the neighborhood? The Hauke Park neighborhood, with its concentration of more POC than other area of MV is already subject to greater pollution from gas emissions since it is so close to the highway, as well as noise pollution, and greater susceptibility to wildfire because of the PG&E substation. Why is this single neighborhood and its higher concentration of POC subjected to all of these unhealthy emissions, noise pollution, and susceptibility to wildfire, water treatment spills, etc?

27	Are you kidding? You are maximizing reliance on natural resources to please ABAG which has no idea of or care for the lack of water resources.	9/24/2021 7:17 PM
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Q11 4G.Housing Affordability Enhance housing affordability so that modest income households can join and remain an integral part of the Mill Valley community. **Costeabilidad de la vivienda** Mejorar la asequibilidad de la vivienda para que los hogares de ingresos moderados puedan unirse y seguir siendo una parte íntegra de la comunidad de la ciudad de Mill Valley.

Answered: 116 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes/Sí	68.97%	80
No	21.55%	25
I Don't Know/No sé	7.76%	9
Why?/¿Por qué?	27.59%	32
Total Respondents: 116		

#	WHY?/¿POR QUÉ?	DATE
1	The focus should be on equalizing income, fair taxation, income distribution.	10/16/2021 3:26 PM
2	Crucial to community vitality	10/15/2021 9:09 PM
3	People with varying economic income should be living as neighbors. Regular homes should be affordable so that families can integrate and "keep up with the Jones"	10/15/2021 8:30 PM
4	Mill Valley could choose to lead on equality, but right now Marin is wildly unequal and one of the least diverse places one can live in. That needs to change.	10/15/2021 7:55 PM
5	Mill Valley is an extremely expensive locale, with real estate prices DOUBLING over the past	10/15/2021 6:06 PM

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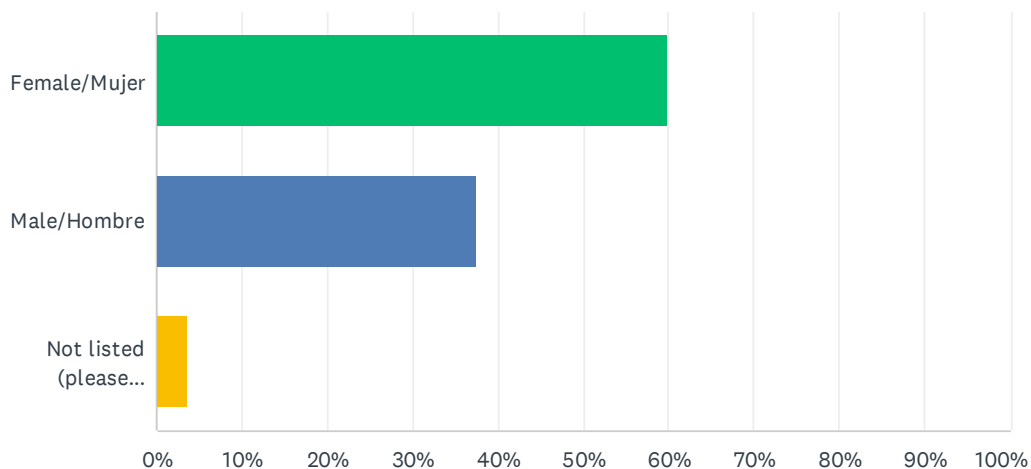
	10 years. It is not reasonable that a modest income family can continue to live here.	
6	Yes and including low and very low income affordability levels.	10/15/2021 4:13 PM
7	Respondí a algunos de los problemas problemáticos, aunque fundamentales, que destruyen la "asequibilidad" en las preguntas anteriores.	10/15/2021 2:36 PM
8	Right now you have all the low income housing in one area how is that an integral part of Mill Valley?	10/15/2021 2:03 PM
9	People live here because it's not like most of the Bay Area, e.g., San Rafael, Oakland, San Jose	10/15/2021 1:54 PM
10	Richer people are replacing rich people.	10/15/2021 1:10 PM
11	This is a loaded question and one that can't simply be answered Yes or No. I think this is the disingenuous part of the affordable housing debate. It's either you're for it or against it. I am for some measures towards it, but not at any cost. It has to be balanced with the needs of the community and neighborhoods, open space and environment. There's a reason Mill Valley and Marin at large isn't as dense as the East and South Bay. It's because people protected land from development. That's also what's made it a desirable place to live for so many. If we wanted to make more housing so any income level could afford to live here we could build all over Horse Hill right? But people won't accept that. So it's not as easy as Yes or No.	10/15/2021 12:59 PM
12	Let's "enhance" affordability! Definitely! Just tell me how? If we have a depression stuff will get cheaper I guess	10/15/2021 12:47 PM
13	maintain the scale and character of Mill Valley	10/15/2021 12:19 PM
14	Still can't afford to shop in Mill Valley	10/15/2021 12:03 PM
15	How is affordability defined?	10/15/2021 9:27 AM
16	Please sell the golf course for market rate housing so that the city can use those funds to buy parcels on Miller Avenue and convert existing buildings to residential housing, preferably owner occupied for moderate income households.	10/14/2021 11:52 PM
17	It's not the government's job to ensure affordability. Just allow the market to work.	10/13/2021 7:10 AM
18	This is the most vital part of the plan. Mill Valley is terrifyingly lacking in community diversity, partially by historical design but now by biased policies.	10/10/2021 7:03 AM
19	Don't put all the affordable housing in one place. Integrate it through the city.	10/9/2021 2:10 PM
20	If built in available land areas that can support the traffic, parking, water, sewer, electricity and other necessary resources.	10/9/2021 1:00 PM
21	affordability is mentioned a lot in these goals. That's ok. It's worth repeating. We have added a lot of affordable housing in the outer neighborhoods near the freeway. If modest income families are ever to become an integral part of the community we need to add affordable units in the central neighborhoods too.	10/8/2021 7:17 AM
22	Extremely important.	10/7/2021 7:14 PM
23	Yes, yes, a thousand times yes. We will soon have no firefighters, teachers, tradespeople in our community. It is heartbreaking.	10/7/2021 5:44 PM
24	Only if it's funded by the same state agencies that are threatening the city's sovereignty	10/7/2021 5:21 PM
25	There is no way to accomplish this without destroying the wonder of Mill Valley. More density destroys everything that makes Mill Valley Mill Valley.	10/7/2021 5:10 PM
26	Spread affordable housing throughout the city of Mill Valley. Don't cluster all the low income housing in one neighborhood. That is not integration.	9/30/2021 6:49 PM
27	Because it makes the community more interesting and resilient	9/29/2021 5:08 PM
28	We need to define "modest income households" before answering this question, otherwise you are pulling for impressions rather than well-considered answers. What are we talking about?	9/28/2021 12:39 PM
29	prices are stratospheric. huge gap between modest homes and mega-mansions/compoundss	9/28/2021 12:20 PM

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30	Teachers, healthcare workers, grocery store clerks should be able to live within a reasonable commute, ideally in town if they desire.	9/28/2021 11:45 AM
31	What happened to the rental assistance program that MV once had? To develop in a town of 13,000 is asking a lot of a very small community. Rental assistance would be direct funding to help close the gap, especially for those of us who struggle to rent here already. Affordable housing doesn't help us, unless it is earmarked that long-time renters of the community will be given space in affordable housing.	9/26/2021 12:51 AM
32	Do you mean rental or ownership? There is currently no way to provide ownership of low income housing unless MV goes back to the 20% affordability rules for development of market rate housing which once existed in MV.	9/24/2021 7:17 PM

Q12 5. What is your gender? ¿Cuál es su género?

Answered: 112 Skipped: 6

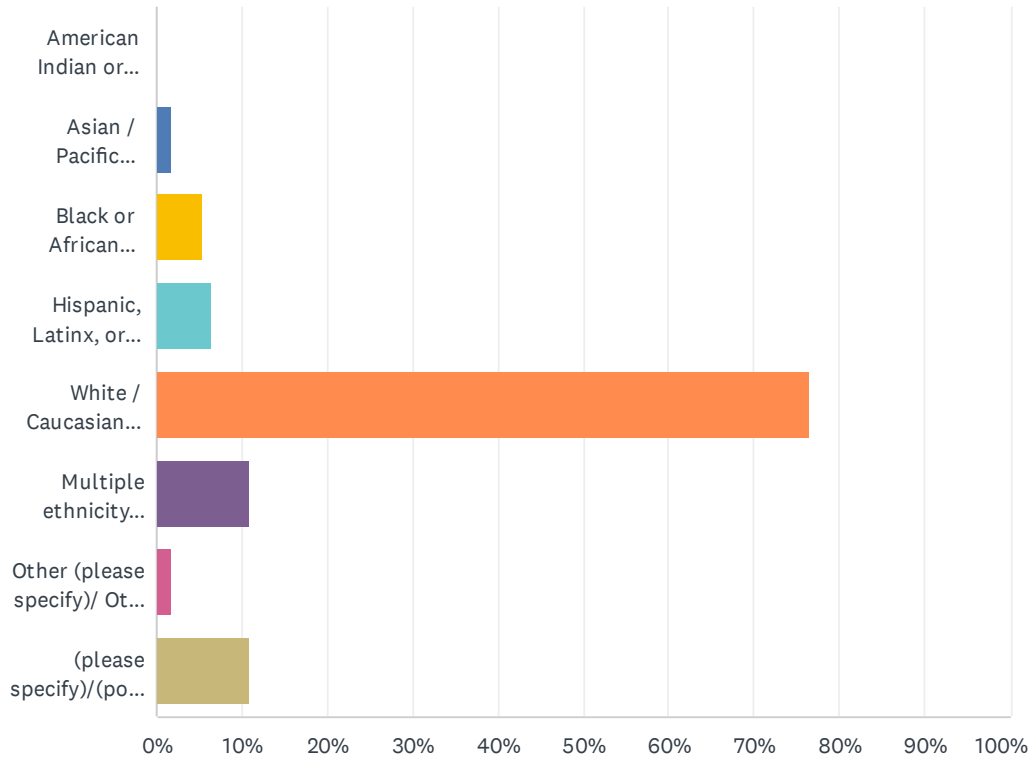


ANSWER CHOICES	RESPONSES	
Female/Mujer	59.82%	67
Male/Hombre	37.50%	42
Not listed (please specify)/Otro (escribir aquí)	3.57%	4
Total Respondents: 112		

#	NOT LISTED (PLEASE SPECIFY)/OTRO (ESCRIBIR AQUÍ)	DATE
1	n/a	10/15/2021 1:10 PM
2	Noyb	10/15/2021 1:09 PM
3	Why do you want to know this?	10/15/2021 12:47 PM
4	Prefer not to answer	9/26/2021 12:51 AM

Q13 6. Which race/ethnicity best describes you? ¿Qué raza/etnia lo describe mejor?

Answered: 111 Skipped: 7



ANSWER CHOICES		RESPONSES	
American Indian or Alaskan Native/Indio americana (o)(x) o nativa (o)(x) de Alaska		0.00%	0
Asian / Pacific Islander/Asiática (o)(x) o de las islas del pacífico		1.80%	2
Black or African American/Negra (o) (x) o afroamericana (o) (x)		5.41%	6
Hispanic, Latinx, or descendant of Latin American or Hispanic countries/Hispana (o)(x), latina (o)(x) o descendientes de países latinoamericanos o hispanos		6.31%	7
White / Caucasian /Blanca (o) (x) o caucásica (o) (x)		76.58%	85
Multiple ethnicity (please specify)/ Múltiples etnias (por favor especifique)		10.81%	12
Other (please specify)/ Otro (por favor especifique)		1.80%	2
(please specify)/(por favor especifique)		10.81%	12
Total Respondents: 111			

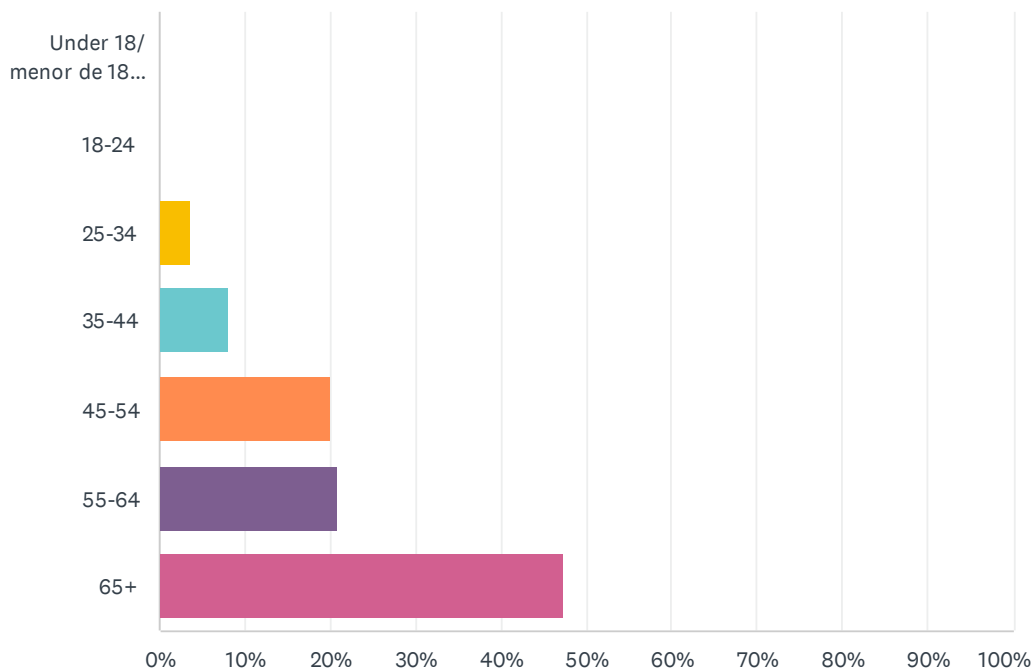
#	(PLEASE SPECIFY)/(POR FAVOR ESPECIFIQUE)	DATE
1	White, obviously. Like 99% of the rest of the city.	10/15/2021 6:06 PM
2	Why ask this?	10/15/2021 4:13 PM

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3	I decline to state.	10/15/2021 2:37 PM
4	magyar ugric and ashkenaz	10/15/2021 1:23 PM
5	n/a	10/15/2021 1:10 PM
6	Noyb	10/15/2021 1:09 PM
7	Latino, French, German and Irish immigrant forbears	10/15/2021 12:47 PM
8	prefer not to say - has no bearing on my opinions	10/15/2021 12:04 PM
9	Decline to state	10/15/2021 11:51 AM
10	Jewish/Chinese	10/15/2021 8:15 AM
11	How do you define Race? Ethnicity? Please read up on how this question worked for the census this year.	10/7/2021 5:44 PM
12	Of mixed race, Hispanic and Italian, born into foster care system	9/26/2021 12:51 AM

Q14 7. What is your age?¿Cuál es su edad?

Answered: 110 Skipped: 8



ANSWER CHOICES	RESPONSES	
Under 18/ menor de 18 años	0.00%	0
18-24	0.00%	0
25-34	3.64%	4
35-44	8.18%	9
45-54	20.00%	22
55-64	20.91%	23
65+	47.27%	52
TOTAL		110

Q15 8. Please describe housing opportunities or policies you would like the City to explore as part of the Housing Element Update. Describa las oportunidades de vivienda o las políticas que le gustaría que la Ciudad explorara como parte de la Actualización del Elemento de Vivienda.

Answered: 90 Skipped: 28

#	RESPONSES	DATE
1	I'd like the city to focus on opportunities for people who work in Mill Valley to be able to purchase a home as well as have more rental options that would enable them to save for home ownership	10/26/2021 9:38 PM
2	We need to keep density down, consider that we are in an earthquake zone, have limited water and environmental dangers (floods, fire). More ADU's not more large construction in dense areas.	10/21/2021 8:22 AM
3	An affordable assistance policy is important but resist the notion that those that can not afford to live here are victims of discrimination or oppression. Many of us did not come from wealthy families but did work very hard over many years to be able to buy in to MV. We sacrificed a lot to get to where we are and resent the tone of those that claim it is white privilege.	10/18/2021 9:17 AM
4	A Co-housing settlement.	10/16/2021 5:59 PM
5	Not to allow proliferation of building until the City has the infrastructure - water, roads, schools, sewage - to support it. Not to change existing affordable neighborhoods into mega houses no longer affordable to most of the population.	10/16/2021 5:19 PM
6	Explore where there are "for certain", not pipe-dream, possibilities that will comply with the Top-Down mandate.	10/16/2021 5:07 PM
7	At the same time the city must work to fulfill the requirements of the new laws, I would like to see and work with others who want legal push-back against the laws.	10/16/2021 3:26 PM
8	Much more affordable housing, not market rate housing.	10/15/2021 9:54 PM
9	Maintain small town character. Don't allow a bunch of modern houses to spring up in historic neighborhoods - like downtown. Keep open space open. Stop allowing people to cram ADU's on small lots. These are often not used as low cost rentals but short-term rentals that do nothing to solve housing issues and widen the wealth gap. Build more bike paths and SLP's - make the town more walkable. Mostly, understand that housing in Mill Valley will never be big enough or cheap enough to meet the demand and that's just the reality. So please don't ruin what we have by trying to make it something that it simple can not be.	10/15/2021 9:54 PM
10	community land trusts	10/15/2021 9:44 PM
11	Lower income options for family	10/15/2021 9:25 PM
12	I would like to see affordable housing built and established immediately. The wait for this in Mill Valley has been far too long.	10/15/2021 9:18 PM
13	More affordable housing development. Reduce amount of properties zoned single family residential to allow development and conversion to 2 - 4 unit homes. Encourage second story residential above commercial properties.	10/15/2021 9:09 PM
14	create affordable housing that attracts diversity and allows for our teachers, civil servants and domestic workers to live nearby. provide adequate public transportation for others who may not choose to live here but work here. that alone is a major step towards environmental protection and HUMAN SUSTAINABILITY.	10/15/2021 8:52 PM
15	We need a variety of affordable housing options throughout our town. All residents should expect to be touched by this and welcome these opportunities rather than try to "protect" their own interests.	10/15/2021 8:52 PM

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16	Housing that is affordable integrated throughout ALL of Mill Valley. Break away from housing complexes that clump all in need together. Single family homes interspersed throughout the community make for belonging instead of othering and highlighting those with lesser incomes.	10/15/2021 8:30 PM
17	Allow more density with smaller units near transit	10/15/2021 7:55 PM
18	Higher density housing, lower-income housing, affordable for someone moving out of public housing.	10/15/2021 7:55 PM
19	Senior, affordable	10/15/2021 7:15 PM
20	Take over the miller ave abandoned project.	10/15/2021 6:06 PM
21	housing for teachers	10/15/2021 6:04 PM
22	Higher density is critical for affordability. Limiting vehicles per household to deal with traffic concerns.	10/15/2021 4:17 PM
23	Create new zoning allowances for greater density 30-45 du/ac. Create new height allowances to 65' to allow 4 firs over retail with guidelines for massing, design and context.	10/15/2021 4:13 PM
24	I am very very disappointed in public officials who don't fight to protect current residents rights and quality of life. Major stupidity like Jerry brown's law that traffic is not a mitigating factor regarding housing. So when a disaster strikes no one can escape or emergency vehicles enter.CEQA a farce ignored by lawmakers. Local control gone courtesy of our politicians.Tax money used for socialism.65%plus of this counties tax revenue used for health and human services, now homeless are the new sacred cows give them everything so they multiply.Racism used a tool to pass ridiculous sb09 and sb10. Since the 1960's anyone any color could buy a home here. Blacks actually like living together as do many other ethnic groups.Really sad politicians are ruining this state and driving good people out with abag and MTC dictating destructive policy even though not empowered by electorate.In 1989 Richmond bridge opened 3rd lane in one week. Mtc took 5years and its wartime on bottom and top is bike lane with thousands of cars in Richmond stopped each morning trying to cross.	10/15/2021 4:06 PM
25	I'd support housing support for critical members of our community to live in Mill Valley, such as teachers, police, and fire fighters.	10/15/2021 3:56 PM
26	Mixed use in fill housing near transit	10/15/2021 3:54 PM
27	Build affordable housing on city owned site. Promote market rate multi-unit development along Miller venue.	10/15/2021 3:12 PM
28	Opportunities for all people different incomes and ethnicities	10/15/2021 3:05 PM
29	Distribution of new housing throughout the city.	10/15/2021 2:37 PM
30	I would like to see more creative exploration into Miller Avenue as it is close to transit & amenities, and needs revitalization. The geologic surveys should be updated. You could also just build on top of existing structures, which would benefit those businesses. Come on, Urban, please stop making excuses. You could also sell land and more heavily tax \$5M+ homes to generate funds for affordable housing solutions, e.g., subsidizing rents, encouraging more granny units.	10/15/2021 1:54 PM
31	I want to live in a town with people in it. That means more housing, smaller and closer together. And, fewer large houses. (Even if they have separate in-law units in back. We all know that rich people rarely actually rent these out, why would they want to bother?) Need to balance the tax revenue generated by these expensive properties with a vibrant community.	10/15/2021 1:41 PM
32	Truly affordable apartments, tiny homes, anything anyone can think of - lots of them please and thank you.	10/15/2021 1:10 PM
33	Develop affordable housing	10/15/2021 1:07 PM
34	I'd like to see some effort put behind creative ways to develop small-scale housing in more varied locations around the City. The goal being less-density and more integration with the community. Also looking into un-used buildings and other existing structures that may provide better opportunities than building new structures. Miller Avenue seems like a logical place to start as well for developing near transit and retail.	10/15/2021 12:59 PM
35	I like the idea of the large apartment building that is to be built north of the police station in the	10/15/2021 12:52 PM

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	large parking lot.	
36	Identify all the vacant parcels in Mill Valley, and under utilized parcels. Identify those owned by City or County or business or non profit. Contact owners to determine if they might sell or redevelop the properties or add extra housing units if possible. Do same for private vacant or under utilized properties.	10/15/2021 12:47 PM
37	More non-single family housing needed	10/15/2021 12:44 PM
38	Policies and ordinances that support Community Land Trusts, and policies that support a variety of ways to provide more equitable and affordable housing	10/15/2021 12:44 PM
39	I strongly believe we as a community need to support affordable housing in Mill Valley, specifically the identified acreage near Hauke Park and the Public Service buildings.	10/15/2021 12:41 PM
40	The City should fight moronic one size fits all edicts from Washington DC.	10/15/2021 12:19 PM
41	With the limited available space, I don't see a clear way to build affordable housing. I hope the proposal to build on Hamilton will work.	10/15/2021 12:15 PM
42	Convert large houses to multi-family dwellings	10/15/2021 12:15 PM
43	Streamline and reduce the cost of permitting and approval for all developments within the city limits. Stop making special compensation for moderate housing to not adhere to set backs and parking requirements which ultimately destroy the small town atmosphere. Create low interest loan programs for city workers, teachers, fire fighters and police that work in Mill Valley.	10/15/2021 12:13 PM
44	Convert buildings that are already built. No new water hook ups.	10/15/2021 12:03 PM
45	Keep it as is	10/15/2021 11:51 AM
46	Building affordable housing next to the freeway so it doesn't impact the look and feel of MV and its environs.	10/15/2021 11:50 AM
47	Why doesn't Mill Avenue have much housing?	10/15/2021 9:27 AM
48	I'm writing as a board member of Mt. Tam Community Land Trust and member of MVFREE's Housing Justice Group. Community Land Trusts (CLTs) are flexible ways of addressing the housing crisis here in our context of Mill Valley. Supporting them with specific language in the next Housing Element cycle will help advance fair housing, meet future RHNA goals, and address racial equity in a number of ways. Among some opportunities the city can help with are: A community option to purchase multi-family units when they hit the market, as currently done in San Francisco. Donations of surplus land the City might not be able to utilize for bigger projects, but perfect for smaller projects. Tax exemptions for CLTs as currently done in Austin, TX. The list is extensive and has room for creativity. We look forward to providing more specifics in the near future.	10/15/2021 8:15 AM
49	Please do not take open space which is serving a purpose, such as the parking lot at Hauke Park and building high density housing. Please consider selling city owned parcels to raise funds for affordable housing which can be built on Miller Avenue which is on a transit line close to shops and services.	10/14/2021 11:52 PM
50	Please incorporate more of the guidelines listed on page 53 of https://www.cityofmillvalley.org/DocumentCenter/View/570/Design-Guidelines-and-Development-Standards-PDF?bidId=	10/14/2021 10:48 AM
51	preservation of recreation and safety, meaningful input from community and actions that adhere to community input - solutions that provide low density, quality housing that is appropriate for area.	10/13/2021 10:20 AM
52	Low-density, inclusive housing integrated throughout Mill Valley, such as subsidized ADUs. Housing initiatives must be shared by all of Mill Valley, not just the East side (like East Palo Alto). Please don't give up on revitalizing Miller and put in more mixed use building.	10/13/2021 7:10 AM
53	Repurposed housing. Buy existing buildings and subdivide into units.	10/9/2021 2:10 PM
54	I would like to see an end to housing plans that are guaranteed to disrupt and downgrade the quality of life of an already stressed community. I would like to see studies on the impact of increased population density in MV on water, traffic, air pollution, classroom size, utilities, fire	10/9/2021 1:00 PM

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threats, noise pollution (yes, it's a thing), etc. Where are the studies on all these important elements?

55	Increasing water resources	10/9/2021 9:37 AM
56	Promote ADUs. Promote high density housing in locations that will minimize use of cars.	10/8/2021 10:05 AM
57	Glad you are including maintaining small town character. Specifically, no units larger than 4 units should be built anywhere in the city. Large complexes completely go against the feel and character of the city. Multiple smaller units are more in keeping with the feel of the small town, integrates lower income people better into communities, and are more desirable for those who inhabit them	10/8/2021 8:44 AM
58	Mixed use in the downtown area. Low density, scattered site development for affordable housing- more expensive but fits with 4D above. Focus on development along transit lines (Miller Ave, Blithdale). Add affordable housing in ALL Neighborhoods	10/8/2021 7:17 AM
59	keep small town feel and keep traffic down.	10/7/2021 9:15 PM
60	I think the city should focus on many small groups of public housing to best integrate people in the community and not put the burden on any one community. This will help those in public housing feel more a part instead of all walled off in one big building.	10/7/2021 8:27 PM
61	Any and all. Anything to create more housing Ng units that are affordable so that I can stay here without spending 50% of my annual salary. I am desperate to stay here because I have 2 kids in the school district.	10/7/2021 7:14 PM
62	Do not take away parks and open space. Not everyone should be able to wherever they want - I wish I could live in Beverly Hills but hey- understand I can't afford it so I live elsewhere.	10/7/2021 7:07 PM
63	I strongly support projects to build on city-owned land like One Hamilton. I believe the city must be relentless in adding new housing, primarily affordable housing, to address the lack of racial diversity in our population and the lack of affordable housing for low and middle income people.	10/7/2021 7:07 PM
64	more multi family development and significant affordable development. This town relies on "character" as an excuse to slow or stop needed housing, when our character is the nature and people that live here (or will)!	10/7/2021 7:05 PM
65	Preserve character, limit crowding. Stop aggressive developers. Stop huge mc mansions.	10/7/2021 6:19 PM
66	The market is absolutely disgusting. MV residents are liberal until it involves actually welcoming diversity, including income diversity. My kids will never be able to live here, nor will their teachers and all the people who work for the community daily. Glad we were able to buy a home long, long ago as we could never have afforded one now. We do not plan to retire here though - - we no longer recognize Mill Valley.	10/7/2021 5:44 PM
67	We spent 20 years and \$20 million on making Miller Avenue the place to incentivize housing and walkability, then we've abandoned it as if it has no value.	10/7/2021 5:21 PM
68	Low income multifamily housing	10/7/2021 5:18 PM
69	Expanded Live/Work and artist housing, along with city service employee and teacher housing.	10/7/2021 5:16 PM
70	Wildfire evacuation, the inadequate water, electrical, and traffic infrastructure all must be addressed before increasing density. Otherwise, Mill Valley will just be another traffic jammed suburbia.	10/7/2021 5:10 PM
71	Build a lot of workforce housing, like at Hauke Park. I live on Sycamore Ave and there are many SDUs but almost no one lives in them, they are used as offices etc. Build green and upward, dense. Lobby for better transit because as we add housing units traffic will only get worse. Get MVPD to enforce more to protect bikers and walkers. People won't bike and walk unless it's safe.	10/7/2021 5:00 PM
72	Apartments in buildings but also above stores and businesses	10/7/2021 4:54 PM
73	More rental units - smaller size - which include studio-type housing for younger people.	10/7/2021 4:53 PM
74	See my September 30, 2021 email to Danielle Staude.	10/3/2021 7:16 PM
75	New water meter moratorium. Large fees levied for projects that will cause increased water	9/29/2021 5:08 PM

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usage due to the simple fact of their size - perhaps this will be a deterrent to building bigger and bigger houses. Incentivizing cottage-style development development for any new multi-family housing so as to keep in character with the existing "charm" of mill valley. Incentivize more green spaces which are street-facing. Incentivize multi-generational multi-family housing which provides a sense of community within the development - shared public spaces that can and will actually be utilized.

76	building of more affordable housing with parking, access to public transportation, stores and recreation.	9/28/2021 7:38 PM
77	Build on all buildable lots. Those lots that are without buildings. Apartments or multiple units should be insisted on.	9/28/2021 5:29 PM
78	The City needs to catalog the number of ADU's and JDU's and require those units be used as long term rentals, not an extra bedroom for existing residents; not an art studio; not a home gym; not a play room. If the city is "counting" those units against the housing required be the State then those units must be registered with the City and proven to be rented out to the teachers, firemen, policemen, etc, that the City claims to want to provide housing for. This is a missed opportunity and a giant loophole for homeowners to just add square footage to their homes.	9/28/2021 4:42 PM
79	Upzone large swaths of the town, but primarily sites along Miller Avenue and Blithedale. Build multiple four to six story mixed-use buildings, with residences above/behind and stores below.	9/28/2021 4:32 PM
80	I think it would be great if the city started to work closer with community based groups that are tackling the housing solution, whether that is through funding, publicity, or otherwise.	9/28/2021 1:40 PM
81	Buy the 2:00 am Club and build there!!	9/28/2021 1:32 PM
82	Costs here are hi. Unless ugly, cheap dwellings are built which would ruin MV's beauty and character, they will stay hi. Lower income people who work here need their housing to be subsidized.	9/28/2021 1:08 PM
83	Make it as easy as possible to have "in-law" units such as converted garages and garage apartments. Any additional housing planning needs to consider traffic. How about making it a requirement to have a jitney that does a continual loop of East Blithedale, Throckmorton, Camino Alto and Miller? Also, any development of housing needs to have the third rail discussion with the Mill Valley School District to require that each school accommodate the students in its own neighborhood rather than sending children across town and even across freeways. Additionally, there needs to be a solution to the large number of Tam High students driving to school. Any further development that does not take into account soul-searching and potentially significant traffic reduction measures will fail to protect Mill Valley's small town character which as already been significantly eroded due to population increase and school district policies over the past 30 years or more.	9/28/2021 12:39 PM
84	Very limited response to SB9 with size and FAR limits and design standards; explicit rejection of SB 10. Standards for ADUs in WUI area. 100% city projects such as could have been at Old Mill. Née mixed use and live work standards. Streamlined approval	9/28/2021 12:20 PM
85	I would like to see sites developed for elders to live together in a grouping of several cottages, which is not t currently allowed. We've seen how elder group facilities have been prisons during COVID.	9/28/2021 12:20 PM
86	More mixed use multi-story spaces always feel the most likely to retain the charm of villages in Europe and elsewhere.	9/28/2021 11:45 AM
87	Low cost rental of inlaw units	9/28/2021 11:42 AM
88	Rental assistance for long-time renters who live in MV, especially for older residents who have struggled to live here for many years.	9/26/2021 12:51 AM
89	How about getting real. The above survey really tells you nothing you don't already know. So it must be meant to be a feel good gesture. Most residents of MV are not going to buy this type of BS so take heed.	9/24/2021 7:17 PM
90	Interested in drilling down on opportunities and constraints on sites in detail and better defining community character so it is not a catchall invoked to oppose new housing	9/24/2021 5:54 PM

Q16 9. Any comments or concerns you would like to share? ¿Algún comentario o duda que le gustaría compartir?

Answered: 58 Skipped: 60

#	RESPONSES	DATE
1	The most important thing: let Mill Valley be Mill Valley. Don't apply generic standards to a very unique and beautiful small town. Consider dropping "City" from the name of Mill Valley as it is by no means a city, and I think the term has caused confusion for generations of planners and committee members. This is a small town, duh.	10/17/2021 12:50 PM
2	I have friends who've bought and lived in homes in Co-housing settlements in Oakland and Davis. They've been happy in these homes.	10/16/2021 5:59 PM
3	Adequate Marin Water supply if our population is to expand, as per "policy"!	10/16/2021 5:07 PM
4	Thanks for the dedication of the staff.	10/16/2021 3:26 PM
5	We need low income housing to diversify our community.	10/15/2021 9:54 PM
6	Diversity is key	10/15/2021 9:25 PM
7	Keep on moving forward. There is a lot of support for affordable housing development in our town.	10/15/2021 8:52 PM
8	Thanks for asking about these issues.	10/15/2021 7:15 PM
9	You will be sued for Brown Act violations and all of the texts and emails with developers will be found during discovery.	10/15/2021 6:06 PM
10	The more resistance Marin Co./Mill Valley jurisdictions bring to the Housing Element Update the more draconian the State's requirements will become. Please choose leadership over acquiescence to political pressure. PI are choose this time to move towards a more inclusive and vibrant future. It will be better for all of us!	10/15/2021 4:13 PM
11	Totally opposed to Hawke park unwanted project.Why is mill valley not taking this rhina number to court demanding housing be built? If enough local cities and governments fought this it would be stopped or minimized. The idea of taking public land for housing is so wrong and mill valley just rolls over. Who got paid off is all I can ask to permit such INSANITY.	10/15/2021 4:06 PM
12	We can't make housing affordable, prices are determined by the market.	10/15/2021 3:56 PM
13	tarifas reducidas, la aplicación de la ley es justa y equitativa ... y que iniciativas no se hacen para el orgullo de alguno ... siempre respetando la opinión pública	10/15/2021 2:36 PM
14	No more building until there is water. All new building should follow building requirements that the city of Mill Valley has in place. Small units placed throughout the town.	10/15/2021 2:03 PM
15	Affordable housing at all cost is unfair. City Council seems like they are just checking the boxes, especially in regards to "listening" to people most affected.	10/15/2021 1:54 PM
16	Many friends and neighbors are worried about traffic problems that may be caused by more housing. I'm not sure their concerns are real, but it needs to be addressed. (You are probably know this!) Thanks so much for asking about housing!	10/15/2021 1:41 PM
17	Lip service doesn't count	10/15/2021 1:07 PM
18	There needs to be way better dialogue between the City and the citizens whose neighborhoods are most impacted by Housing decisions. It has been clear from the beginning of this affordable housing debate that the City has very little interest in actually considering opposing or challenging views to their plans. They listen because they have to, but their minds are clearly already made up. As a tax-paying resident of Mill Valley it's extremely frustrating. There's more, but this box is way too small.	10/15/2021 12:59 PM

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19	Golden Gate Village needs to be repaired and cleaned up.	10/15/2021 12:52 PM
20	I will volunteer to assist staff to read and classify all the comments you receive	10/15/2021 12:47 PM
21	I am concerned that we are losing the positive aspects of a small town by making it hard for those who work here to live here. We also have lost vitality as artists and those of different income levels have been priced out of the market.	10/15/2021 12:44 PM
22	I believe we need to be proactive in creating more affordable housing in Mill Valley.	10/15/2021 12:41 PM
23	If we must provide additional affordable housing, put it on Miller Avenue where any intelligent City Planner would suggest.	10/15/2021 12:19 PM
24	If it can be done, I think MV can limit the building of hugely expensive houses. There is less and less open space in our hills.	10/15/2021 12:15 PM
25	Question 4d: It may be necessary to forego some small town characteristics to be sustainable and inclusive.	10/15/2021 12:15 PM
26	We would be happy with an objective initiative based on facts and not platitudes. There is not a lack of available housing in California. There is a lack of cheap housing in places that have always been expensive, including Mill Valley.	10/15/2021 12:13 PM
27	I worked very very very hard at multiple jobs to afford my house in my chosen city; no one helped me then, or now.	10/15/2021 12:04 PM
28	City should focus on traffic, fire risk and drought before encouraging more building	10/15/2021 12:03 PM
29	I do NOT trust developers to do this. We must maintain a strict and careful oversight of what they plan and then actually do. See the WinCup fiasco.	10/15/2021 11:50 AM
30	Build housing on the golf course.	10/15/2021 9:27 AM
31	This survey should be sent to every resident in Mill Valley by mail. Very few people know about this survey. I fear you will not receive enough answers for this survey to be valid statistically.	10/14/2021 11:52 PM
32	Why does ABAG have the power to dictate local policies? We didn't vote for ABAG.	10/14/2021 4:10 PM
33	Tasteful architectural design and rational planning can ensure that new development can protect the property values of Mill Valley homeowners	10/14/2021 10:48 AM
34	Firefighters and police officers are often cited as the reasons for affordable housing for a local workforce. The reality is that firefighters actually don't qualify due to their income and police officers don't want to live where they work.	10/13/2021 7:10 AM
35	Housing needs should not be assigned by city; they should be assigned by land availability throughout the county in question. So instead of saying MV needs a certain number of units, the law should say that Marin County needs a certain number of units, but they should be located where space permits, not in the middle of already overstressed communities where traffic, parking, water usage, etc., is already unsustainable. It's not hard to see ample vacant land parcels as one drives through Marin; two examples would be the land next to Target in San Rafael (lovely water views, too!) and the land behind Bed, Bath and Beyond. These parcels are not being used presently; why isn't housing going there??? Why insist on placing new housing exactly where it will cause the most chaos, disruption and destroying the "small-town" character of MV?	10/9/2021 1:00 PM
36	I am very concerned about the build build build mentality. Traffic in MV is horrendous and I don't believe more housing will go to teachers or local workers and therefore relieve traffic. It will go to more higher income people who will hire outside help like nannies and cleaners and gardeners. The resources (water!!) are not infinite here and there is a point (I believe we have already reached it) where it is not sustainable (again, water) nor safe (evacuation during a fire will be catastrophic with the current number of cars in MV) to add more housing. Simply because people want to live in MV doesn't mean they should. I would like to love live in Montecito with an ocean view but I can't afford to. The whole world cannot live in MV as wonderful as it is. And the demand to keep adding housing is going to make it miserable for everyone currently here and those who will fill those new homes once built.	10/8/2021 1:51 PM
37	The city has made a significant effort to engage the community. Still communication was inadequate in the case of one affordable housing development I'm aware of. More/improved	10/8/2021 7:17 AM

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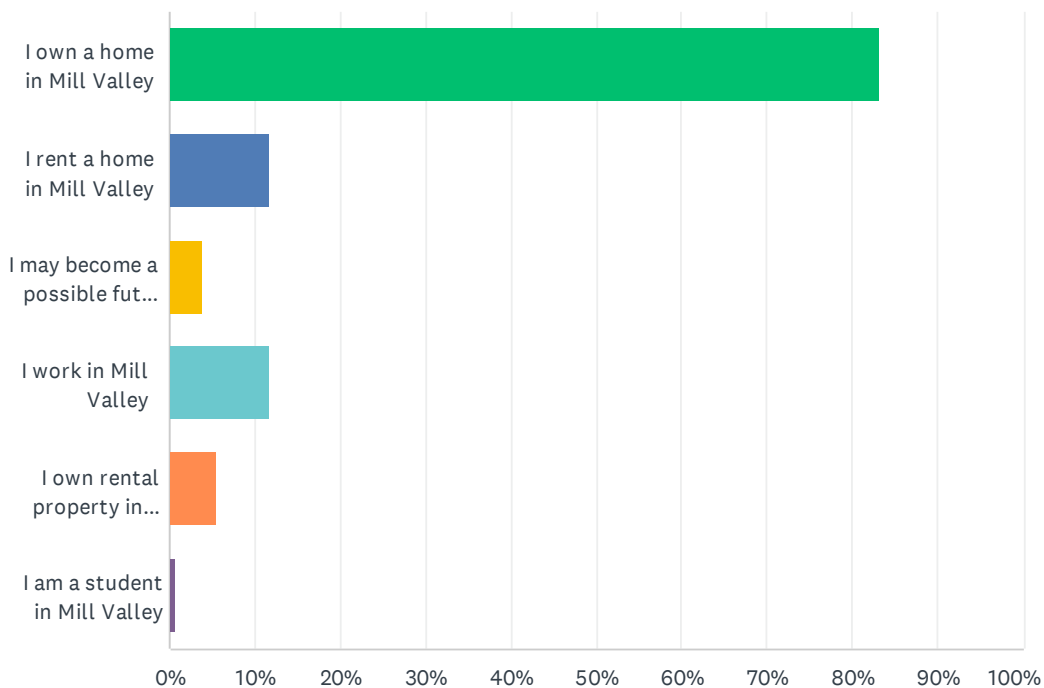
	communication is needed	
38	I quit the survey bc I feel like the answers are biased and leading in nature.	10/7/2021 9:41 PM
39	When building affordable housing one should consider the character of the neighborhood the housing is placed in. Mill valley is home to small single homes and small apartment buildings and should not have large complexes sticking out. Many smaller groups of homes is much more preferable. (3 - 4 unit, not 40 unit)	10/7/2021 8:27 PM
40	I am appalled that the city sent this out- This is a ridiculous baited survey obviously put together by developers.	10/7/2021 7:07 PM
41	Keep educating the public about why affordable housing is necessary for Mill Valley to thrive and endure. Continuing to foster a system that allows the cost of housing in Mill Valley to escalate to the stratosphere is not sustainable.	10/7/2021 7:07 PM
42	I feel deeply that the only way to better integrate our community and enhance affordability is through more multi family development. Yes in my backyard!!	10/7/2021 7:05 PM
43	I'm so sad we are back at this. I know affordability is issue in Bay Area and California but Mill Valley doesn't have any more room, we're high risk fire area, we don't have good evacuation options as is, our roads are congested and we don't have enough water. Also I don't want to live in a dense environment, that's why I moved here. Dense apts mixed in w single family houses causes parking and noise issues and changes the character and tempo of a neighborhood. I appreciate racial equity concerns and that we should work on but density and mixed use isn't a good route to this goal. High density housing should be in areas w access to public transit and where there's water.	10/7/2021 6:19 PM
44	I support efforts to bring multi-unit workforce/affordable housing to Mill Valley. I also support higher density, especially close to transit corridors. I'd like to see height limits increased along Miller and Blithedale.	10/7/2021 5:15 PM
45	Mill Valley is an expensive place to live because it is so desirable. Increased density will make Mill Valley less desirable. It is impossible to increase density without reducing the quality of life for existing residents. The bottom line is that everyone cannot afford to live in Mill Valley anymore than everyone can afford to go shopping on Rodeo Drive.	10/7/2021 5:10 PM
46	We desperately need more affordable housing	10/7/2021 4:54 PM
47	Teach your residents to smile and greet others on city streets and hiking trails.	10/7/2021 4:53 PM
48	See my September 30, 2021 email to Danielle Staude.	10/3/2021 7:16 PM
49	I am very concerned about the disruption of Hauke Park for the children of Mill Valley's sports teams. PLEASE come to the fields across from the proposed 1 Hamilton site Mondays through Thursdays from 3:30 to 6 pm. There is a constant number of approx 90-120 people in the fields in that region (not counting the fields across the water) during these hours. There are also competitive games on Saturdays starting at 9 am. City Council and Planning Commission members both need to come and witness the usage of this park and observe the parking situation and traffic/child safety issues here.	9/30/2021 6:49 PM
50	The housing issue is complex, and Mill Valley has never done a very stellar job addressing it. The City really needs to consider the big picture as well as the unintended consequences that piecemeal action will have. We have pressing immediate concerns about water, fire and the traffic that will make a safe evacuation nearly impossible. The money from the permits for expensive housing and developments is nice, yet I find that the City is hypocritical in the policies they say they espouse and their actual actions. Yes, the revenue is nice, but at what cost. There needs to be a bigger dialogue and more thinking outside the box. Time to step away from business as usual and get creative and honest.	9/29/2021 5:08 PM
51	The City Council is doing JUST FINE considering this problem	9/28/2021 5:29 PM
52	By adding high density housing to Mill Valley you endanger residents and the environment. There's not enough water in Marin County nor will it magically appear with a desal plant or a pipeline (by the way, swimming pools, like fireplaces should be banned in new construction). Traffic is horrible. The City has done nothing to get parents and caregivers to stop driving their kids to and from school. The City has done nothing to limit the number of construction related vehicles per site. The City has done nothing to curb the number of cars parked illegally and dangerously on	9/28/2021 4:42 PM

Mill Valley Housing Element Survey

53	Ignore the NIMBYs and the Karens and BUILD MORE HOUSING.	9/28/2021 4:32 PM
54	MV is already beyond carrying capacity with regard to infrastructure , most especially in the area of traffic. Even the existing situation is a nightmare and has already significantly destroyed MV's so called small town character and the joy of living here. I cannot imagine how more housing units and residents can be accommodated unless something is done to effectively alleviate the traffic jams coming in or leaving town. I The terrible traffic has, more than anything else, diminished the quality of life here.	9/28/2021 1:08 PM
55	It's great to survey the community, but this survey has skipped the step about asking if the community wants added development. It presupposes that outcome without discussion, and has moved on to how the community wants that added development to occur.	9/28/2021 12:39 PM
56	As i third generation Mill Valleyan, I am appalled by realty speculation, rapid turnover, bald-faced greed. er	9/28/2021 12:20 PM
57	Thanks so much for anything you can do!	9/28/2021 11:45 AM
58	As a renter who lives in high-density housing with no outside area, I depend on Hauke Park and Richardson Bay and the parking lot across from Hauke Park to obtain physical exercise and contact with nature (which supports positive mental health). The Hamilton proposal will take out this parking lot and impede me and other people with physical disabilities from being able to use the park. The lot is flat now and easy to get out of one's car to walk to the flat trail. When you move to this community, you realize that being an environmental steward is a MV tradition and being a community member is to participate in this tradition. As an environmental steward, I support the preservation of open space behind the emergency buildings and preservation of Hauke Park and the Richardson Bay wetlands. I do not agree with the development of Hamilton and the jettisoning of environmental zoning protections for this area. I am so saddened to see this area under threat. Unlike many MV residents, I was born into the foster care system. I was adopted into a family that lived in the town next to Ferguson, MO. When I somehow landed here, I could not believe the utter beauty of Hauke Park/Richardson Bay. I struggle to live here as a renter, but walking Hauke Park & Richardson Bay with its serene beauty (that will be ruined by development) somehow makes it okay. I marvel that someone who started out with so little could find themselves here. I beg the city council to focus on Miller Avenue for affordable housing development, since it will not impact Hauke Park & Richardson Bay. Building on Miller Ave will actually allow for more space and more flexibility to create a really interesting and beautiful aesthetic architectural design that could be a gem for the town. Pushing affordable housing to the outskirts of a neighborhood that already has affordable housing and is so close to the highway actually sends the message that residents of AH are to be pushed to the outskirts of the city and not invited in. I know I've felt that as a lower income resident. I've heard residents scoff at the apartments in this area. Miller Avenue would truly be a more inclusive location and demonstrate a real commitment to diversification.	9/26/2021 12:51 AM

Q1 1. Please indicate all that apply to you.

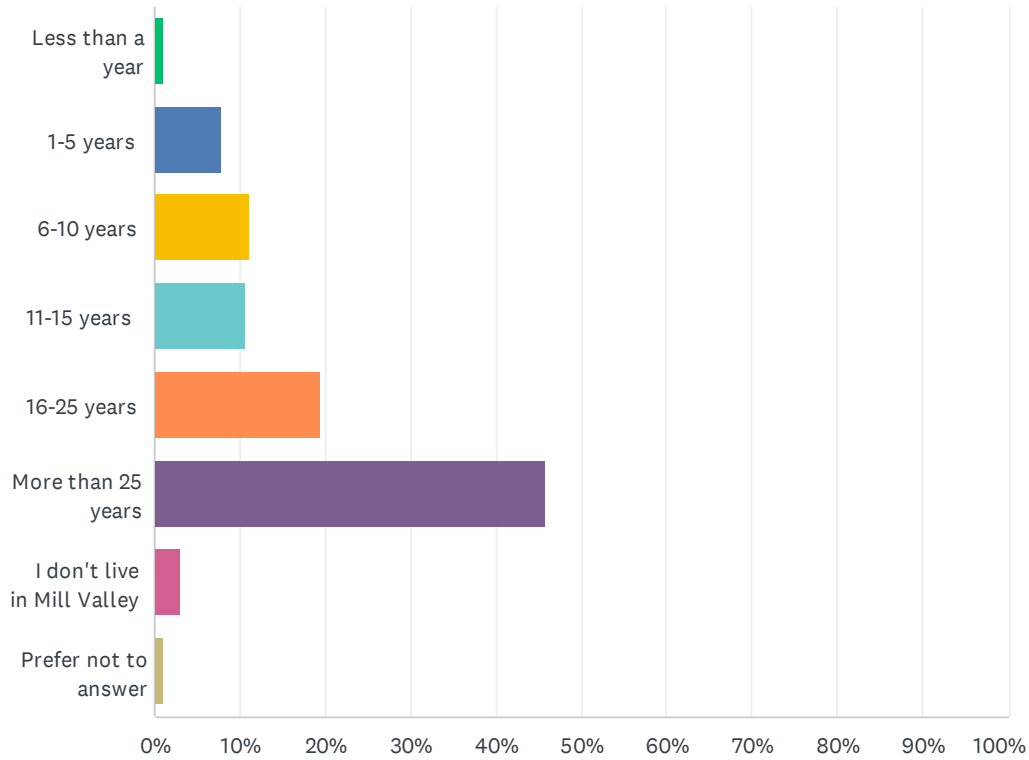
Answered: 1,039 Skipped: 6



ANSWER CHOICES	RESPONSES	
I own a home in Mill Valley	83.06%	863
I rent a home in Mill Valley	11.65%	121
I may become a possible future resident	3.85%	40
I work in Mill Valley	11.74%	122
I own rental property in Mill Valley	5.49%	57
I am a student in Mill Valley	0.58%	6
Total Respondents: 1,039		

Q2 2. How long have you lived in Mill Valley? (Choose one)

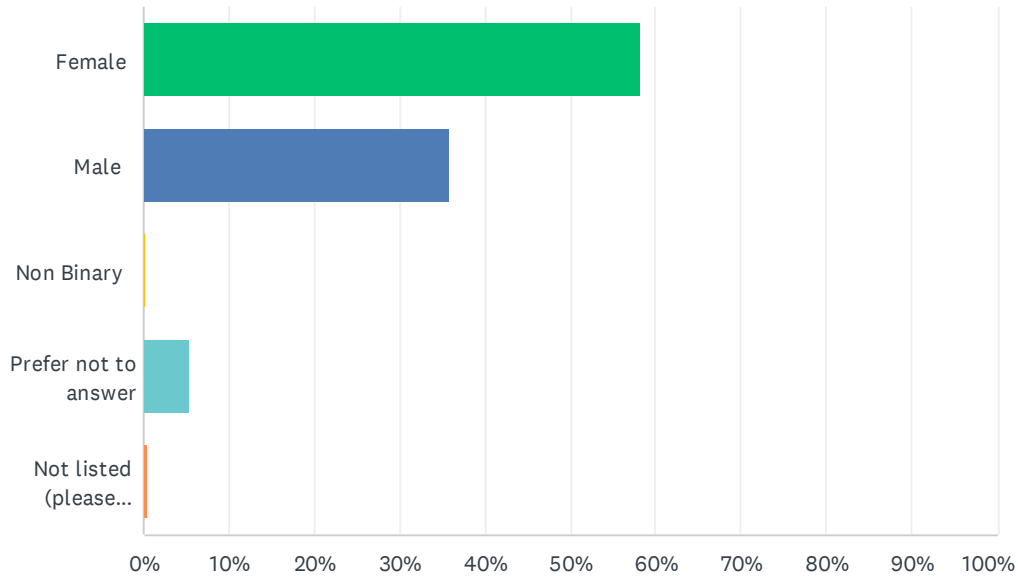
Answered: 1,034 Skipped: 11



ANSWER CHOICES	RESPONSES	
Less than a year	1.06%	11
1-5 years	7.93%	82
6-10 years	11.12%	115
11-15 years	10.74%	111
16-25 years	19.34%	200
More than 25 years	45.94%	475
I don't live in Mill Valley	2.90%	30
Prefer not to answer	0.97%	10
TOTAL		1,034

Q3 3. I identify as...

Answered: 1,029 Skipped: 16

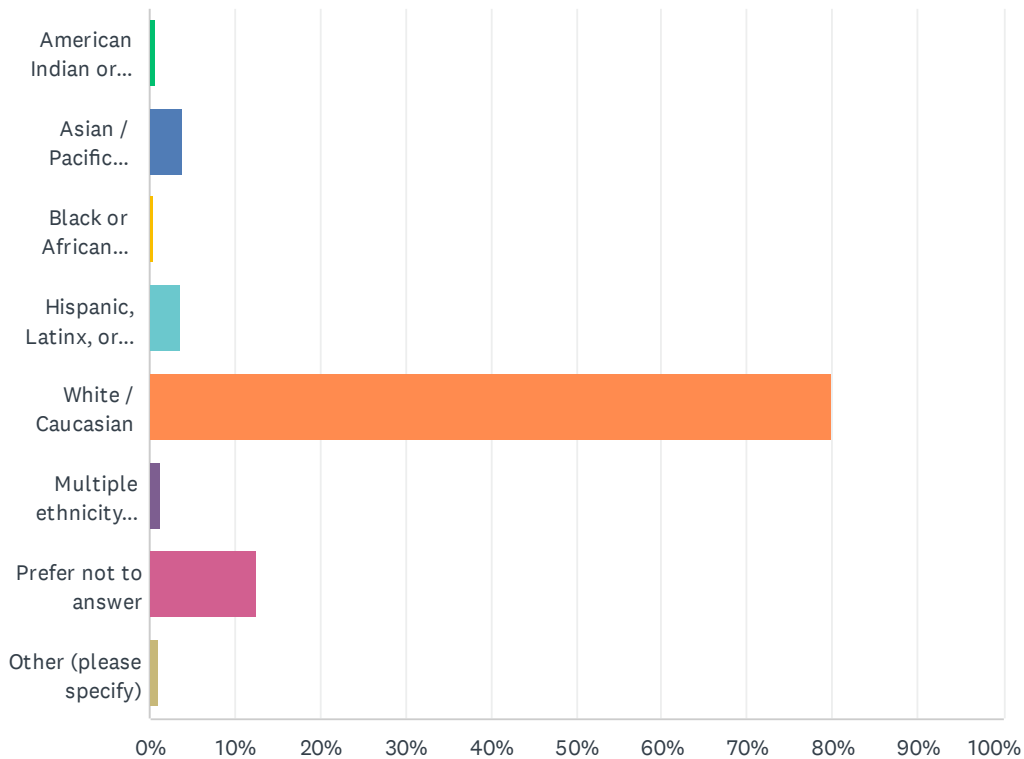


ANSWER CHOICES	RESPONSES	
Female	58.21%	599
Male	35.86%	369
Non Binary	0.29%	3
Prefer not to answer	5.25%	54
Not listed (please specify)	0.39%	4
TOTAL		1,029

#	NOT LISTED (PLEASE SPECIFY)	DATE
1	Married couple	1/24/2022 10:53 AM
2	human	1/22/2022 9:05 AM
3	I AM a male.	1/22/2022 6:13 AM
4	Female but why in the hell do you care and you're expected to serve all of us regardless	1/20/2022 2:40 PM

Q4 4. Which race/ethnicity best describes you?

Answered: 1,025 Skipped: 20



ANSWER CHOICES	RESPONSES	
American Indian or Alaskan Native	0.59%	6
Asian / Pacific Islander	3.80%	39
Black or African American	0.49%	5
Hispanic, Latinx, or descendant of Latin American or Hispanic countries	3.61%	37
White / Caucasian	79.90%	819
Multiple ethnicity (please specify below or check all that apply)	1.37%	14
Prefer not to answer	12.59%	129
Other (please specify)	1.17%	12
Total Respondents: 1,025		

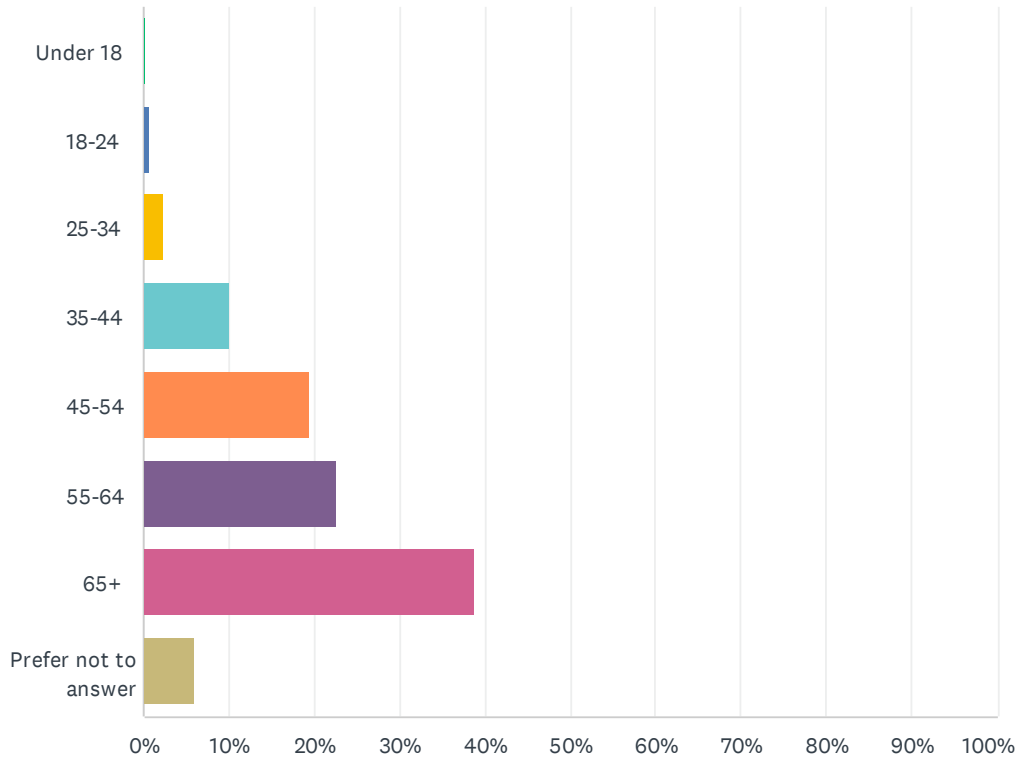
#	OTHER (PLEASE SPECIFY)	DATE
1	human	2/15/2022 6:54 AM
2	Armenian/ Assyrian	2/11/2022 6:20 PM
3	I	1/23/2022 8:17 AM
4	Half Hungarian	1/22/2022 3:51 PM

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5	human	1/22/2022 9:05 AM
6	I'm offended that you ask this question	1/22/2022 8:20 AM
7	3	1/22/2022 1:10 AM
8	Jewish	1/21/2022 2:58 PM
9	Middle Eastern	1/21/2022 2:42 PM
10	some Asian/Middle Eastern	1/21/2022 1:57 PM
11	Again, why? White, wouldn't feel welcome here if I identified as anything else in our ugly, homogeneous enclave.	1/20/2022 2:40 PM
12	Hispanic/Caucasian	1/20/2022 1:44 PM

Q5 5. What is your age?

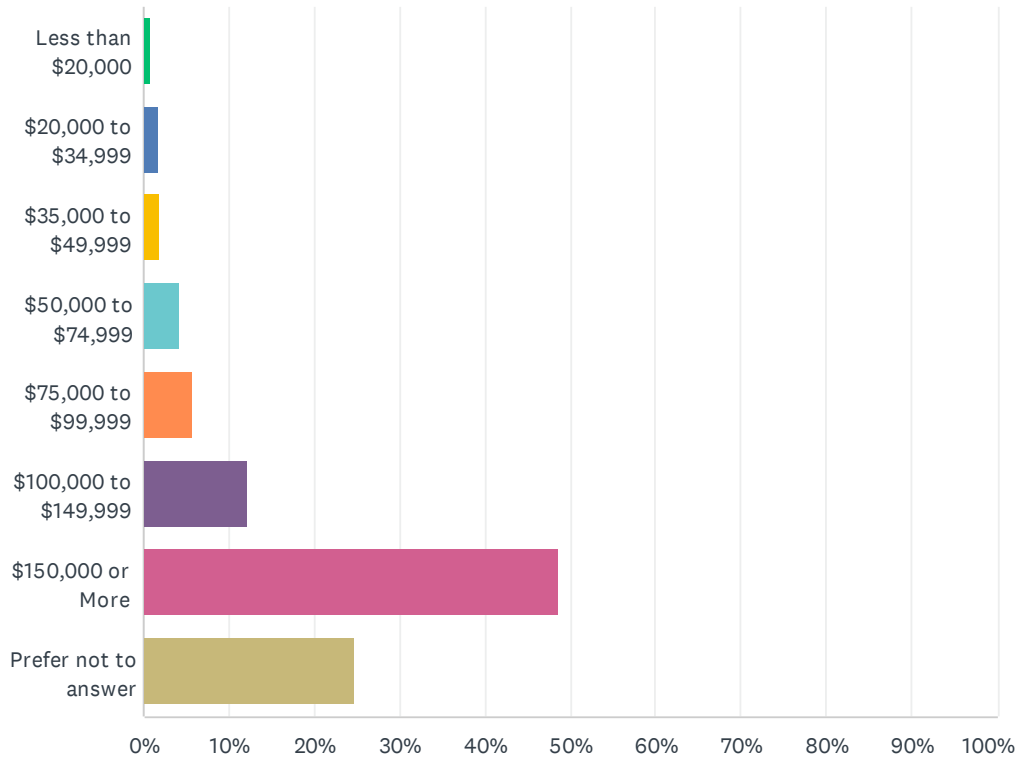
Answered: 1,025 Skipped: 20



ANSWER CHOICES	RESPONSES	
Under 18	0.20%	2
18-24	0.68%	7
25-34	2.34%	24
35-44	9.95%	102
45-54	19.41%	199
55-64	22.54%	231
65+	38.83%	398
Prefer not to answer	6.05%	62
TOTAL		1,025

Q6 6. What is your total household income?

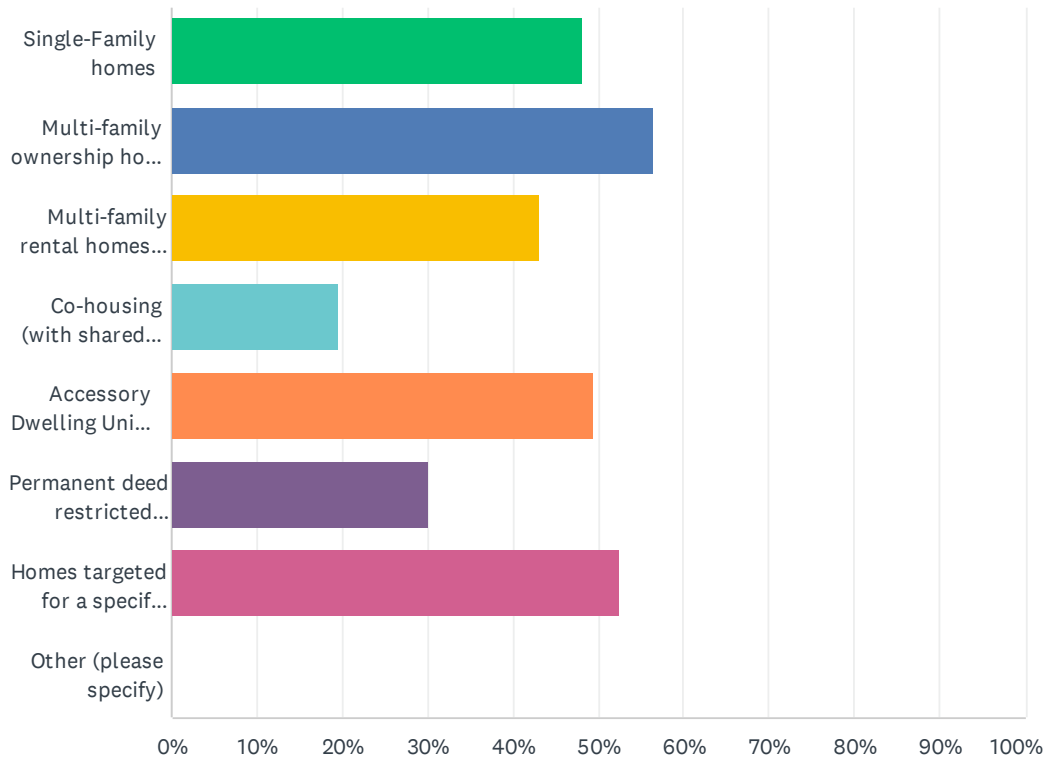
Answered: 1,027 Skipped: 18



ANSWER CHOICES	RESPONSES	
Less than \$20,000	0.78%	8
\$20,000 to \$34,999	1.66%	17
\$35,000 to \$49,999	1.85%	19
\$50,000 to \$74,999	4.28%	44
\$75,000 to \$99,999	5.74%	59
\$100,000 to \$149,999	12.17%	125
\$150,000 or More	48.69%	500
Prefer not to answer	24.83%	255
TOTAL		1,027

Q7 Types of Homes7. As the City works to identify parcels of land or “sites” for potential new homes, what are the preferred types of homes you would like to see built in Mill Valley? Choose all that apply

Answered: 977 Skipped: 68

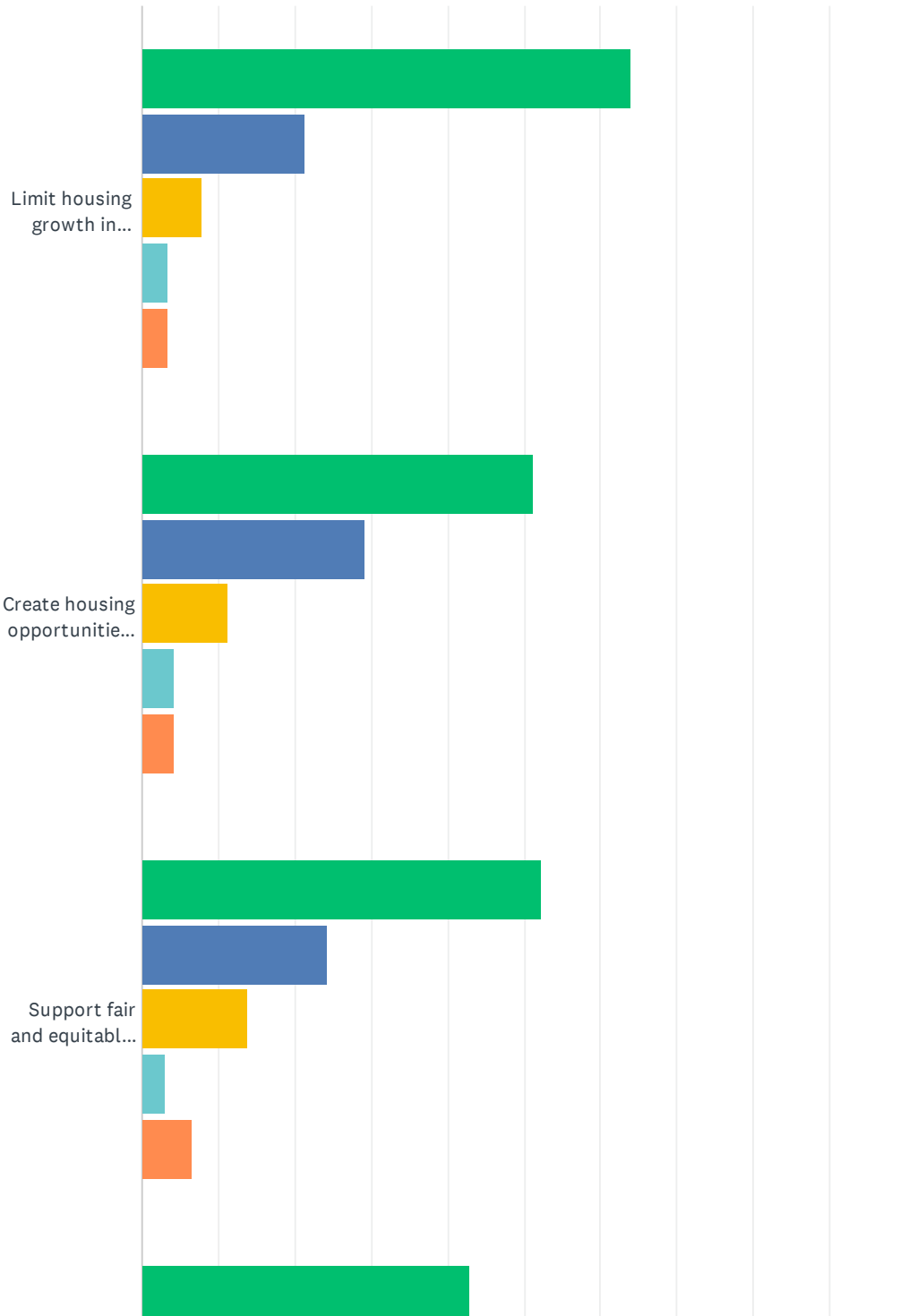


ANSWER CHOICES		RESPONSES	
Single-Family homes		48.21%	471
Multi-family ownership homes (townhomes or condominiums)		56.60%	553
Multi-family rental homes (apartments)		42.99%	420
Co-housing (with shared bathroom and/or kitchen facilities)		19.55%	191
Accessory Dwelling Units (in-law apartments, second units)		49.44%	483
Permanent deed restricted affordable housing		30.09%	294
Homes targeted for a specific purpose or population, including seniors, the local workforce, people with disabilities, permanent supportive housing (for people experiencing homelessness, transitional housing, etc.). Please use the comment section in the last question should you like to provide more detail.		52.41%	512
Other (please specify)		0.00%	0
Total Respondents: 977			

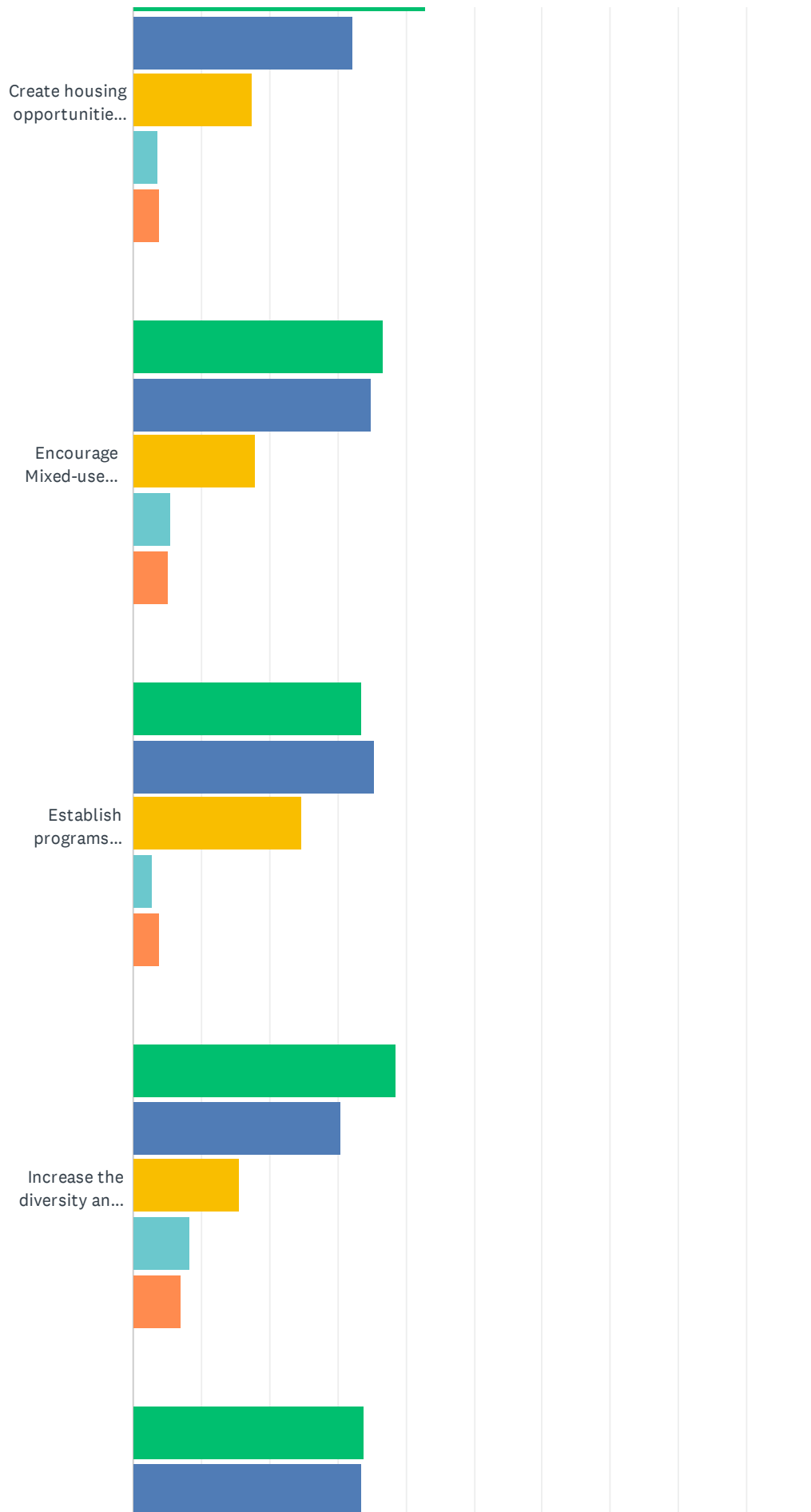
#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q8 Local Characteristics and Interests8. There are many important factors to consider in our ability to meet the housing needs of our community. Identified below are some of the common interests we have heard among the community. Please select the level to which you agree, disagree or are neutral on the following statements:

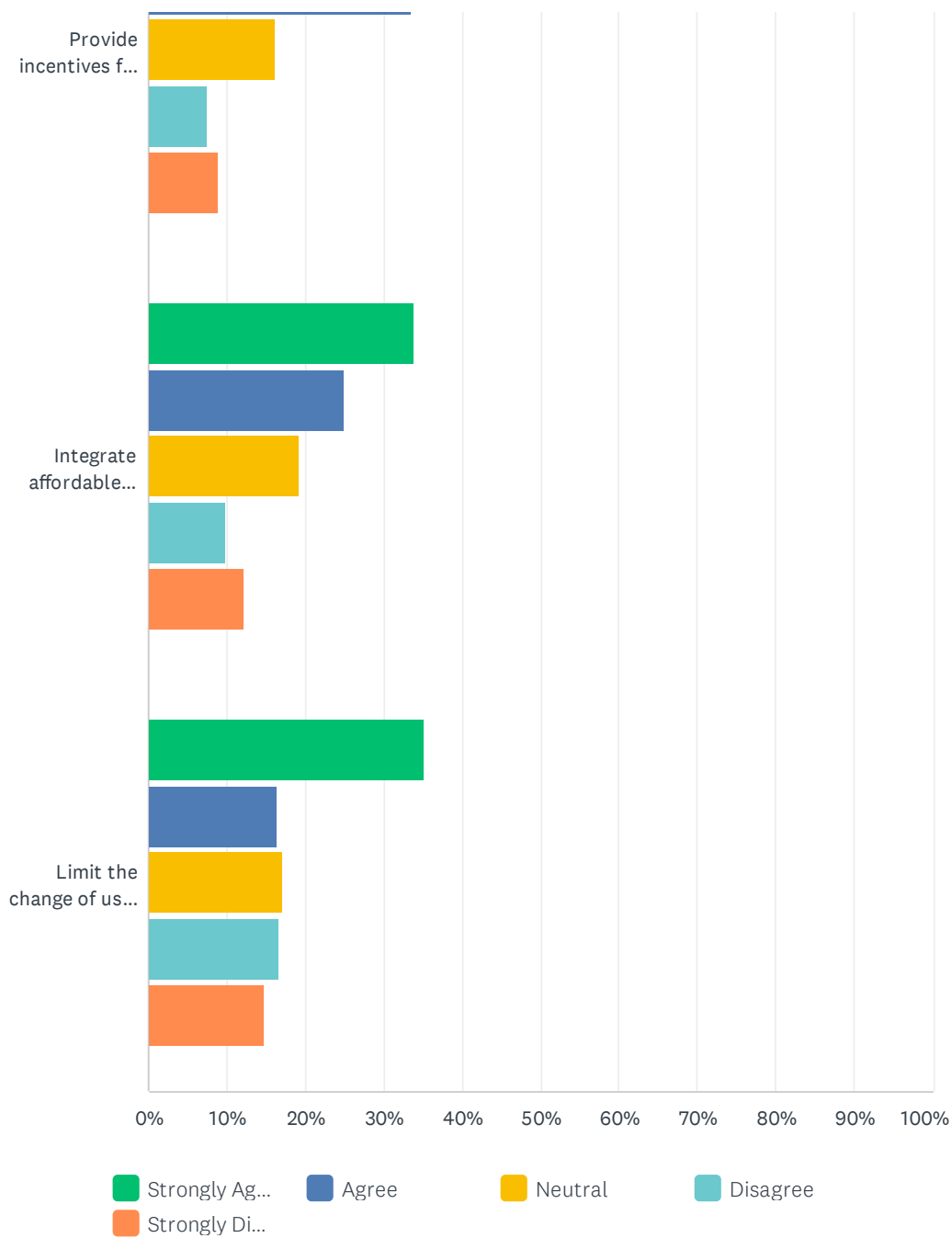
Answered: 943 Skipped: 102



Mill Valley Housing Element 2



Mill Valley Housing Element 2

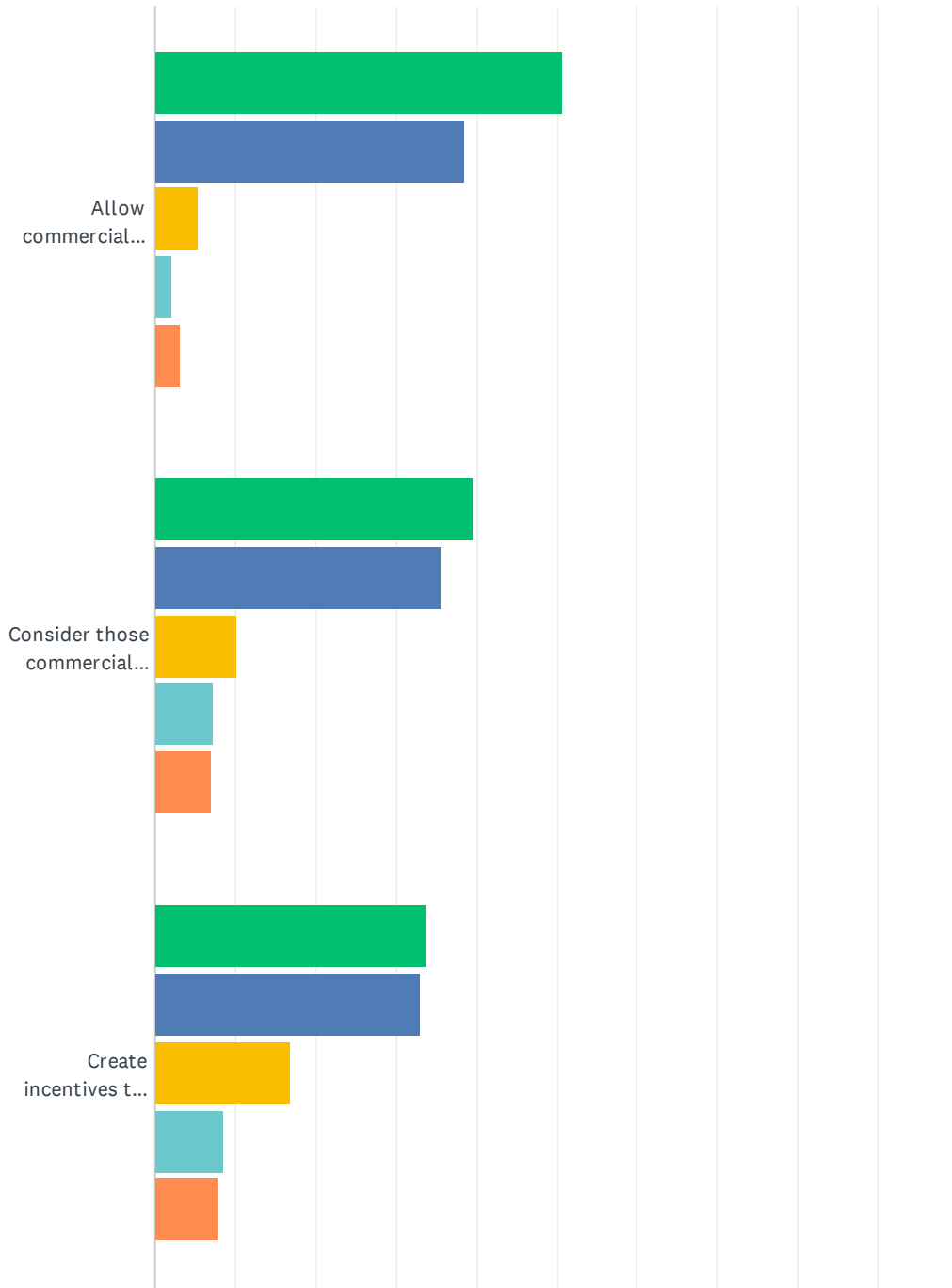


Mill Valley Housing Element 2

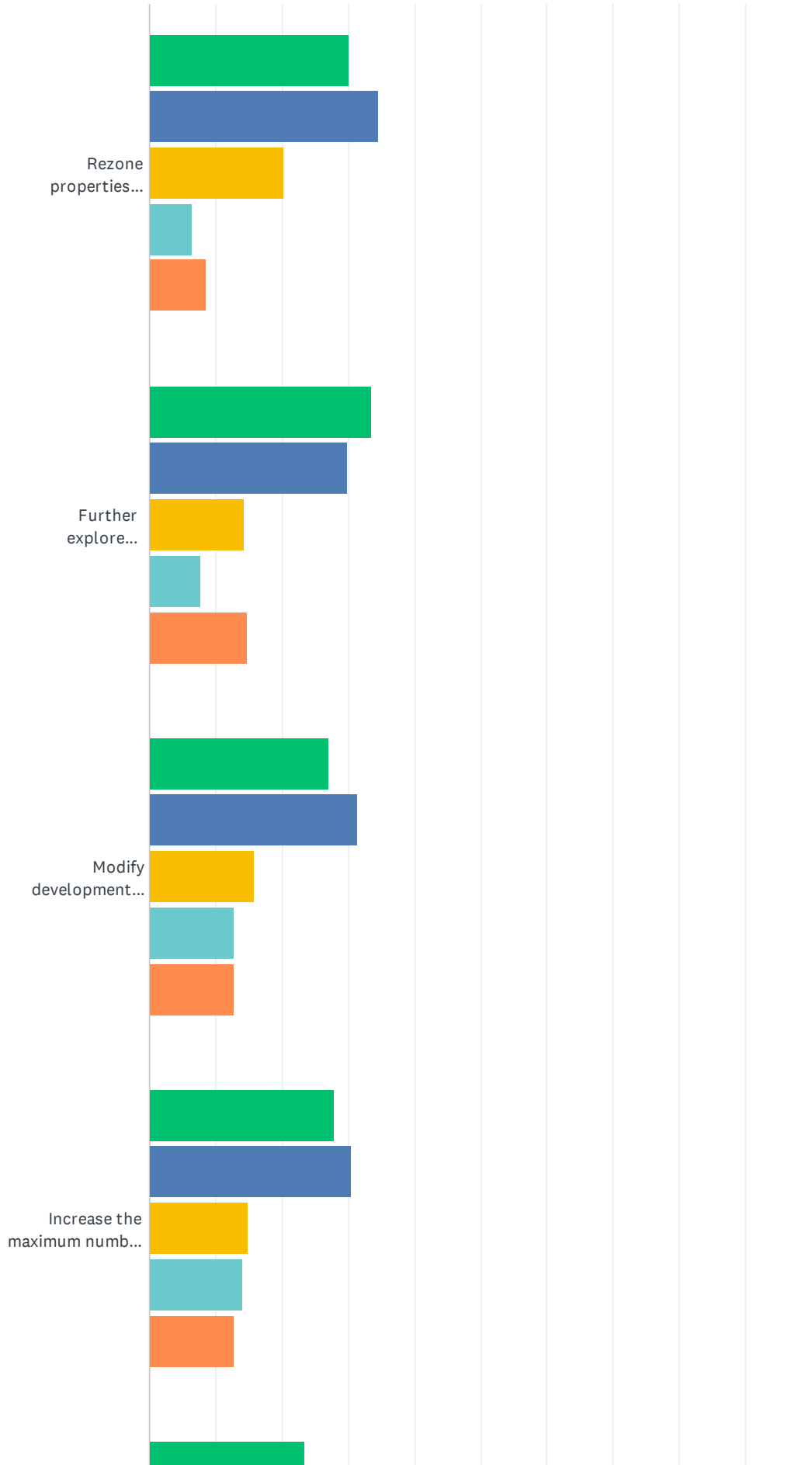
	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Limit housing growth in environmentally constrained areas, including the FEMA Floodway, hillsides and areas at risk for wildfire.	64.03% 600	21.34% 200	7.90% 74	3.31% 31	3.42% 32	937	1.61
Create housing opportunities that are affordable to the local workforce, which can also help to address the City's local traffic concerns.	51.13% 474	29.13% 270	11.33% 105	4.21% 39	4.21% 39	927	1.81
Support fair and equitable housing opportunities to reduce housing barriers related to race, color, sex, national origin, religion, familial status, household income and disability.	52.23% 480	24.37% 224	13.93% 128	2.94% 27	6.53% 60	919	1.87
Create housing opportunities that will allow younger generations to stay and/or return to Mill Valley.	42.92% 397	32.11% 297	17.51% 162	3.68% 34	3.78% 35	925	1.93
Encourage Mixed-use projects (ground floor commercial/office and residential above).	36.65% 339	34.92% 323	17.84% 165	5.51% 51	5.08% 47	925	2.07
Establish programs connecting interested homeowners with members of the local workforce or community in search of affordable housing opportunities.	33.37% 307	35.33% 325	24.67% 227	2.83% 26	3.80% 35	920	2.08
Increase the diversity and range of housing types to meet the varied needs of the community at all income levels.	38.70% 356	30.43% 280	15.54% 143	8.26% 76	7.07% 65	920	2.15
Provide incentives for smaller scale multi-family units that are "affordable by design." In general, this means designing units that are smaller, less costly to build, or have fewer amenities.	33.95% 313	33.51% 309	16.27% 150	7.38% 68	8.89% 82	922	2.24
Integrate affordable housing throughout the community to create mixed-income neighborhoods.	33.98% 314	24.89% 230	19.16% 177	9.85% 91	12.12% 112	924	2.41
Limit the change of use on a property. For example, limit rezoning single-family zoned properties to multi-family zoned properties.	35.16% 327	16.34% 152	17.10% 159	16.67% 155	14.73% 137	930	2.59

Q9 Preferred Housing Strategies With limited vacant land, the City of Mill Valley will likely need to identify strategies that will allow more housing on a site or incorporate housing in addition to those existing uses on a property.⁹ Which housing strategies do you support and would like to see the City use in order to accommodate and plan for new homes in Mill Valley? Please select the level to which you agree, disagree or are neutral on the following statements:

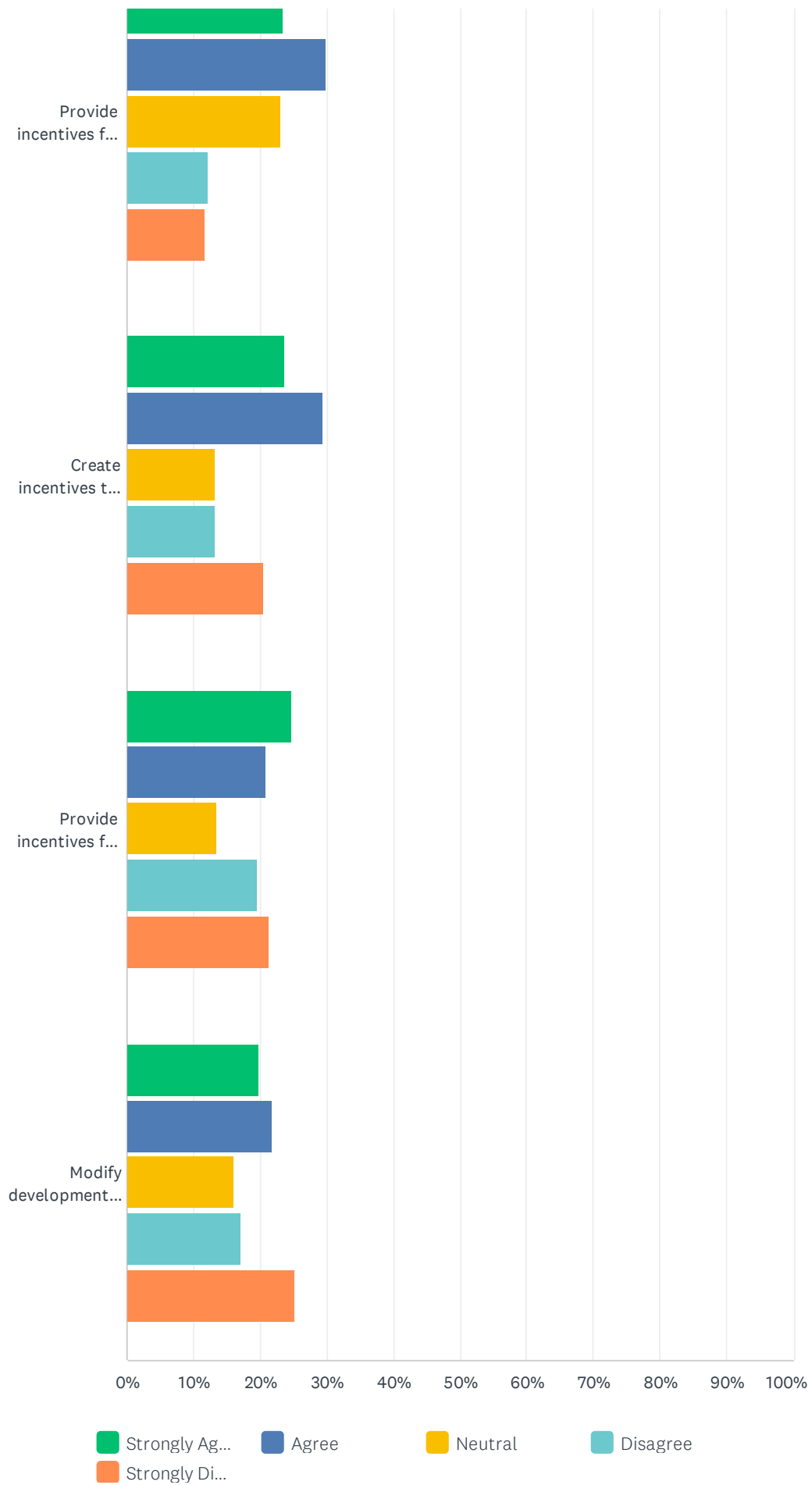
Answered: 906 Skipped: 139



Mill Valley Housing Element 2



Mill Valley Housing Element 2

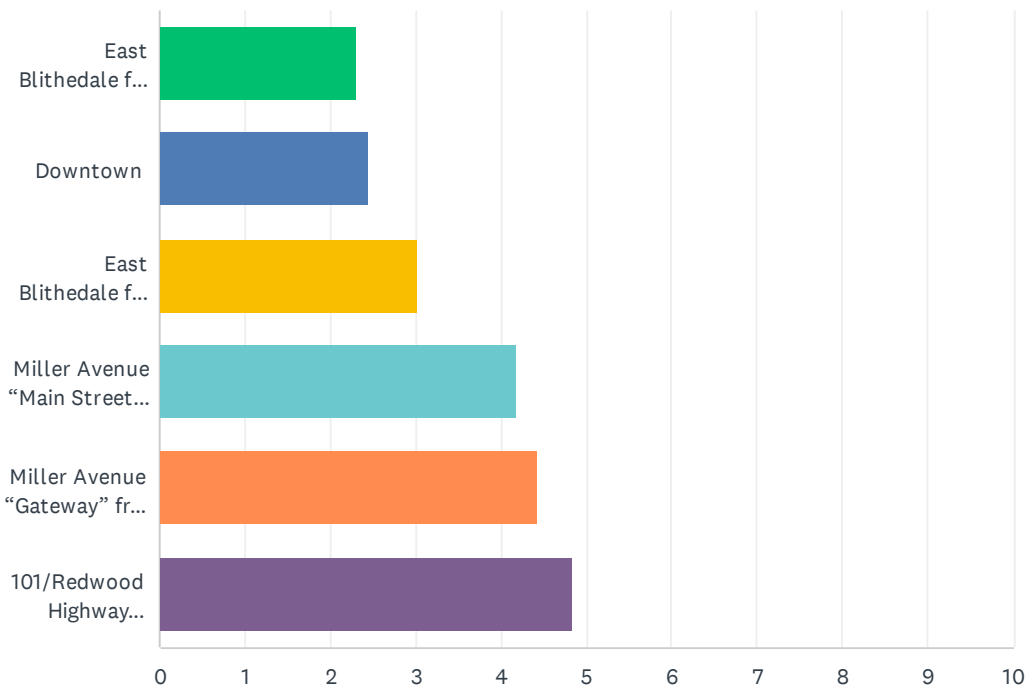


Mill Valley Housing Element 2

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
Allow commercial buildings to convert second and third story office space for new homes.	50.78% 458	38.69% 349	5.32% 48	2.11% 19	3.10% 28	902	1.58
Consider those commercial sites that have large parking lots that could accommodate housing on site. Examples include banks and shopping centers.	39.71% 351	35.63% 315	10.29% 91	7.35% 65	7.01% 62	884	1.82
Create incentives to build and rent out Accessory Dwelling Units (in-law apartments, second units) to lower income community members and local workers.	33.74% 302	32.96% 295	16.87% 151	8.60% 77	7.82% 70	895	1.91
Rezone properties occupied by churches and faith-based institutions to allow for new homes to be co-located on the property with the places of worship.	30.16% 269	34.64% 309	20.18% 180	6.39% 57	8.63% 77	892	1.93
Further explore City-owned land, beyond the current proposal at 1 Hamilton Drive, that could be rezoned to accommodate single-family and/or multi-family housing on the site.	33.48% 298	29.78% 265	14.38% 128	7.64% 68	14.72% 131	890	2.04
Modify development standards to facilitate development proposals that maximize use of the property by proposing a higher number of smaller scale units on site (as opposed to less units that are larger in size).	27.18% 243	31.43% 281	15.77% 141	12.86% 115	12.75% 114	894	2.11
Increase the maximum number of homes allowed on a certain site or area of town, such as the Miller Avenue commercial corridor.	27.87% 248	30.45% 271	14.94% 133	14.04% 125	12.70% 113	890	2.12
Provide incentives for new home builders to build rental units.	23.39% 207	29.83% 264	22.94% 203	12.20% 108	11.64% 103	885	2.12
Create incentives to leverage new State laws that allow for home builders to split urban lots and build two-unit homes (duplexes) in Single Family zones.	23.71% 211	29.44% 262	13.26% 118	13.15% 117	20.45% 182	890	2.30
Provide incentives for affordable housing units. Examples include reducing parking requirements or allowing an increase in height to allow for an increased number of units.	24.77% 219	20.81% 184	13.46% 119	19.57% 173	21.38% 189	884	2.38
Modify development standards (such as reduced parking standards, modified setbacks and/or increased height limits) to help achieve the maximum number of units allowed on a property based on existing density standards.	19.82% 176	21.85% 194	15.99% 142	17.12% 152	25.23% 224	888	2.48

Q10 Commercial Areas Mill Valley’s commercial areas may provide a significant opportunity to accommodate new homes based on various strategies, including converting office space, reusing vacant buildings, constructing additional floors on an existing building, or adding new homes on a property.¹⁰ Please rank the commercial areas in terms of the best opportunity for the addition of new homes (1 = the highest opportunity and 5 = the lowest).

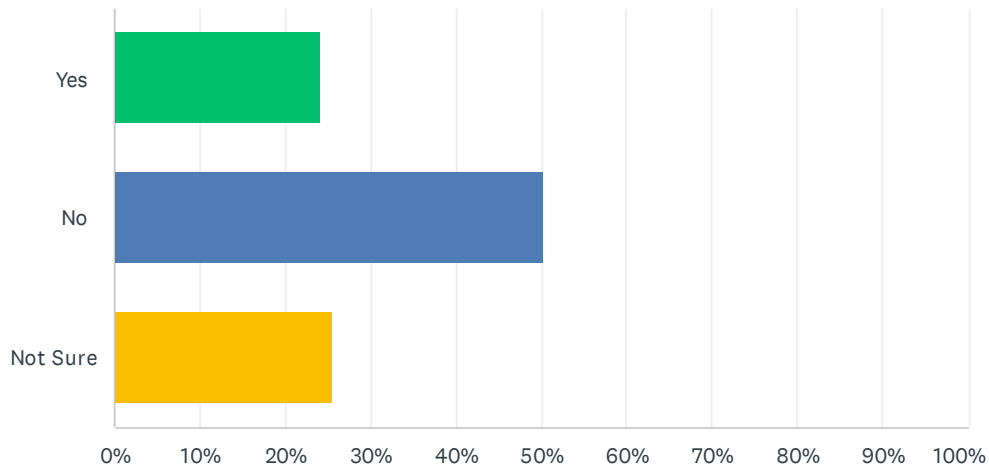
Answered: 850 Skipped: 195



	1	2	3	4	5	6	TOTAL	SCORE
East Blithedale from Throckmorton to Park	2.30% 18	4.59% 36	6.51% 51	17.60% 138	45.41% 356	23.60% 185	784	2.30
Downtown	6.04% 48	7.92% 63	9.94% 79	18.11% 144	17.74% 141	40.25% 320	795	2.46
East Blithedale from Camino Alto – Hwy 101	4.10% 32	15.13% 118	14.49% 113	28.72% 224	21.41% 167	16.15% 126	780	3.03
Miller Avenue "Main Street" from Willow-Valley Circle (7/11 to CP Shades)	18.89% 143	22.32% 169	31.57% 239	16.12% 122	7.40% 56	3.70% 28	757	4.18
Miller Avenue "Gateway" from Valley Circle to Camino Alto (Tamalpie Pizza to Safeway)	15.41% 119	41.71% 322	25.26% 195	9.07% 70	5.44% 42	3.11% 24	772	4.43
101/Redwood Highway Frontage Road (Goodman Building Supply to Aqua Hotel)	56.65% 464	10.01% 82	13.55% 111	8.30% 68	3.79% 31	7.69% 63	819	4.84

Q11 Modified Use There are five parcels zoned as “Commercial Facility” in Mill Valley, including Tam High School, three elementary school sites, and the Community Center Parking Lot. Currently, housing is not allowed on these parcels. 11. Should the Housing Element include an option to allow these properties to co-locate housing on the properties?

Answered: 888 Skipped: 157



ANSWER CHOICES	RESPONSES	
Yes	24.10%	214
No	50.23%	446
Not Sure	25.68%	228
TOTAL		888

Q12 12. Are there other strategies that you believe the City should consider? If yes, please provide examples or context of the strategy that should be considered to accommodate new housing in Mill Valley.

Answered: 378 Skipped: 667

#	RESPONSES	DATE
1	Consider Hamilton Drive from Shelter Bay Ave. to Redwood Highway, if any sufficiently undeveloped areas remain there.	2/20/2022 9:27 PM
2	Block the destruction of older affordable housing stock	2/20/2022 8:09 PM
3	Locate housing near transportation otherwise traffic becomes an even worse issue and danger	2/20/2022 1:54 AM
4	Sue and fight ABAG	2/19/2022 9:23 PM
5	We need to manage parking. The City should indemnify private property owners to allow parking on their lots when uses complement each other (eg. allow employees of local daytime businesses to park in private dinner-only lots.) Businesses need incentives to open up their uses.	2/16/2022 8:33 PM
6	Please deal with the current traffic congestion before you increase the population.	2/16/2022 2:41 PM
7	single room occupancy for seniors with ownership rights at hotel-type or commercial properties; conversion of the glut of office space to residential	2/15/2022 7:07 AM
8	Yes Strawberry village and the area of Strawberry right off the highway.	2/15/2022 6:44 AM
9	Mixed use with residential above retail in places like Strawberry and Tam Junction	2/14/2022 10:43 PM
10	Build multi family homes on all of the parcels and real estate on either side of the 101. Teak furniture, glass door, Ferrari dealership, Goodman's, etc.	2/14/2022 8:47 PM
11	in-law units without so many restrictions	2/14/2022 8:22 PM
12	Create the opportunity for someone to build another site like Park Terrace. Proximity to commercial and bus line is critical.	2/14/2022 3:52 PM
13	I'm not sure, but I'm willing to help. Please feel free to contact me at 1220phoenix@gmail.com. -Katrina Knudsen	2/14/2022 3:06 PM
14	The City should make it easy for developers to develop properties that meet the demand for housing, not "socially engineer" the housing to fit some perceived social "need". The City cannot know in advance which races, or disabilities, or incomes will demand housing in the area. Just remove restrictions to allow developers to develop housing that those of low income can afford and they are best able to develop properties that low income people will be interested in renting/owning. For instance-people may prefer to live in a smaller space with fewer amenities if closer to where they work locally as opposed to a larger space in the East Bay and commuting in. But only developers can really assess the demand for this-the City or State cannot "tell" developers how many units "should" be here due to some social construct-that construct has nothing to do with actual demand by the people in question.	2/14/2022 2:16 PM
15	Change affordable mandate back to 20%	2/14/2022 10:39 AM
16	Split large lots	2/14/2022 10:24 AM
17	Stop saying "no" to new housing proposals	2/14/2022 9:46 AM
18	Keep allowing STR such as Abnb/Vrbo to be permitted b/c they make home ownership more affordable and by allowing flexible living, allows underutilized assets to house short term and long term renters	2/13/2022 5:03 PM
19	Strawberry.	2/13/2022 1:22 PM

Mill Valley Housing Element 2

20	Stronger limits on Short Term Rentals, specifically absolute restriction on whole-house rentals that are permanently available, and a near ban on short-term ADUs and separate-entrance units that could otherwise be used for local worker housing. Strongly limit whole-house rentals of owner-occupied homes and then only for say 30 days per year maximum. Rooms in owner-occupied homes are fine as short term rentals as they are far less likely to remove possible housing from the market.	2/13/2022 12:23 PM
21	Meeting the goal for new housing units will ruin this town! Do we want Mill Valley to turn into San Rafael? I don't.	2/13/2022 10:46 AM
22	Need another street for emergency exit, such as building a road accessible end of Sycamore that can get you to the freeway.	2/13/2022 10:37 AM
23	The city should relax grade restrictions to allow double lots to be split into two lots and allow construction of a second home.	2/13/2022 9:05 AM
24	Stop convoluting the need for workforce housing with housing for the homeless which are, in majority, mentally ill and/or criminals. To confuse the needs of city workers and firefighters with homeless is intentionally misleading and intellectually dishonest.	2/13/2022 5:59 AM
25	SAVE HAUKE PARK NOW!!!!!!!!!!!! DO NOT BUILD ON HAMILTON!!!!!!!!	2/13/2022 5:01 AM
26	significantly limit development of more single family homes that are \$1 million+	2/12/2022 4:21 PM
27	Recall Scott Wiener and other government officials that are ramming this down our throats.	2/12/2022 2:42 PM
28	As other Ca. Cities are doing challenge/ sue the State & Feds and refuse to meet these outrageous requirements for cities existing in topographies like ours - more people equals more congestion and increases fire evacuation problems. Time to resist political power!!!!	2/12/2022 1:41 PM
29	Move parking lots underground. They need not be paved open space. Place security cameras in them. Hire security if concerned: we should have it regardless. It's important to retain our beloved town's character while shoehorning in additional housing. If it requires some security expense, so be it. Also- we must pace ourselves, keeping in mind that there will most likely be newly reduced requirements in the future from the legislature whiplashing from this overly generalized directive to insert such a large amount of housing into small WUI locked towns. Also, would it be possible to enlarge our town boundaries a bit to include some underused areas which are not WUI evacuation encumbered and could be used for easy access to goods and services housing? For example incorporating a bit of the Tam Valley, Alto, and Strawberry regions? Tam Valley could use multiuse housing around its own business center.	2/12/2022 11:22 AM
30	Mill Valley is already way too crowded, and the traffic is terrible. It's unfair to the residents here to add more housing.	2/12/2022 10:31 AM
31	Lack of water, wildfire risk and traffic should be considered.	2/12/2022 10:25 AM
32	Please provide the rationale for why MV has to have a housing plan. No further housing should be contemplated without simultaneously planning for parking for 2 - 3 cars per household. If you build more housing anywhere but on Redwood Frontage Road, the added traffic will make MV even more unlivable than it is now, which is pretty awful much of the day due to traffic.	2/12/2022 9:51 AM
33	Consider repurposing existing buildings that are underutilized - eg TravelLodge on Redwood Highway Reconsider 1 Hamilton - or at minimum, expand to a PROPER and BALANCED search across City-owned land.	2/12/2022 9:30 AM
34	For residents home-owners who believe we need to increase housing, encourage them to rent rooms in their homes or allow them/make it easier to build ADU on their property.	2/12/2022 9:01 AM
35	1. Show an environmental report and traffic report before any building is done. 2. Show that there is water to support any residences of any size.	2/12/2022 8:21 AM
36	Increased housing in commercial areas and church space is great. Spreading out the housing fairly through the town is best. NO large complexes please. Many smaller structures is preferred to keep the beauty of the town we all chose to live in. We did not choose to live in a town with large apartment structures. Providing the same number of housing units as smaller buildings spread evenly around town is preferable.	2/12/2022 8:17 AM
37	This is fucking ridiculous. I'd like to live in malibu, but guess what. I can't afford it. Live where you can afford, don't lower Mill Valley property values by building projects in marin.	2/12/2022 7:48 AM

Mill Valley Housing Element 2

38	Encourage ADUs and JDUs but prohibit short-term rentals	2/12/2022 6:42 AM
39	Improve traffic before adding more cars to the roads	2/12/2022 6:33 AM
40	Golf Course	2/11/2022 8:58 PM
41	Stall until a prop overturns sb9	2/11/2022 8:47 PM
42	Give Seniors a place to retire to , so they can move out of their single family house and stay in MV	2/11/2022 8:31 PM
43	Don't build more until you've fixed the damn traffic problems. More people is more traffic and worse quality of life no matter how you try to spin it. MV can't accommodate all the people who want to live here.	2/11/2022 8:17 PM
44	Build a large multi unit affordable housing on 101 frontage road. Milk Valley roads can not support additional traffic	2/11/2022 7:49 PM
45	Close to freeway to accommodate exits easily, not create difficulty for emergency services if needed and for work travel.	2/11/2022 7:40 PM
46	Rent control, to enable long-term, lower income residents to keep their homes	2/11/2022 7:27 PM
47	Consider property or other tax reduction incentives for housing construction	2/11/2022 7:14 PM
48	Senior subsidized housing is much needed as Homestead Terrace is just not enough for the boomer generation born 1946-1964 and it is those boomers, especially women, falling into homelessness. The existing senior/disabled facilities need onsite resident managers. Disabled mentally ill who are not 62+ are being placed in these facilities, in their 20s and 30s as "disabled" and these facilities were not designed for this when there is no monitoring, no supervision, no resident management, accountability and the seniors are being terrorized and living in fear of the younger stronger residents' behaving badly, particularly at night and old people just shouldn't be subjected to this kind of environment. I live in Kruger Pines in Strawberry but have the MV zip code and the badly behaved finally get moved out of here and sent over to Homestead Valley and then the cycle repeats. This is not right or fair to seniors who are just old, frail, mobility impaired, and want to live out the rest of their days in safety and in peaceful harmony.	2/11/2022 7:11 PM
49	give monetary incentives and reduced red tape to homeowners to build additional small rental housing on their properties.	2/11/2022 7:07 PM
50	Encouraging mixed use development along Miller, with an emphasis on creating a "second downtown" that is walkable and attractive, and bustling into the evening—maybe with an arts component building on the MTC as a flagship institution.	2/11/2022 6:51 PM
51	Mill valley is already too crowded. No new housing should be built. Traffic is awful already. Focus on expanding the lanes leading in and out of town before you consider adding a single new homeZ absolutely no grow th until the traffic congestion is solved on East Blithedale, Camino Alto and Tam Junction.	2/11/2022 6:46 PM
52	Make it easier to build, allow for higher density projects to make it affordable for developers to build here. Limiting the Miller project to only 9 units is a travesty.	2/11/2022 6:39 PM
53	I don't see any multi family building in Mill Valley as a positive. with water an issue and traffic out of control, Mill Valley is a small town and seems to be at its limit. And losing a major park would be a tragedy.	2/11/2022 6:25 PM
54	Legalize or grandfather in established but unpermitted 2nd units that have not had problems	2/11/2022 6:25 PM
55	I like the idea of taking existing parking lots and building above them. Don't reduce the parking, we need it. But add housing above in the wasted air space. Not too high. In keeping with the neighborhood feel.	2/11/2022 3:23 PM
56	Incentives for existing single-story commercial building owners to build residential units atop their retail buildings. Example - the building BooKoo is in, several of the single-story buildings along Miller Avenue...	2/11/2022 12:55 PM
57	disallow turning existing modest homes into expensive mini -mansions. Equip ourselves ; bring back in-house resident planning, city architects to draw up multiple plans___housing,streets,	2/10/2022 1:20 PM

Mill Valley Housing Element 2

public places, commercial districts, open spaces---all integrated as a single town plan. Do the hard work. End piecemeal planning.

58	Maybe build a community that is just for teachers, or other public service workers who can't afford to live in the communities they serve.	2/9/2022 8:50 PM
59	You should consider rezoning the commercial areas near Tam Junction for housing, and the areas near the Tam Junction Exit. City should also consider daily traffic concerns and congested emergency evacuation routes which are already highly constrained by the current population.	2/9/2022 8:42 PM
60	I strongly feel the city should be more accommodating and encouraging of ADUs. We would have gladly concerted a portion of our house when we first bought it but the requirements were too onerous (ie installing an oven.). ADUs and duplexes would allow for greater dispersment of new units. It could also provide greater support for seniors residing in large houses they don't need. I feel that a more dispersed strategy makes more sense rather than total emphasis on large developments	2/9/2022 2:00 PM
61	Replace the golf course with housing units.	2/7/2022 4:36 PM
62	MV should severely restrict transformation of big lot small house parcels into big lot big house parcels. Reduce the allowed FAR in general for all single family parcels or put in a restriction that no permit will be issued that increases the existing built FAR on a such a parcel through reconstruction or teardown/new construction by more than x%. We need those large lots for multi unit housing.	2/7/2022 11:09 AM
63	My only hesitation about building on Blithedale is the traffic. IF there are plans to widen that road, then I'd definitely reconsider.	2/7/2022 10:36 AM
64	Church and school parking lots	2/7/2022 10:13 AM
65	Any housing strategy has to have an accompanying traffic plan as well. Traffic is impossible at certain times of day and adding homes in areas with the highest traffic is something I will never support.	2/6/2022 3:25 PM
66	Fight the statewide law with ballot initiatives like in Southern California	2/6/2022 9:21 AM
67	Height requirements along Miller	2/5/2022 6:18 PM
68	Greater density of residential units on Miller Ave and East Blithedale Ave	2/4/2022 11:06 PM
69	Take the "incentives" for developers out and use incentives to come up with creative housing plans. Our housing/planning commissions should select plans and hand the chosen plans to developers.	2/4/2022 9:18 AM
70	increase height limit in certain corridors (miller) to allow multistoried development above commercial use, i.e. safeway	2/3/2022 8:56 AM
71	Create a third exit for cars from Mill Valley by creating two way traffic on Hamilton in front of the public safety building so that southbound cars can flow out of town on Roque Moraes/Hamilton instead of jamming up into the single lane on Blithedale.	2/2/2022 6:11 PM
72	-	2/2/2022 1:38 PM
73	Consider well the corridors in and out of town, as regards to traffic.	2/1/2022 2:27 PM
74	Traffic on E. Blithdale from downtown to 101 has become terrible, so housing strategy should minimize impact on that thoroughfare.	2/1/2022 11:07 AM
75	Resist ABAG and decline to change the nature of our community by bowing to these demands.	1/30/2022 11:56 PM
76	Possible to build over parking lots. Move parking lots from non-buildable area (current housing view restrictions) to an area where parking is on street level and housing can be built on top of parking lot. Example Parking lot in front of park Terrace. Move lot to front of city parking facility on Miller and build condos	1/30/2022 7:44 PM
77	Adaptive housing! Make use of EXISTING buildings (underused office buildings, shopping centers) that already have water and parking. More people are working at home and retail is shifting online. What happens to these semi-used or vacant buildings? Strongly opposed to any new building when MV is built out, mired in traffic congestion, in severe fire hazard zone, flood plain, with strained infrastructure (water, etc.) and limited transit. REHAB EXISTING	1/30/2022 10:51 AM

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STRUCTURES. ADAPTIVE RE-USE. And City Council needs to get a backbone and fight back RHNA demands, like 95% of cities in CA.

78	With our limited land, how can Marin County help? They own like 85% of open space. While I'm usually not in favor of giving up open space, I'm sure there are places such as along 101. Could MV buy land like from Marin City? Could MV sell city owned land that don't make sense for Affordable Housing but the proceeds are used to fund other Affordable Housing efforts like rent subsidies or ADU conversion? Better/more public transportation into MV? Such as paying for Uber Pool or a shuttle van from San Rafael's train/bus station.	1/30/2022 10:47 AM
79	Support the Community Housing Foundation of Mill Valley. Hire more staff to process and encourage more ADUs. ADUs have lower environmental, building cost and traffic/safety impact than other alternatives. Rather than all new & existing Affordable Housing being segregated around 1 Hamilton, it's dispersed inclusively around Mill Valley. ADUs are how MV has met it's quota in the past. If 15% of homes offered an ADU, we would meet the 850 unit quota set by the State.	1/30/2022 8:03 AM
80	Please understand that Mill Valley is not cut out to be urban. It's like trying to turn Bedford Falls into Pottersville. Being mindful of the environment & having concerns for safety in the next big earthquake, or possible fires is a reasonable concern. Mill Valley is already at its max & evacuations will already be difficult. MV &/or California can expect to be sued if they go through with this ill conceived over/building & lives are lost when there's too many people too safely evacuate. Please consider giving locals the opportunity to resist these authoritarian demands that are squashing local resistance to protect the environment & ensure safety.	1/29/2022 10:53 PM
81	Rent subsidies so people can afford to rent. Incentives like property tax breaks for more homes to create ADAs. Converting or building on top of existing commercial stock rather than building new high-density high-rises. There's a "missing middle" between detached single family homes and towering apartments that should be pursued, such as duplexes and low-density courtyard apartments. Consequently, single family home owners would be more amenable to diverse housing that blends into the character of the neighborhood better. An out of the box idea is funding a workforce shuttle between Marin City & Mill Valley.	1/29/2022 8:58 PM
82	I think creating apartments or condos in the bank buildings and other commercial buildings that are empty is a good idea. I would like to see priority given to people who work in our community especially teachers, fire fighters, and the police.	1/29/2022 8:55 PM
83	YES!!!! Most people in Mill Valley worked hard to have the privilege of living here. Why does the Housing Commission not get this? Do you really think that every/anyone should be able to live in MV? Tell the state to F*ck Off and that Mill Valley is too special to impose their authoritarianism. Most homeowners in Mill Valley would rather pay more tax and have NO NEW HOUSING. Where is that survey? Instead of selling our souls to the Devil and over building, consider tax as an alternative. When will the housing commission get this? Stop the "we need more housing" whine. We DON'T NEED ANY MORE HOUSING. Please stop it.	1/29/2022 7:00 PM
84	Selling the golf course and Scott Highlands Park to raise funds for affordable housing and to provide locations for market rate housing. The sales proceeds would provide funds to build affordable units on Miller Avenue and downtown. For example, the proceeds could buy the B of A building, now vacant, which is downtown.	1/29/2022 6:56 PM
85	Improve the building permit process. I've renovated six houses within MV City limits over the last 30 years... the process is extremely burdensome. MV should allow more efficient permitting for affordable housing units.	1/29/2022 3:03 PM
86	Prioritize new housing units or additional rentals for workforce housing especially for teachers, health care workers and city employees	1/29/2022 2:07 PM
87	Without better access and egress from town to 101 and without off street parking mandates, the little old neighborhoods with narrow streets are HELL to navigate. The sense of living in a small village is destroyed. Neighbors with ADUs on one side of us have had as many as 12 cars, mostly parked on the street and on the other side a single dwelling property has 2 ADUs and amongst them have 7 cars. Our streets are jammed with parked cars, construction vehicles and dumpsters and unrelenting school traffic. Some days it takes more than an hour to get to 101 from downtown Mill Valley and we are told more housing and the resulting additional cars are not being considered a hazard to both the environment and infrastructure. We have had sewer main breaks, water main breaks, power outages increasingly. It feels like the existing infrastructure is collapsing under the current demand. How can anyone condone	1/29/2022 12:49 PM

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increased demand on utilities, (already water rationing condemns average landscape water needs) air quality, safe evacuation and burden beyond reasonable expectation on traffic? Please develop only with a minimum of 2 parking spaces per 1 BR UNIT and in areas where access to 101 is not further compromised. I believe that Hamilton Drive should be open to access 101 southbound and continuation of blithedale should direct traffic to 101 North and Tiburon.

88	Mill Valley extends to the other side of the 101, but there was no mention of development over there (ie Strawberry, down by the overpass, etc. Just curious, why not?	1/29/2022 9:59 AM
89	This is obvious but nonetheless important to stress: traffic impact will be an essential component of planning and strategy. I'd hate to see the town become one big traffic jam, which already seems to be the case on Camino Alto.	1/29/2022 9:06 AM
90	No high density.	1/29/2022 7:48 AM
91	We have TOO much traffic. Consider other options	1/29/2022 7:06 AM
92	Need to consider sea level rise, public transit, and traffic.	1/28/2022 11:25 PM
93	We need to put a measure on the next ballot to return these decisions to local control. We do not have enough water. We will never get everyone out of town in a fire. We have been doing a very good job of making gradual, well considered changes up til now.	1/28/2022 9:57 PM
94	Traffic flow! Negative on sites that would increase traffic tie-ups: i.e. E Blithedale (Camino Alto to downtown)	1/28/2022 8:04 PM
95	Sell part of the oversized, under-utilized, water hogging golf course to private home developers and use the funds from that sale to purchase walkable property on Miller Avenue and Downtown that can be used for affordable housing. Do the same with the many unused, languishing City-owned lots such as the 9.7 acres on Edgewood, .45 acres in Cascade Canyon, fragmented lots at the golf course, lot 2 near the 7th hole of the golf course,	1/28/2022 3:53 PM
96	Any new housing must consider transportation or the traffic will continue be unbearable. Strategies for more public transportation - buses, ferries, electric bike subsidies, etc.	1/28/2022 3:51 PM
97	Annex lightly developed unincorporated lands within Mill Valley's LAFCO Sphere of Influence especially Homestead land west of 101 and south of Corte Madera Altomont	1/28/2022 3:50 PM
98	land trusts for low income housing opportunities for home ownership for low income residents	1/28/2022 12:48 PM
99	No new building until traffic is flowing. Car traffic is ruining Mill Valley.	1/28/2022 9:23 AM
100	The traffic has gotten SO BAD! How does the community address additional housing without solving worse traffic that will result!!	1/27/2022 10:04 PM
101	Focus on human scale transportation. Allow credits to renters who don't own cars. Fastest lighter public transport within the city to the major public transport corridor 101	1/27/2022 8:56 PM
102	Commerical areas like Redwood Highway Frontage, Miller Ave, and Churches are by far the best opportunity. ADAs are good as well. Stephanie Moulton Peters recently approved a development at 150 Shoreline Highway which suggests that we should strongly push back on the FEMA Floodway argument.	1/27/2022 8:52 PM
103	Coordinate an expansion with transit options so housing isn't car-dependent. Free shuttles to the larkspur ferry or SMART; GGT expansions, etc.	1/27/2022 7:52 PM
104	The City could broker a mutually-supportive deal with short- term vacation rental owners to convert their housing to permanent homes for those needing affordable housing in Mill Valley. Please, please, please prioritize mothers and their children, and elders, who may not be considered officially "homeless" because they temporarily live with family members but who would otherwise be unhoused because they cannot afford rent. What NOT to do: work with housing developers located outside Marin County. Also, please DO keep in mind that regularly employing the word "homeless" conjures up specific images while invisiblizing an entire population of women, children and elders living in a state of constant housing precarity. A greater number of women, and especially single mothers, are living on the margins owing to COVID-19. These women and children should be our city's priority.	1/27/2022 7:23 PM
105	Along Hiway 101 provides the space for new housing units and easy access to other Marin cities, while maintaining access into Mill Valley	1/27/2022 6:59 PM

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106	Bank of America and Wells Fargo buildings (Downtown) that are available should be purchased and developed for housing. Building at the corner of Park & East Blithedale (AT&T?) should be purchased and converted into housing.	1/27/2022 6:11 PM
107	Build housing in and around the strawberry shopping center. Tossup huge high-rises. It won't impact traffic and they will have access to public transportation. Same thing in around the area of Goodman's.	1/27/2022 5:58 PM
108	Thanks for the opportunity for public comment. I believe that the City should consider strategies that promote affordable home ownership and limit rentals. I say this as a renter who can not afford a home in MV (despite having a \$150k+ household income!). Rentals have a negative impact on community cohesion (because neighbors often only stay for a short time). This makes it difficult to build resilient, well integrated neighborhoods. A successful strategy should put the existing residents of MV first, especially those who have grown up here and can not afford to stay.	1/27/2022 5:43 PM
109	Before there is an increase in population in Mill Valley, solutions to the problems of water scarcity and traffic gridlock.	1/27/2022 5:30 PM
110	No	1/27/2022 5:22 PM
111	Density should be concentrated in the 101 corridor, and linked with mass transit.	1/27/2022 5:19 PM
112	I think that the City of Mill Valley should own and operate affordable rental units to those in support jobs like teachers, so that the units cannot be bought and sold for profit.	1/27/2022 5:14 PM
113	Three banks are vacating their buildings in downtown MV -- make them into apartments and lofts for local workers. The buildings on Miller that can't seem to hold renters where the toy shop used to be. Make ADUs possible to build - lower fees help people learn how they can rent them to low income locals. Create incentives to rent to low income folks.	1/27/2022 4:49 PM
114	Consider a "fair share" plan that employs multiple strategies and makes clear that all neighborhoods must accept some impacts from added affordable housing.	1/27/2022 2:32 PM
115	Consider the traffic implications of new housing. Also, fire evacuation capacities of various neighborhoods.	1/27/2022 2:31 PM
116	apartment buildings on 101 are the only viable option for MV housing, given current traffic, fire concerns, and drought conditions (the latter most of course is a problem in general, but CA doesn't seem to worry about this in this case). Extra housing must be built on the highway. actual steps to ensure this housing is in fact for lower income, and not just another opportunity for builders to make \$\$ and offer 10% of the inventory to low income.	1/27/2022 12:38 PM
117	Legal action against the state, ABAG, etc. Or simply ignore the mandate, wait and see what penalties arise. Perhaps there will be a change in govt. There is absolutely no logical way MV builds 800+ new housing units (nor should we!!)	1/27/2022 11:39 AM
118	can the city condemn underutilized properties to accommodate new housing?	1/27/2022 10:58 AM
119	I feel there are some nuances lost in the survey questions, where I think reducing setback and raising height restrictions are reasonable, but coupling those ideas with reduction in parking will simply have more cars parking on the streets. Similarly, vague statements of "this will reduce traffic" seem contrived to attract a particular response when it seems unlikely that adding residents in any form will actually decrease traffic.	1/27/2022 9:48 AM
120	not a good idea to increase traffic on East Blithedale west of camino alto (where it becomes one lane in each direction) - already too backed up at certain times	1/27/2022 9:45 AM
121	No , Any new housing will make the present terrible traffic situation even worse.	1/27/2022 12:37 AM
122	Hauke park plus opening up the traffic corridor from hauke to 101 for 2-way traffic	1/26/2022 8:38 PM
123	Mill valley has always remained special in that it's growth has been slow and well thought out. It would be a tragedy to change our small town feel where we grew up and loved back with our small children to feel more like a city. Please limit growth here and keep it small and special.	1/26/2022 8:04 PM
124	Eliminate single family zoning. Eliminate height limits for multifamily projects that have affordable housing (prioritize emergency service workers, teachers and healthcare workers - "affordable" doesn't mean anything unless a teacher can afford it). Zone out storage spaces if possible. Stuff shouldn't get shelter over people.	1/26/2022 4:49 PM

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125	Higher density with more bike parking . If the density is not high enough then it's not worth the builder time and money to do a project as the price of labor and materials is so high	1/26/2022 4:04 PM
126	Mill Valley is too small to accomodate new housing, we already have a intolerable traffic situation, we are experiencing drought, and the state is wrong to mandate a small city like Mill Valley to do this. There are only two ways out of town, how are we going to evacuate during a potential fire??? Traffic created by all the schools is already too much!	1/26/2022 3:29 PM
127	Mixed use residential over commercial send the best way to increase density while also improving quality of life/walkability, so long as it's done in tandem with major efforts to upgrade road capacity from downtown to highway 101 to limit the impact of new homes on commute times. Mill Valley is the closest thing America has to a European mountain village, and we could improve on that dramatically with a dense (and masterfully designed/ built) downtown cluster with good underground parking and transit options. Time to up our game while staying the most beautiful place in the country.	1/26/2022 12:13 PM
128	Roads will need to be widened if more housing is added. In particular, the corridor of E. Blithedale from the "curve" by the gas station to the car wash. The road narrows there and causes a major chokepoint. Should be four lanes the entire way from 101 to Camino Alto.	1/26/2022 10:10 AM
129	With proper set-backs and design requirements, allow building of up to 4 or 5 stories in certain areas -- Miller Ave commercial corridor, Camino Alto, ...	1/26/2022 9:47 AM
130	Seek exemption from the government based on our densely populated area with minimal access out of the area, siting large tech companies investing in the project: https://www.marini.com/2021/03/22/google-studies-mill-valley-fire-evacuation-routes/	1/26/2022 9:18 AM
131	Build closer to the highway. Allow for cohousing situations. Stop adding new water meters since we are in historic drought. Consider full-amenity micro communities. Think outside the box but take into consideration that our existing infrastructure is overburdened and that more cars/houses/occupants/construction will only make it impossible to get out in case of a disaster. Cohousing, ADUs, no rezoning but lenient variance abilities for homeowners (not developers) to make alterations to their lots that would allow for more housing opportunities.	1/25/2022 11:20 PM
132	Hauke Park,	1/25/2022 8:13 PM
133	Howabout a giant highrise at the decrepit hotel next to goodmans. It would have the least traffic impact	1/25/2022 7:02 PM
134	Limit new housing size. We do not need 2k-4k+ sized homes. Build 3/1s that max out at 1k sq ft.	1/25/2022 7:02 PM
135	Align with a community land trust to work within the neighborhoods and create permanently affordable housing that is integrated with the neighborhood.	1/25/2022 5:12 PM
136	Truly treat affordable housing as a right. Look at all the areas in Mill Valley and not just those near the freeway or heavily trafficked areas. Have Mill Valley honor their commitments and build affordable housing on the lot by E. Blithedale/Camino Alto. Think about what is liveable and what type of housing will provide the most ease and not just a box to live in. Ask the question of will this someone thrive in this unit(s).	1/25/2022 4:47 PM
137	Do not convert parks and open space into housing	1/25/2022 4:45 PM
138	Focus on Traffic-> turn E. Blithedale into 3 lanes which transition direction based on traffic	1/25/2022 4:31 PM
139	I believe the parcel of land across from Scott Highlands Park a likely spot for additional housing.	1/25/2022 3:57 PM
140	Fire prevention. Don't build more without comprehensive planning for evacuation.	1/25/2022 3:41 PM
141	Please do not sell or develop open space or parks to support this initiative. If funds need to be raised, tax the entire town. As a town, we either support this together or not at all.	1/25/2022 3:35 PM
142	I think the city should fight back against the California mandate for more housing in Mill Valley. It's already very dangerous from a fire hazard standpoint given most of the town relies on a single-lane road. We are very concerned about fire safety and our water shortage and more homes will further exasperate the dangerous problem.	1/25/2022 3:28 PM
143	Create a legal mechanism that makes it easy for property owners to transfer ownership to a land trust or similar entity that will administer the property for the benefit of low-income renters	1/25/2022 2:51 PM

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	in perpetuity. The transfer could be immediate or when the property owner(s) is/are deceased.	
144	Realize traffic is already at a breaking point. Any housing inside the Camino Alto/Miller to downtown is already at capacity by those of us who live here.	1/25/2022 2:49 PM
145	Smaller infill development	1/25/2022 1:26 PM
146	City has offered several viable ideas in this survey.	1/25/2022 1:01 PM
147	2 parking spots are needed for each unit	1/25/2022 11:21 AM
148	Move the Hamilton ave police and fire stations to the community center and build housing at Hamilton ave	1/25/2022 10:25 AM
149	buy land in the flats near Edna and build housing - residents could access 101 from Tower and avoid the Blithedale mess - continuing to increase density in areas that would need Blithedale corridor is insane; use all or part of the golf course! It has absurdly low usage for the cost, water, and land value	1/25/2022 9:57 AM
150	More studies of traffic congestion - electric trolleys - some sort of public transportation connecting parts of mill valley - like between downtown mill valley and strawberry? Or a major safe bike lane between MV and strawberry/frontage road for bikes, electric bikes, scooters, etc. getting from MV (hawke park area) to frontage rd/strawberry is not safe/convenient.	1/25/2022 8:54 AM
151	I love the idea of building over commercial properties.	1/25/2022 8:20 AM
152	Build where there are public transportation stops and grocery stores	1/25/2022 7:50 AM
153	Have a fire exit plan before adding more homes/traffic. It's untenable already.	1/25/2022 7:01 AM
154	In the streets cannot handle much more housing. Blithdale is backed up so much of the time. It can take 30 minutes or more to get to 101 from Throcmorton. Adding more people and cars is crazy. What about water. The state does not have water for the housing expansion.	1/25/2022 12:36 AM
155	You should consider fighting all of these developments tooth and nail. We don't live here for more development on land and roads - not to mention resources - we don't have. We're not paying \$40k /yr in property taxes to subsidize duplexes next door... not to mention the awful guest adu that went in four feet from our property. What a joke that anyone thought it would help. It's a high end guest house.	1/24/2022 11:53 PM
156	Annex Strawberry and develop the Seminary	1/24/2022 10:28 PM
157	I think they should consider near the police station. That would be happening if so much money from residents didn't go into stopping that.	1/24/2022 9:43 PM
158	Buy and utilize the property next to the church off Camino alto next to the middle school.	1/24/2022 7:43 PM
159	go slow and push back - the next administration could change the required new housing numbers - this town cannot handle 800 new units- its already dangerously overcrowded and does not have adequate roads for residents exiting the canyons in an emergency	1/24/2022 5:06 PM
160	Can the City declare Eminent Domain on under utilized commercial property like the AT&T building on Blithedale at Walnut? Also, what about "The Great Wall of Mill Valley" on Miller at Reed? That developer is obviously doing the bare minimum to keep his building permit open and nothing more. It's an eyesore and a public nuisance in its current state.	1/24/2022 1:19 PM
161	Oppose state control of MV housing - don't destroy the character of a town people want to live in, rather than leave	1/24/2022 1:13 PM
162	reduce commercial areas not in high use -- how many are not well used/ needed?	1/24/2022 12:25 PM
163	Retain 3 story height limit. Parking impact, already limited. Existing impassable narrow canyon roads in poor repair. Safety vehicle access - fire and ambulance. Evacuation problems. Scale, size and density of any project and potential impact. Water and utility (sewage) capacity and availability. Burden on schools and public safety needs.	1/24/2022 11:28 AM
164	The 1 Hamilton site should remain as is and not be developed.	1/24/2022 11:17 AM
165	FIX INFRASTRUCTURE FIRST. Then, buy out unused parcels on the Miller corridor and on Frontage Road. Buyout the storage facility above the gas station on frontage road.	1/24/2022 10:34 AM
166	--	1/24/2022 10:05 AM

Mill Valley Housing Element 2

167	I live in Blithedale Canyon. It can easily take me 45 minutes to get to the freeway in the afternoon. Traffic is already horrible and could be unsafe in an emergency. I don't believe that providing more local housing will improve the traffic and will just make it worse. Not everyone can live where they work or where they want. People have always commuted. I've raised 3 children in Mill Valley that won't be able to afford to live here as young adults. Hopefully after they work hard and save, they will eventually be able to buy or rent a home in Mill Valley if they choose. If not, there are other more affordable cities in Marin.	1/24/2022 8:45 AM
168	NO	1/23/2022 10:03 PM
169	Encourage ADUs with fast tracking approval. Facilitate non-profit/citizen sponsorship of rental subsidies to individual/family tenants.	1/23/2022 9:37 PM
170	push back on CA's unrealistic (especially for this community) housing mandate	1/23/2022 8:36 PM
171	Housing should be allowed on the ground floor of properties that were previously required to have commercial ground floors. This would include the stalled building north of Tam high.	1/23/2022 5:23 PM
172	We do not have adequate ability to get to the freeway on either Miller ave or Blithedale as it is. Adding more people to the interior of Mill valley if very short sighted. We need to look at our infra structure first.	1/23/2022 4:43 PM
173	Large multi-unit buildings along 101	1/23/2022 2:57 PM
174	please address traffic concerns and water use concerns with any additional housing	1/23/2022 2:11 PM
175	Raise money and buy buildings such as the unfinished development with the big retaining wall on Miller. Instead of tying up proposals in lawsuits where money is spent on lawyers. The building at 300 Blithedale and Walnut????	1/23/2022 1:41 PM
176	use of current parking lots eg by whole foods on blithdale with subterranean parking	1/23/2022 12:11 PM
177	Existing proposal for housing adjacent to Hauke Park makes a lot of sense to me. I used to live near there and am very familiar with the proposed site.	1/23/2022 11:34 AM
178	City should stay out of development business	1/23/2022 11:22 AM
179	There are tons of things you should do. I would purchase motels along 101 and convert to low income housing. If they are not in the City Limits (e.g., Travelodge), I would consider annexation. Behind Goodmans is a bunch of storage. I don't think that is the highest and best use of that land. That could be converted to housing and is right near the 101 so would not impact the sacred traffic corridor of getting onto 101 via Blithedale. You should deed restrict certain mid-range income apartments (e.g., El Paseo units and similar in downtown MV area). Personally I think there is no way you could get any where near the State mandate. It is ridiculous given our land base and developed housing stock. Perhaps if we were to annex Strawberry in its entirety and do something else on top of Seminary.	1/23/2022 10:43 AM
180	Currently, the ADU's are a Failure. Homeowners are adding these for "greedy" reasons and charging thousands monthly to people. It's a sham and this needs to be fixed!	1/23/2022 9:09 AM
181	Please consider multi use spaces with retail at ground floor and housing above if developing on Miller Ave.	1/23/2022 6:24 AM
182	Why MV ?	1/23/2022 2:39 AM
183	Mill Valley should consider the traffic problem before building more units. Fire safety should be considered.	1/22/2022 10:21 PM
184	Please closely examine the leases of all of the long-term business with large footprints and zero customers	1/22/2022 9:47 PM
185	Refuse to adhere to State's housing requirements	1/22/2022 9:28 PM
186	By adding second story units above current 1 story commercial buildings.	1/22/2022 8:31 PM
187	Ease square foot per lot size restrictions to allow for multiple homes on a given parcel. Ex. Lot with a proposed 4500 square foot home, could allow for 4 1500 square foot single family dwellings. Limit the number of permits for homes over 2000 square ft. No more mega mansions needed. ENFORCE developers to include 25 to 30 %of all units In a prnject to be affordable for low cost buyers and deed to t Keep it at an affordable level.	1/22/2022 7:17 PM

Mill Valley Housing Element 2

188	Does this matter? Is there any local zoning decision allowed or sacramento decides all?	1/22/2022 6:23 PM
189	CITY SHOULD ALLOW HOMEOWNERS TO INTERNALLY DIVIDE THEIR UNDERUTILIZED HOMES INTO TWO CONDOMINIUMS, KEEPING THE ARCHITECTURE AND LOOK AND FEEL	1/22/2022 4:53 PM
190	NO more low income housing ANYWHERE in Mill Valley city or county.	1/22/2022 4:33 PM
191	New buildings should be placed throughout Mill Valley. Should have a small town feel, two stories twenty units or less.	1/22/2022 4:07 PM
192	Investing in city/county funds that can offset property taxes and other fees for those with low income and seeking to live in the area may also be helpful.	1/22/2022 3:20 PM
193	Review policies and process of the Planning Department. It is infamous in the Bay Area for being the hardest department to work with for any type of construction. This doesn't mean change the setbacks, height restrictions, or other existing building codes, but to get the department off its ivory tower power trip.	1/22/2022 3:14 PM
194	Require short term rentals (ie Airbnb, etc) be returned to full time housing units as they were originally zoned for This would save much destruction to the environment and other resources	1/22/2022 2:56 PM
195	Lot splits on large lots zoned single family	1/22/2022 2:47 PM
196	keep the quantity of housing units the same as now	1/22/2022 2:23 PM
197	Mill Valley has little possibility for new housing . If all cars could be eliminated , the we could talk. Who will give up their car? Not me.	1/22/2022 2:19 PM
198	the city should also streamline the approval and permitting process.	1/22/2022 2:03 PM
199	Carefully evaluate all parcels owned by the school district and city for more projects like One Hamilton.	1/22/2022 1:51 PM
200	There should be affordable housing dedicated to public safety workers (police/fire/emergency response) and public school teachers	1/22/2022 1:48 PM
201	The term "affordable housing", especially for studios and one bedrooms, needs to be defined starting from \$500/mo instead of \$1600-2200/mo. These rents are stupidly ridiculous.	1/22/2022 1:18 PM
202	I think the frontage road near Goodmans, is a great option. Especially with the easy access to public transportation and to the freeway. Of course, if there is a way to make it look like a nice community. A nice PUD with amenities. I see lots of opportunity by Goodmans. It cannot look like an old hotel.	1/22/2022 12:59 PM
203	WHAT ABOUT TRAFFIC? where are you going to put these houses vs how are we all going to drive in our already poor roads and lack of roads?	1/22/2022 12:48 PM
204	Water cachement capacities should be integrated into new housing along with solar requirements.	1/22/2022 12:17 PM
205	Mill Valley is a quaint place. Pushing more high density housing into the area will destroy its appeal. More housing equals more traffic, more environmental pollution and will turn off people who are likely to want to live here. MV does not need to become a crowded ghetto. One choice is to fight the state on this crazy housing "mandate". Another choice would be for the state to subsidize home ownership of existing housing. Don't cave in to this state pressure.	1/22/2022 12:15 PM
206	Do not target Miller Ave. It is already congested and more homes there will further impeded evacuation safety and daily traffic. Build it out near Hawke Park and Redwood highway where the traffic issues do not further complicate congestion, fire safety and emergency evacuation near downtown.	1/22/2022 12:08 PM
207	Reduce zoning and planning department discretion and ordinances so that developers will not face prohibitive costs to purchase land that could be developed into multi use residences. This would respect the property rights of the owner of the land, and greatly reduce the taxing effects our regulations impose on new development which, in some studies, account for \$400,000 of the cost for housing.	1/22/2022 11:51 AM
208	Accept the state penalties and avoid dangerous over-build that fuels urban fire and compromises safety	1/22/2022 11:13 AM

Mill Valley Housing Element 2

209	allowing for current owners to easily build ADU's and limiting Airbnbs / VBROs seem to be the best way to handle the housing crisis IMO. Any new housing/condo townhome style should be built within easy access to bus lines and public transportation. There should also be a requirement for energy efficiency/ solar / low flow water / electric vehicle charging stations with any new builds.	1/22/2022 11:06 AM
210	It will never be possible to reach the housing goals set by the state due to the unique topography of Mill Valley. It does not lend itself to large scale housing projects. Can we sue the state?	1/22/2022 10:42 AM
211	Please don't add considerable density in areas that already have major problems if/when evacuation is needed. Anything more than 0.5 mile from 101 only increases the chance of serious problems for everyone.	1/22/2022 10:34 AM
212	We need to consider the costs of building on slopes as opposed to building on flatter land.	1/22/2022 10:30 AM
213	Continue to fight state and federal government on these housing mandates	1/22/2022 10:24 AM
214	More adu, more in sfr homes apartments not to exceed 1000 feet and rent capped to allow workforce and teachers- make it easier to renovate with less red tape and costs. Allow tandem parking and off site. Encourage ride share to eliminate more cars in neighborhoods	1/22/2022 10:19 AM
215	Traffic is getting worse in Mill Valley, how is that taken into consideration?	1/22/2022 10:17 AM
216	While I oppose more single family homes to be built I agree that we need more low income housing to be added to accommodate all of the people that work in Mill Valley and have to commute from outside of the MV. Less commuting means less traffic. It's a win win solution.	1/22/2022 10:04 AM
217	Don't build on low lying flood plain areas, it makes no sense (e.g. near Goodmans). Stop allowing people to convert single storey homes into multi-storey single family properties - they increase traffic just as much as multi family homes since these families tend to have multiple vehicles, but no one seems to care because they're "not low income"; these massive houses spoil the nature of neighborhoods and do nothing to increase housing stock availability. Apply the same standards to single family units as you do to multi family, there are definitely double standards at present within this community.	1/22/2022 10:02 AM
218	Quality of life, has to be number one strategy. Diversity is the key for a very high economic impact. and prevents monolithic. Diversity environment allow more wider perspectives to different ethnic backgrounds.	1/22/2022 9:58 AM
219	Any existing building that is not utilized	1/22/2022 9:50 AM
220	The city should not comply with unrealistic mandates from outside bodies and interests unaffected by the consequences of their decisions. The residents of Mill Valley should be deciding these issues. The City of Mill Valley could change zoning in commercial areas to allow for increased housing density with adequate parking. Low-income housing in places like Mill Valley where land costs are exorbitant should be purchased by the advocates. Ongoing costs to the city, purchase of additional water sources, traffic mitigation, and additional law enforcement to protect local inhabitants should be supported by their charitable contributions. The safety and quality of life of current residents should be the primary concern of local government. Housing is a regional problem. The City of Mill Valley is already built out.	1/22/2022 9:50 AM
221	Traffic is one of if not the biggest concern of Mill Valley residents and needs to be addressed before residents will embrace new housing. Here are 2 recommendations: Widen the 700 and 800 blocks of East Blithedale Ave to reduce traffic congestion. Provide a shuttle bus loop to reduce traffic on Miller Avenue and East Blithedale Avenue that would service the downtown area.	1/22/2022 9:43 AM
222	co-housing, with individual homes and some shared resources	1/22/2022 9:39 AM
223	Literally everything and anything. This is an amazing place that lots of people want to live in. We should make it easier to do that!	1/22/2022 9:08 AM
224	push back on state requirements.	1/22/2022 9:07 AM
225	City purchase of private homes to be rented/sold for ultra-low income.	1/22/2022 9:03 AM
226	Convert commercial to housing. The last thing we need is more commercial space. Mill Valley is becoming a ghost town of commercial spaces, especially on Miller Avenue. Convert them to housing. This is the best use.	1/22/2022 8:55 AM

Mill Valley Housing Element 2

227	Consider rezoning the golf course for housing. It uses too much water and may be a financial drain on City resources.	1/22/2022 8:54 AM
228	AFUs should be registered and used as full time rentals as was the intended purpose. The City should determine exactly how many current ADUs are being rented to the people the units were intended to house, such as teachers, firemen, policemen, etc.	1/22/2022 8:53 AM
229	Special interest and NIMBY concerns should be left out of the equation. If there is a site that is large enough to accommodate a reasonable number of units, and it meets environmental, traffic, etc., concerns, it should be pursued for housing. (The Richardson debacle should never happen again. That was an unreasonably-sized project from the beginning and now the neighbors are dug in regardless of how reasonable new plans may be.	1/22/2022 8:42 AM
230	Affordable senior housing.	1/22/2022 8:25 AM
231	Use unincorporated land with better road/highway access	1/22/2022 8:20 AM
232	Stay focused on developing areas where existing infrastructure is. Such as Miller Avenue where bus service, grocery store, bikepaths, and schools are.	1/22/2022 7:48 AM
233	Consider privately owned parcels (like that ugly partially built site on Miller Ave.) Consider privately owned buildings that owners might be amenable to a sale. Don't look for the cheapest alternative - once built overly dense housing development will be here forever. Overly dense housing creates a stigma for renters.	1/22/2022 6:42 AM
234	Make sure our infrastructure can withstand the extra housing and toilets use. This about fire safety and exits out of town putting all residents already here at more risk.	1/22/2022 4:29 AM
235	Build less single family homes and more apartments/smaller rental units	1/22/2022 1:01 AM
236	STOP pushing new water hook-ups as climate change means permanent drought. Stop ruining the charm and ambiance of this town. Traffic is HORRENDOUS. Stop allowing developers to hijack "affordable housing". \$1.5M for a studio/tiny 1 bedroom condo is not affordable. Explain that to teachers. Stop pushing new water hook-ups	1/21/2022 11:27 PM
237	Miller Avenue has the traffic capacity to have many housing additions. Do we really need 2 whole foods in town?	1/21/2022 10:11 PM
238	Small homes or multi small homes without section 8 and crime	1/21/2022 9:55 PM
239	It is insanely, prohibitively expensive to build an ADU, partly due to the ridiculously expensive permits! We want to add one and would do so if the permits cost what they used to.	1/21/2022 9:52 PM
240	Let the free market prevail	1/21/2022 8:48 PM
241	Historically the city council has searched and been unable to find housing for teachers. You are now using the 'housing for city workers' as a straw man argument. You will have to open any housing to a state wide lottery or break the law and be sued. This fact practically guarantees very few spots for locals.	1/21/2022 8:39 PM
242	Definitely, conduct a traffic and water use impact study. Ask the state for a variance due to the heavy congestion and only 2 emergency exits from the City of Mill Valley is already facing.	1/21/2022 8:31 PM
243	Conduct a survey of local workers to see if they would want to live in Mill Valley if they could afford to. What percentage of local workers would live in Mill Valley, if they could afford it? In order to plan for local worker housing, it's important to know how much actual demand there is. If you don't survey the local worker population, It's impossible to know how much demand there would be for local worker housing.	1/21/2022 8:03 PM
244	Start a Go Fund Me to raise money to purchase worn out properties that aren't maintained. The property owner that owns 383 Miller and the building behind it should be bought out and apartments could be built there.	1/21/2022 8:00 PM
245	Constantly and relentless hunt down and eradicate all slowness in the planning and permitting processes. Compare permit requirements here vs permit requirements in the Midwest, and eliminate where we are in excess.	1/21/2022 7:28 PM
246	Allow the splitting of large single family lots	1/21/2022 6:47 PM
247	Make Hamilton Drive two-way to accommodate the increased traffic that is bound to occur.	1/21/2022 6:33 PM

Mill Valley Housing Element 2

248	Ignore mandates from state.	1/21/2022 6:18 PM
249	Look at major bus and public transit routes and overlay with available sites. Look to buy property.	1/21/2022 6:16 PM
250	I would appreciate if the City tried to co-locate most. of the new housing with transit and bike infrastructure. This will help to minimize traffic impacts. Also, the City should waive parking requirements in special zoning overlay areas for buildings which either provide some appropriate level of affordable housing or meet a certain level of density (maybe ~30 units?). Parking requirements massively disincentivize denser development.	1/21/2022 6:11 PM
251	Close one of the Whole Foods and build housing but stop trying to take place where no room exists!	1/21/2022 5:45 PM
252	I think you've covered the spectrum	1/21/2022 5:40 PM
253	Yes - say NO to housing demands and raise taxes to pay any fines from State	1/21/2022 5:31 PM
254	Tiny Houses (mobile) with access to utilities on a restricted 'campground'.	1/21/2022 5:24 PM
255	Rebuild existing two story apartment buildings to add a third story.	1/21/2022 5:23 PM
256	Prioritize tenants to be the essential workers and if they change jobs, they should move. When, for example, someone qualifies for a multi-bedroom unit and years later they no longer need it, they must give up the larger unit and move to a smaller unit.	1/21/2022 5:15 PM
257	However the State number is met, it should be dispersed throughout all of Mill Valley, and not just concentrated in one area, where it is most politically convenient to do so. Everyone claiming to be in favor of adding housing should have to support some of it in their own neighborhoods, not just the ones that already have affordable housing in them. Regardless of the strategies for adding units, if they are not dispersed the City will pit neighborhood against neighborhood and create an adversarial situation. I recommend the City announces a City-wide plan that acknowledges the need to add in every area of town, so that from the start all residents will have "skin in the game".	1/21/2022 4:57 PM
258	Tiny home communities. Several cities in the US are successfully using tiny homes to meet the needs of so many of their residents and building communities that thrive and easily incorporate into existing city plans. And you have to include a discussion of public transportation. Traffic in the afternoons is intolerable and you will not get any community support for any kind of new development if the topic of transportation is not discussed.	1/21/2022 4:54 PM
259	What about the low use, water hogging and expensive to maintain municipal golf course?	1/21/2022 4:49 PM
260	We do not have the infrastructure and space to accommodate new housing without ruining the best this *town* has to offer.	1/21/2022 4:42 PM
261	Don't allow houses to be built that will sell for over 2 million dollars. Keep real estate from being astronomically ridiculous.	1/21/2022 4:35 PM
262	Build and incentivize mostly affordable multi-family and workforce housing. Require 50% affordable units in new projects, like in Santa cruz.	1/21/2022 4:33 PM
263	Continue to partner with other cities to lobby Sacramento to change their housing forecast, in light of new housing strategies people use since the Covid pandemic.	1/21/2022 4:33 PM
264	At least follow San Anselmo's lead and appeal the 855 units. The new demand for water and the increase of vehicles as a result of 855 new units (and presumably future demands from the state) will bring the community close to roadway seizure in the mornings and evenings. Further, the MMWD cannot create additional storage for rain water due to environmental pushback. Someone needs to look at the total picture, not just the current hot topics.	1/21/2022 4:32 PM
265	Purchase old buildings or lots	1/21/2022 4:31 PM
266	Real estate practices need serious regulation. The mega-rich are buying, tearing down, re-building homes at tremendous environmental and cultural cost to the Tamalpais Park community. Frequently they get concessions from the city/community by talking about building their "dream home," only to sell it shortly thereafter for a massive profit. Even more galling are the cases when tremendous palatial estates are built, then *not lived in* as the homeowner just allows the property to sit vacant and increase in value. This while tens of thousands of Bay	1/21/2022 4:28 PM

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Area residents sleep on the streets. Houses should be lived in, not treated as a stock market for the wealthy.

267	If we are concerned with the housing supply we should ban homes from being rented out on a short-term basis. There are many single family homes that are only used for short-term rentals. These homes could provide housing to the community. I do think ADUs could continue to be rented out on a short-term basis, but perhaps there could be incentives to rent to local workers like teachers?	1/21/2022 4:27 PM
268	NO	1/21/2022 4:27 PM
269	Build a lot of commercial sites with housing above in Tam junction from the highway to Almonte	1/21/2022 4:25 PM
270	Use eminent domain on Miller Ave to create a number of smaller sights (no more than 2 stories)	1/21/2022 4:22 PM
271	Increased number of granny units are my vote.	1/21/2022 4:14 PM
272	I think the City should be more aggressive about pushing back on these new housing requirements given the the lack of water, increased traffic, impact on schools, the lack of parking requirements with the new laws and above all the risk of wildfires and evacuation ability (which has not been adequately addressed). In addition, current law allows homeowners to build ADUs without any stipulation that those units will be full time RENTALS to provide housing. It's a joke,..ADU's are being used to expand private property,..extra bedrooms, home offices, gyms, play rooms. There should be a registry of ADUs being used as full time RENTALS and perhaps a tax incentive for homeowners who do rent those units.	1/21/2022 4:07 PM
273	The most important strategy is to create an integrated plan that resolves traffic, access to "walkable" (and bikeable) green space, etc. with increases in housing density. The only practical and desirable way we can achieve the 800+ additional housing target is to build an integrated urban plan that provides collective green, pedestrian, bike, a "yard" etc access to homes, almost certainly individually yardless homes, i.e. well planned condos and apartments. If we change the Blithedale corridor, the street would require widening with double the traffic and needing a pedestrian/bike path.	1/21/2022 4:03 PM
274	No development without compensating infrastructure such as additional bus routes, water supply, maximum required vegetation management, road improvements for automobiles not bikes.	1/21/2022 4:01 PM
275	Don't comply with that outrageous number of new homes. We are running out of water, traffic congestion is horrible and the quality of life in Mill Valley is declining because of congestion/overbuilding. Just say no! Why are you doing this....if it's for funding, raise taxes and keep Mill Valley the way it is!	1/21/2022 4:00 PM
276	Please restrict short term rentals like AirB&B. Those are the services that increase rent prices, especially right now during the pandemic where people relocate back to the bay area and are looking for temporary housing. There could be annual restrictions per property, say no more than 60 days per property and year. Or maximum allowed rent per day. Or a minimum rent duration of say 60 days per renter.	1/21/2022 3:59 PM
277	Reduce the time and cost of getting housing projects approved. Approval times and permit fees and other 'red tape' by the the City discourages new development.	1/21/2022 3:59 PM
278	We like Lanham Village in the Hamilton area as a model for affordable housing. 4 units in a block; lots of common open space; well-landscaped; family friendly. An upscale version of a similar layout would be the Tahoe Tavern condos built in the 70's.	1/21/2022 3:58 PM
279	Collaborate with Marin County for the unincorporated neighborhood areas of Mill Valley as well. Using underutilized commercial and residential areas.	1/21/2022 3:58 PM
280	You could purchase family homes and sale them to medium or low incomes.	1/21/2022 3:57 PM
281	City workers should be required to live in Mill Valley, and housing subsidies should be provided on a need-tested basis.	1/21/2022 3:52 PM
282	Building affordable housing in small concentraciones that integrate the units throughout the city could accomplish the goal of meeting the State mandate and integrating the housing	1/21/2022 3:48 PM

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throughout the community to not overburden the traffic/infrastructure of any one neighborhood. High density housing is not a solution.

283	Limit veto and process barriers; allow certain projects by right.	1/21/2022 3:47 PM
284	Given remote work, there is a glut of office space in Mill Valley. Some commercial areas with mostly empty or underused office space should be redeveloped for housing. Of course, some local office space is needed to reduce commutes and encourage bike and pedestrian commuting.	1/21/2022 3:43 PM
285	Create affordable Senior Housing so they can downsize from current family homes without penalties, low interest loans for ADUs	1/21/2022 3:37 PM
286	I live in Sutton Manor and within the city limits, there is very little construction beyond small internal renovations. Beyond the city limits houses are frequently bulldozed and replaced with enormous homes. Is there a way for the city to provide incentives for the in-city portion of Sutton Manor to replace the small single-story houses with two-unit two-story dwellings?	1/21/2022 3:36 PM
287	Na	1/21/2022 3:31 PM
288	traffic, traffic,traffic (3:00-4:00)	1/21/2022 3:29 PM
289	We should build as few new houses as possible. Traffic already is out of control.	1/21/2022 3:29 PM
290	Facilitate the building of ADU's	1/21/2022 3:22 PM
291	Reducing auto parking minimums, increasing maximum building height, reducing setbacks.	1/21/2022 3:21 PM
292	Good luck ! This is a very tough issue!	1/21/2022 3:21 PM
293	My understanding is that Marin's current commercial vacancy rate is around 25%. Converting a few of these buildings, for example those on Lomita, to low cost studio apartments would avoid some of the NIMBY reaction if the buildings kept their current footprint.	1/21/2022 3:12 PM
294	Extend Mill Valley city limits when necessary to include unincorporated Marin. We have a 3 acre building site between Tam and Homestead Valleythat we would be willing to discuss for sale - if interested: Charles: 415/849-8624.	1/21/2022 3:11 PM
295	Convert existing unused/vacant commercial buildings to housing units.	1/21/2022 3:11 PM
296	Support ADU creation, as in create educational programs, streamline the permitting process, reduce city-specific ADU "rules" that create barriers for homeowners, and create a pool of grant money to support architecture, permits, etc. To date, ADU support from Mill Valley has been very NIMBY. With support from the city, Mill Valley could achieve many of its housing goals with ADUs instead of projects jammed through against strong resident resistance.	1/21/2022 3:06 PM
297	Mill Valley should vigorously fight back against state or federal mandated housing requirements. Mill Valley should be able to self-govern how many housing units to build and what type they should be.	1/21/2022 3:04 PM
298	Start pushing back against state mandates for increased housing in a community that already has a major traffic issue. New housing only brings more cars, regardless of whether it is convenient to public transit or not.	1/21/2022 3:03 PM
299	Co-house user of services with those services. For example, convert school buildings to multi-use, or build new buildings to house residential and educational use. Housing would be targeted at families with school age children and educational workers.	1/21/2022 3:01 PM
300	Emphasize providing housing for persons employed by Mill Valley businesses	1/21/2022 2:59 PM
301	Pursue ALL options at once	1/21/2022 2:58 PM
302	Please consider including investments in public transit, carpooling, bicycling & other cultivations of "highly walkable" neighborhoods as part of your housing plan!	1/21/2022 2:55 PM
303	Incentivize owners to renovate in-law units specifically targeted to house LICENSED professionals possibly focused on construction workers and other service industries which are in high demand	1/21/2022 2:53 PM
304	pay teachers and city staff more	1/21/2022 2:51 PM
305	Tell ABAG to stuff it! It's our town. We don't want to be like towns on the Peninsula or the	1/21/2022 2:51 PM

Mill Valley Housing Element 2

south East Bay that have no individual identity. You must hold the line.

306	Say "no" to the State and demand it provide water, sewer, road and public transportation funds to support the increased population.	1/21/2022 2:48 PM
307	We don't have the water. Fight the state mandate.	1/21/2022 2:47 PM
308	Ensure that affordable housing is affordable and that the rules are not change to simply increase rental revenue potential for current property owners	1/21/2022 2:46 PM
309	None	1/21/2022 2:40 PM
310	Downtown construction needs to go up: 75 foot plus buildings need to be the new normal. Encourage SB9 lot splits and multi-family construction.	1/21/2022 2:40 PM
311	I do not support new housing until something is done about the traffic. It's crippling!	1/21/2022 2:36 PM
312	Build housing that fits the character of the neighborhood. Instead of subsidizing developers! subsidize city workers to make it affordable!!!	1/21/2022 2:34 PM
313	There is no more room for more people without destroying the quality if life of current residents.if we fulfill all the requirements, we will be in the same predicament in 5-10 years. Do we keep building until the quality if life becomes terrible?	1/21/2022 2:29 PM
314	Reduce/streamline the approval process so fixers and unbuilt lots are accessible to people other than contractors.	1/21/2022 2:25 PM
315	Rezone and incentivize formally residential properties that were largely turned into offices to residential or live/work properties. There is a lot of opportunity to remedy this mistake while office vacancies are prevalent and traditional office space outdated.	1/21/2022 2:24 PM
316	Fight the state and federal requirements for affordable housing that Mill Valley does not need. Mill Valley is built out save for infill.	1/21/2022 2:21 PM
317	Build enough houses that market forces make housing affordable. Expedite the approval process, cut permit fees and instead charge a fee to nosey nimby neighbors that want to file opposition. I am sure much more revenue could be raised in the process.	1/21/2022 2:21 PM
318	Is it time for structured parking in Mill Valley? We have many really large parking lots. They serve the need but they also take up the valuable land.	1/21/2022 2:19 PM
319	any housing should be built with ecologically sound building strategies including solar panels and water recapture. And be built for the future including water rise, Rather than cutting corners.	1/21/2022 2:12 PM
320	Why not build housing on the golf course? Or the ATT building on Blithedale at Walnut? Require all business permits include new housing above retail. Build on the city owned parking lot across from Whole Foods on Miller.	1/21/2022 2:12 PM
321	ADU ,commercial areas and along freeway	1/21/2022 2:11 PM
322	City managed trust that can purchase and manage single family homes for local workforce	1/21/2022 2:09 PM
323	Build closest to freeway to lessentraffic	1/21/2022 2:06 PM
324	with any of these programs or changes SHORELINE HIGHWAY MUST BE EXPANDED TO A 4 LANE ROAD - 2 lanes in and two lanes out. MUST Have with more people as Blythdale can not be widened.	1/21/2022 2:05 PM
325	Legalize or grandfather approval for currently known unpermitted apartments that meet code or can easily meet code. At least they could county towards MV's housing totals.	1/21/2022 2:04 PM
326	Too crowded as it is.	1/21/2022 2:04 PM
327	Build housing that fits the character of the neighborhood(s), and create subsidies to local workers to make them affordable.	1/21/2022 2:04 PM
328	1. I think the City of MV should better partner with unicorporated MV (Strawberry, Tam Valley) to identify land that could be used for housing that would support the greater MV community. 2. Remove regulatory and certain financial barriers, and develop incentives for developers to start and COMPLETE projects. The sites on Miller Ave. (Across from Tamalpie) and E. Blithedale @Camino Alto are multi-year failures to develop housing.	1/21/2022 2:03 PM

Mill Valley Housing Element 2

329	I think that Mill Valley is crowded enough as it is and that we do not need new houses to be built. Our schools are taxed and so are our roads. There used to be a restriction on the number of new houses that could be built in MV and I think it should stay that way	1/21/2022 2:02 PM
330	Consider sea level rise protection strategies that combine housing to help pay for the improvements. The housing could be in current/future flood hazard areas that are protected and/or raised as part of the SLR protection strategy. Pushing density further upstream and into the narrower valley areas should be avoided unless fire risk, evacuation, and traffic congestion can be mitigated without destroying the uniqueness and natural beauty.	1/21/2022 2:01 PM
331	The town council should be composed of members with enough spine to resist ABAG and the state forcing unreasonable development in our town.	1/21/2022 2:00 PM
332	Focus on Development alongside 101. Increasing traffic congestion in MV can be unsafe in an emergency, environmentally unfriendly, and make MV no longer a desirable place to live.	1/21/2022 1:59 PM
333	Free shuttles throughout town including hillsides.	1/21/2022 1:55 PM
334	traffic getting out of town in emergency...current vehicle loads unworkable, unsafe for residents...development must be limited to areas not impacted by traffic flow on miller and e. blithedale	1/21/2022 1:54 PM
335	Any housing to be added should be located as far as possible from already dense residential and commercial areas. Any area to be considered should include specifically designated adequate parking for each additional resident, as parking is a significant issue. Traffic is even more intractable and any housing to be considered needs to avoid adding cars to the already over-impacted streets of MV, especially ingress and egress to Hwy. 101. The City should have already filed a formal objection to the unsupportable increased requirements noted, when available space has not increased commensurately. Adding over 800 additional housing units of any kind is unreasonable given the limited space in the City of Mill Valley. Quality of life is a huge issue and I'd like to see where and how that is addressed in any prospective plan.	1/21/2022 1:50 PM
336	All new building should be along 101 and not continue to saturate traffic in and out of mill valley proper.	1/21/2022 1:49 PM
337	I am strongly opposed to building more and more new housing in Mill Valley. The congestion is terrible now and getting worse and leading to a marked decline in the quality of life in MV. MV legislators or City Council should resist any imposition by CA on local communities to increase their housing every year. Until residents and CA legislators realize that adopting policies that lead to greater and greater population growth in the state are GROSSLY INCONSISTENT with an environmentally sustainable future, we are going to be lemmings promoting our own destruction!!!	1/21/2022 1:49 PM
338	Allow additional units in multiple neighborhoods that are in the character of that neighborhood. If these are not affordable, and people were working in Millvalley can apply for support from the city to improve affordability.	1/21/2022 1:48 PM
339	Whatever you do, you must include sufficient parking and traffic flow strategies. you can't simply wish away cars.	1/21/2022 1:47 PM
340	Large apartment buildings	1/21/2022 1:46 PM
341	rent control	1/21/2022 1:46 PM
342	There should be opportunities for older residents to rent out "shared space" in houses with empty bedrooms (kids off to college, etc.). Mill Valley could also encourage "tiny homes" which are now popular and often very nice looking with less impact on the environment.	1/21/2022 1:45 PM
343	There are so many unoccupied buildings in Mill Valley that 'new builds' of any variety should be out until those spaces are either occupied and/or modified for occupancy. Any new builds should definitely included affordable housing options. Lastly, no school or park space should be considered for any building.	1/21/2022 1:45 PM
344	Cease all efforts to build the inhuman 1 Hamilton Project and explore the multiple better options on Miller Ave. Mill Valley has an inequitable distribution of affordable housing based on the power of elites and politicians (Wickham, McCauley, Carmel).	1/21/2022 1:39 PM
345	Spread it out. 1 Hamilton is in an area of Mill Valley that already contains some of the lowest priced housing in MV. Condos and townhomes can be built in smaller increments in excess	1/21/2022 1:37 PM

Mill Valley Housing Element 2

	parking lots and certainly along Miller which could use some life to it.	
346	If ADUs are allowed, they should be deed restricted to be long term rentals to lower income people, workforce members or senior citizens. AirBnB or VRBO rentals should not be allowed	1/21/2022 1:36 PM
347	Before adding any housing to Mill Valley, the roads leading out of MV need to be widened and improved for better flow of traffic, especially in case of wildfire and/or emergency evacuation. It is already challenging to get to 101 from the downtown side of MV and I fear if there was a natural disaster, we would be stuck. The flow of traffic on Blithedale leading to 101 needs to be expanded in both directions. Perhaps directing the Incoming traffic onto Blithedale and then behind the gas station and shopping center and back up to Blithedale so that the traffic coming out of Mill Valley could have two lanes heading out instead of just one between the car wash and the gas station. Tam Junction has also become a nightmare if there is any traffic on 101. As I stated at the beginning, improving the traffic flow and our ability to move in, around and out of MV should be first, before bringing in anymore people/housing.	1/21/2022 1:35 PM
348	There has to be adequate parking and access to main road. Traffic is already horrible	1/21/2022 1:33 PM
349	prevent the scam of selling park property	1/21/2022 1:31 PM
350	Rezoning where General plan land use is changed subject to land use compatibility and traffic mitigation. Set maximum limits on house size with urban lot splits. Allow ADUs to be separately owned per Gov Code and establish FAR bonuses for affordable housing per Gov Code	1/21/2022 1:31 PM
351	NA	1/21/2022 1:30 PM
352	The first design requirement must not impede ingress/egress during an emergency. Increased density without verifiable ingress/egress cannot be compromised	1/21/2022 1:30 PM
353	Make sure that strategies for "affordable housing" will not be able to be abused.	1/21/2022 1:30 PM
354	Increase property taxes on single family homes. Increase fees to build single family homes. Revoke Prop 13	1/21/2022 1:25 PM
355	Allow affordable housing for local first responders	1/21/2022 1:25 PM
356	we should look at up zoning the units at Kite hill. this shite should be at least 4 stories tall and have 50 units	1/21/2022 1:24 PM
357	I lived in Aspen in the early 80's where a great deal of effort was put into developing housing for local workers, police, teachers, etc. They might be an excellent source of what works and what doesn't.	1/21/2022 1:24 PM
358	Mill Valley has very limited opportunity for growth. Today there are huge traffic problems getting out of town, especially on Blithedale. Pretending otherwise is to no one's advantage.	1/21/2022 1:24 PM
359	Sites closer to 101 access would be better. THE ONLY 2 access routes in and out of MV are already horribly slow and JAMMED. Cannot accommodate more people traveling on hwy 1 or east Blithedale. Also crazy to increase marin population with current and future droughts.	1/21/2022 1:24 PM
360	Not much room for new housing while at the same time maintaining quality of life. Try more legal avenues to fight the state mandate.	1/21/2022 1:23 PM
361	Revisions to housing plans should no change the generally single-family character of Mill Valley. Any dense housing should be located in already developed locations (that may be under used) near the freeway, on Miller near Downtown, and Downtown.	1/21/2022 1:22 PM
362	So important to encourage multifamily. We cannot continue to cover the land with only one unit	1/21/2022 1:21 PM
363	Add housing at Boyle park, Either move the tennis courts or at the back of the park. Kite hill. The golf course. The church lot behind kite hill.	1/21/2022 1:20 PM
364	How about purchasing some of the motels such as the one coming into MV from 101 hwy 1 exit? How about the church property (if they are interested) on road to Tennessee Valley?	1/21/2022 1:20 PM
365	Mill Valley is overcrowded. Marin cannot sustain these new dwellings properly due to water issues-drought. Fix our water supply first, then think about housing. You will ruin this town.	1/21/2022 1:20 PM
366	High density along the highway and miller. Absolutely build Hamilton.	1/21/2022 1:18 PM

Mill Valley Housing Element 2

367	Ask current local workforce what their housing needs are and how much they can afford for housing; how far they currently commute and would they live in Mill Valley if housing affordable.	1/21/2022 1:17 PM
368	Build out city owned parking lots on Miller and behind Da Angelos. Zone Mt Carmel parking lot for housing.	1/21/2022 1:12 PM
369	Alternative heat, cooling, grey water versus black water, combustible toilets.	1/21/2022 1:12 PM
370	Incentivize/support community land trusts. Support the purchase of hotels or commercial space to facilitate housing for people experiencing homelessness. Provide financial incentives to people who rent out a room to a non family member within their existing house for under market rate rent.	1/21/2022 1:09 PM
371	Lower density, spread throughout entire city. Don't put neighborhoods against each other. We can do this together!	1/20/2022 10:07 PM
372	no	1/20/2022 4:43 PM
373	Because regional/state planners are trying to push an agenda forcing small communities to overbuild we needn't comply w/o opposing. Mill Valley already has serious traffic issues and parking shortages. Strategic re zoning of some parcels e.g. banks maybe desirable (few people use banks) but jamming more people, cars into a confined space will ultimately make living here less desirable and we'll see both current and future residents go elsewhere with property values/taxes and services declining. People are not choosing to live in an urban environment in MV	1/20/2022 2:29 PM
374	Local Public transportation. A bus that runs along Miller and East Blithedale and Camino Alto (loop) for local commuters. Get the cars off the roads!	1/20/2022 2:28 PM
375	Any and all unused retail space	1/20/2022 2:07 PM
376	There used to be a below-market rate for teachers/local workers offered by condo groups - again?	1/20/2022 1:26 PM
377	Community Land Trust to create permanent affordable housing as a key community asset	1/20/2022 1:21 PM
378	1. Allow 1200 square feet for ADU's that are within the building envelop. 2. Allow for a single family home to be split and condo converted. 3. Create zoning that allows for flexibility and creativity such as a tiny home community that might accomodate the needs of seniors. 4. Ownership Senior Housing (Condominiums) in downtown Mill Valley such as the Smith Hawkens property or Bank of America or the AT&T building on East Blithedale.	1/20/2022 1:21 PM

Q13 13. Are there any sites specifically that you would like to see redeveloped to include housing and would support an increase in number of units allowed on the property while maintaining the existing use, where possible? Please describe the property based on address of location, existing tenants, or upload picture of the property.

Answered: 303 Skipped: 742

#	RESPONSES	DATE
1	Travelodge and Goodmans area	2/20/2022 1:54 AM
2	The "climbing wall" on Miller is a disgrace. There was an opportunity to create 25 units and the City punted. Now we will (?) get 9 expensive, large units. Any chance to rezone?? City should consider a "blight ordinance" for undeveloped/unfilled commercial properties. Right now the tax rules appear to incentivize just "waiting"....	2/16/2022 8:33 PM
3	1. Vacant land next to 563 East Blithedale across from Ryan Ave. 2. Unused portion of Golf Course on Linda Vista across from Scott Highland Park 3. Vacant land north of Scott Highland Park	2/16/2022 10:38 AM
4	stop building next to freeways and placing the "below market rate" units there in luxury apartment buildings. It is environmental discrimination and unhealthy (research is decades old). There already exist three huge ugly "Stepsisters" on 101 forcing their giant "footprints" into the glass slipper of Marin. They fail, go bankrupt, convert to luxury apartments, etc. If housing element proceeds without transit element (buses) it is not solving any problems, just creating them. Stop taxing homeowners alone for infrastructure and services needed by rental projects like schools, fire trucks, etc. Stop overbuilding the environment, i.e. the water supply (how can apartment dwellers conserve water if they don't get a bill because the unit is not metered?)	2/15/2022 7:07 AM
5	Yes in Strawberry village. The entire village should have rentals right above them. Close to highway and there are restaurants and grocery shopping below.	2/15/2022 6:44 AM
6	Miller Ave should be high density / small units. The existing stalled development next to the old KFC is tragic lost opportunity.	2/14/2022 10:43 PM
7	See comment above.	2/14/2022 8:47 PM
8	Miller Ave from downtown to Camino Alto. Ground retail plus 2 floors of housing. Mix of apartments and condos.	2/14/2022 3:52 PM
9	401 Miller 411 Miller 393 Miller 383 Miller 374 Miller 1 Camino Alto 410 Sycamore	2/14/2022 10:39 AM
10	Cascade canyon my area has large lots which can be split like monte vista	2/14/2022 10:24 AM
11	500 Miller should have been approved for at least 25 units. The City made a monumental mistake in pushing that developer to only build 9 units. Shame on the City leaders!!	2/14/2022 9:46 AM
12	Any commercial corridors/denser areas should be redeveloped for multifamily (limit single fam home new development; limit traffic/environmental impact to denser commercial areas)	2/13/2022 5:03 PM
13	Strawberry.	2/13/2022 1:22 PM
14	Pretty much everywhere, especially corridors.	2/13/2022 12:23 PM
15	Housing along highway 1, Hawke park - there is not enough roads accessible to get in/out and add'l housing will cause more traffic. Need more mixed use buildings and homes along Miller. Near the police department above or on top of businesses along Miller. Units above the Jolly liquor store and nail saloon along Miller	2/13/2022 10:37 AM
16	Tam Junction	2/13/2022 5:59 AM

Mill Valley Housing Element 2

17	SAVE HAUKE PARK NOW!!!!!!!!!!!!!! DO NOT BUILD ON HAMILTON!!!!!!!!!! BUILD ON BOYLE PARK SITE (JUST BECAUSE CITY COUNCIL MEMBERS LIVE THERE DOESN'T MEAN THEY CAN REJECT THEIR BACK YARD!!!!!!!!!!!!)	2/13/2022 5:01 AM
18	101 corridor and along Hamilton Dr. but keep the Police & Fire stations - our town needs these at this location!!!!	2/12/2022 1:41 PM
19	Build above the Safeway on Miller and the Whole Foods entire shopping centers, CVS, and also over those already paved huge parking lots: surrounding and nearby Marin Theater Co., The Cantina, Kentucky Fried Chicken neighborhood, etc. These areas provide easy transit, access to Markets, restaurants and shops, local jobs, and the local emergency services with the least amount of damage to the existing evacuation problems from the WUI neighborhoods. Specifically, there needs to be no reduction of access TO the WUI from the Public Safety Building and the freeway from which supplemental emergency services will arrive along Blithedale, WHILE maintaining evacuation from Downtown and WUI. Increasing downtown and WUI housing is endangering the occupants in those areas. Also, building housing in the large open parking lot shopping centers will improve business for the shops in these areas.	2/12/2022 11:22 AM
20	Strawberry area of MV. Frontage road near Goodmans. Near transit and services.	2/12/2022 10:25 AM
21	Build new housing where all the work has already been done on Miller Ave under the cliff.	2/12/2022 9:51 AM
22	TravelLodge on Redwood Highway	2/12/2022 9:30 AM
23	Buy and redevelop into housing the Dypse Cafe that is closed or the land at the Tam junction where there is a subway and an oriental rug store. How about the church on the way up camino alto past blithesdale? How about the big open space at the top of the dypsea steps at edgewood? Turn the building at Rogue Morales and Blithesdale (dentist space now) into housing.	2/12/2022 8:17 AM
24	Develop horse hill along 101	2/11/2022 11:06 PM
25	Egger Plaza, MTC, City Lot	2/11/2022 9:03 PM
26	City hall	2/11/2022 8:47 PM
27	Places next to freeway.	2/11/2022 8:17 PM
28	Near Goodman's Lumber and/or Piatti's	2/11/2022 7:49 PM
29	Property to side of Boyle Park now has homes but would be a good location. are there areas of Strawberry which could be used? Or is that county property? Kite Hill.Parking spaces should be kept at maximum	2/11/2022 7:40 PM
30	CVS, Safeway, Goodman's properties, incentivize construction of housing above commercial. BofA site downtown.	2/11/2022 7:14 PM
31	Focus on shopping centers for workforce housing, schools for housing for teachers, churches for housing for the elderly, Commercial retail locations to put housing above their retail businesses. Single private homes that have the land space should all build in-law units for their nannies and other grounds workers, personal assistants, etc. Restaurants should have housing above for their waitstaff.	2/11/2022 7:11 PM
32	Mill valley is already too crowded. No new housing should be built. Traffic is awful already. Focus on expanding the lanes leading in and out of town before you consider adding a single new homeZ absolutely no grow th until the traffic congestion is solved on East Blithedale, Camino Alto and Tam Junction.	2/11/2022 6:46 PM
33	Build apartment units on top of existing buildings.	2/11/2022 6:39 PM
34	Do NOT build more housing in high fire risk areas! If they are built they will not be insurable.	2/11/2022 6:25 PM
35	I like the Hamilton idea, if it maintains parking for families using Hauke Park fields.	2/11/2022 3:23 PM
36	See #12. Also consider the lot next to the MV Inn which has been vacant for AGES, and a new combined parking and housing development in partnership with the Catholic Church.	2/11/2022 12:55 PM
37	500 Miller/KFC, down to Tam High. Safeway back lot. Rec center parking lot. Methodist Church property. Alto Center into a Village. parking lot behind Summer House on East Blithedale. Etc.	2/10/2022 1:20 PM

Mill Valley Housing Element 2

38	What happened to the idea for affordable housing across the street from Hauke park? It seemed like residents just needed to be better educated about the plan.	2/9/2022 8:50 PM
39	Tam Junction	2/9/2022 8:42 PM
40	Old KFC on Miller and that whole hillside/corridor	2/9/2022 1:28 PM
41	the empty banks downtown (B of A, Wells Fargo, Citi and the other one	2/8/2022 1:26 PM
42	Miller Ave (in progress building) site with high retaining wall built.	2/7/2022 10:00 PM
43	The office space two doors down from Whole Foods on Miller (that runs between Reed and Evergreen) would be a perfect spot for senior housing. Near transit and near services.	2/7/2022 11:09 AM
44	No	2/6/2022 9:21 AM
45	We need a variety of dwellings that meet the needs of the variety of people needing housing. No developer 'cookie cutter' plans. let's work together as a community to design and plan for the best.	2/4/2022 9:18 AM
46	church on Camino alto near MVMS, church on camino alto north of Blithedale, above community center parking lot	2/3/2022 8:56 AM
47	1 Hamilton	2/3/2022 7:55 AM
48	On Hamilton by Public Safety Building is a good spot. By the Goodmans area- perhaps the mini storage area. Shelter Ridge/Enchanted Knolls area. Almonte area. On CA 1 by Floodwater/Best Value Inn.	2/2/2022 6:11 PM
49	Miller Ave.	2/2/2022 1:38 PM
50	Where Sol Food is.	2/2/2022 9:58 AM
51	See above. Second story for city lot on street would not obstruct view of park terrace homes	1/30/2022 7:44 PM
52	Mixed use development (commercial/Retail on bottom and housing on upper floors) in the area of 16-18-20 La Goma and 381-395 Miller Avenue.	1/30/2022 2:43 PM
53	1. Frontage road: Goodmans to Aqua. Explore purchase or lease of office building next to Piatti's, hotel next to Goodmans. Next to transit that actually meets state definition of "high transit corridor." 2. Second-story housing above retail on Miller, like Safeway. Most buildings on Miller are single-story, yet Miller is main business corridor of MV, walkable to amenities and ideal for live-work.	1/30/2022 10:51 AM
54	There's a couple of churches along Camino Alto that look empty. Also that swamp next to Goodman's could be drained. These locations are near amenities and easy to walk.	1/30/2022 10:47 AM
55	A dorm for teachers such as on the Edna grounds Businesses like Whole Foods building living space for their employees above the store	1/30/2022 8:03 AM
56	Pursue more sites all around Mill Valley rather than just east of Camino Alto. It stigmatizes those affordable housing residents, and unfair to put the burden on the same few neighborhoods. I liked the venues near Redwood Highway and Miller Avenue as possible locations as those are near Safeway and other amenities. I don't really buy the hillside and wildfire arguments as homes are getting built or renovated in those areas all of the time. Also the FEMA floodway evaluation was probably done 40 years ago and outdated, especially with all of the businesses on Miller Ave there.	1/29/2022 8:58 PM
57	The corridor on Miller Avenue not far from Tam High. That whole area is empty and not sure what that retaining wall that was built is for but right around there, they could put in some housing units. Up and down Miller could be improved by putting in some nice multiple units where people could easily walk to shopping.	1/29/2022 8:55 PM
58	None. The infrastructure in MV will not support any more housing and most homeowners don't want any more development. You're delusional if you think either can handle it. Just because the state imposes housing requirements doesn't mean you should comply. Have some balls folks.	1/29/2022 7:00 PM
59	Kentucky Fried Chicken site on Miller Ave, Methodist Church and First Christian Science Church on Camino Alto, city owned parking lots on Miller Ave at MTC and behind Piazza D'Angelos, Pac Bell building on E. Blithedale, former Mt. Carmel School	1/29/2022 6:56 PM

Mill Valley Housing Element 2

60	Perhaps there are sites along Miller Ave. between Tam High and downtown MV, or near Tam Jctn., where one or two residential floors could be added above existing one-story retail/restaurant buildings.	1/29/2022 3:03 PM
61	Miller Av parking lots. The church property on Camino Alto if can be acquired.	1/29/2022 2:07 PM
62	The Strawberry area so the traffic on Miller and Blithedale doesn't become more unmanageable. We should be given some consideration because of the evacuation danger.	1/29/2022 1:44 PM
63	Strawberry shopping center and frontage road on east side. Frontage road on west side looks like it will be under water as we allow climate warming to increase flooding.	1/29/2022 12:49 PM
64	No. This is a fools errand..	1/29/2022 7:48 AM
65	Hamilton in Novato had TONS of space to build. Consider that area and forget Mill Valley	1/29/2022 7:06 AM
66	The old KFC/Taco Bell on Miller	1/28/2022 11:51 PM
67	Lot across from Good Earth is a good location. It's close to public transit and walking distance to a grocery store and restaurants.	1/28/2022 11:25 PM
68	One of the great things about America is that it is big. People can opt to move to new areas and develop them when things get crowded. My family arrived in Connecticut over 300 years ago. No one lives there now. They began moving out by the third generation. Now we have extended family members in states all over the country. Since when do people have a right to live in particular city or town. We have all made hard choices regarding these matters for generations. If we are going to become socialist, please start by taxing the billionaires instead of pitting the rest of us against one another.	1/28/2022 9:57 PM
69	Do not know all of MV well enough to give specifics.	1/28/2022 8:04 PM
70	Tennis Courts at Boyle Park - it would be cheaper to build there and it's close to downtown. Many lots along Miller Avenue that the City could purchase.	1/28/2022 3:53 PM
71	The frontage road along Goodmans seems a great opportunity without increasing traffic demands.	1/28/2022 3:51 PM
72	Sunnyside Ave from Miller to E. Blithedale should be rezoned for multifamily especially the westpark Express Valet services lot. vacant land along Arroyo corte Madera Ave del Presidio between 74 to 121 Corte Madera Ave and W. Blithedale Vacant land southwest of Blithedale ridge Fire Road between Cushing Dr and hillside Ave	1/28/2022 3:50 PM
73	Redwood frontage on both sides of 101 could handle some multi unit housing. Goodman Lumber and Strawberry Shopping Center area.	1/28/2022 9:23 AM
74	Seminary Property	1/28/2022 9:04 AM
75	Miller Avenue, where development is currently underway, is an excellent place to begin. Public transport is easily available as well as foot access to schools, stores etc.	1/28/2022 8:07 AM
76	The parking lot downtown behind playa is wasted space. The building where the Marin theater composite in could be an interesting opportunity to maximize housing and create a vibrant mid town. The project on miller at Ethel is stalled. What's going on with that?	1/27/2022 8:56 PM
77	Please don't build a 40 unit 4 story tower at 1 Hamilton, otherwise limit to much less. Environmental, safety, and traffic concerns are significant.	1/27/2022 8:52 PM
78	Upzone all of horse hill	1/27/2022 7:52 PM
79	The entire CVS shopping center is ripe for a reimagining, if and when the CVS finally expires (it's seemed on the verge for quite awhile). Why not create a development there that incorporates the farmers' market (as well as a community garden) and a mix of units. Close to transportation, commerce, schools, and trails.	1/27/2022 7:23 PM
80	Mill Valley Golf Course	1/27/2022 6:11 PM
81	Same thing in around the area of Goodman's.	1/27/2022 5:58 PM
82	Next to 101 freeway on either side would be a good way to reduce traffic in the town	1/27/2022 5:30 PM
83	No	1/27/2022 5:22 PM

Mill Valley Housing Element 2

84	I'd like to see teacher housing build on school properties. It could be upper units rented at below market for a limited number of years, 5-10? to give teachers an opportunity to save money to buy at the end of that time	1/27/2022 5:19 PM
85	Stay out of single-family residential areas (subsidizing home owners to add dwelling units and density on their parcels is a terrible idea—witness what happened to Seattle!). Focus on 101 corridor and load up apartment houses there.	1/27/2022 5:19 PM
86	Kite Hill was obvious to me if you could solve the traffic question. What about Seaver opposite the condos at the top?	1/27/2022 5:14 PM
87	Not the golf course!	1/27/2022 5:12 PM
88	Area from Goodmans / Gas station all the way down to Aqua Strawberry behind the mall and south of the mall to where green jeans is. Second story on Strawberry mall. Bank Of America downtown Wells Fargo downtown US Bank downtown possibly a portion of the parking / buildings at Sol Food The half built monstrosity on Miller where Jack in the box used to be (I live a block away) The empty Kentucky Fried Chicken Hauke Park area near police station	1/27/2022 4:49 PM
89	Large vacant lot on Montford adjacent to Happy Feet. Not sure who it belongs to.	1/27/2022 2:32 PM
90	Up above Hawke Park all the way up that hill has land and has more direct highway access. Adding more housing up in the canyons seems like a fire hazard.	1/27/2022 2:31 PM
91	on top of strawberry malls by goodmans by ethan allen seminary hauke park by police station with traffic both ways to allow easier highway access and keep traffic off blithedale manzanita area	1/27/2022 12:38 PM
92	focus on 101 corridor and Miller Ave. Blithedale is too crowded!	1/27/2022 10:58 AM
93	As many sites as possible within 0.5 miles, or some very short distance, of 101 should be clearly prioritized	1/27/2022 9:48 AM
94	None Do not destroy the beauty of this city to satisfy the politicians in Sacramento.	1/27/2022 12:37 AM
95	It is extremely difficult to get from downtown mill valley to the freeway with school dropoffs etc. increasing housing between downtown and the freeway will make this more difficult	1/26/2022 8:04 PM
96	Shopping center on E Blithedale - Whole Foods, etc. could all be multistory, mixed use with parking on top or below. At the very least, a small number of units could be added above the loading docks in the rear of the retail spaces and in the CVS parking lot.	1/26/2022 4:49 PM
97	The corner of LaGoma and Miller (where "Mamas" used to be) seems like a good place for retail / commercial on first floor and housing on a newly built story above. Could do a small development there, that flows into where Doggie Styles / the Image Flow / Sol Food area is. Small meaning 10-15 housing units. Parking will be a problem.	1/26/2022 10:10 AM
98	Hauke park	1/26/2022 9:54 AM
99	Above/in the parking lot of CVS on Blithedale Above/in the parking lot of Safeway on Miller/Camino Alto Repurpose office space along Redwood Highway Frontage Rd that has likely been abandoned due to business shutting down from effects of Covid-19 I'm no architect, but could "house boat apartments" be used/built on highway portions of the marsh land? Above the "park and ride" next to Buckeye Roadhouse	1/26/2022 9:18 AM
100	Strawberry area	1/26/2022 7:09 AM
101	Strawberry shopping center area. Frontage road by goodman's. Area near the holiday inn express. Tam junction. The closer to highway access the better - traffic getting out of town on blithedale is a disaster already and miller/Camino alto is beginning to become its own form of torture at certain times of the day.	1/25/2022 11:20 PM
102	Go up a story (2?) over Camino Alto Safeway and the other businesses. Get rid of the Taco Hell / KFC building and build commercial with housing above. And please get the wall to nowhere built. The smaller footprint units make the most sense. We need to build smaller units if we are going to fit this obscene amount of new housing into MV.	1/25/2022 7:02 PM
103	The grassy knoll on Vista Linda is an excellent location for a land trust to manage. Build homes that will be permanently affordable.	1/25/2022 5:12 PM
104	Look at all the areas of Mill Valley, including the areas where people say "not in my	1/25/2022 4:47 PM

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	neighborhood".	
105	Take advantage of Marin county land not in MV proper limits to build these affordable units	1/25/2022 4:31 PM
106	Golf course	1/25/2022 4:26 PM
107	Please do not sell or develop open space or parks to support this initiative.	1/25/2022 3:35 PM
108	No. Mill Valley is already too crowded. Most of California is empty - new housing should be built in lower-cost areas of California.	1/25/2022 3:28 PM
109	The current site of Whole Foods at 414 Miller (including the parking lot across Evergreen, adjacent to the Buddhist Temple) would be an ideal site for subsidized low income housing. Amazon could realize tax and PR benefits by donating the site to the City. Perhaps a small mini-mart could be developed onsite for the benefit of local residents. But there's no need for two big Whole Foods stores in this community.	1/25/2022 2:51 PM
110	Frontage roads both sides. Strawberry Centers to Richardson Bay on East side of FWY and from the West the Richardson Bay to Storage Center. Areas that are most proximal to mass transit and least impact getting into and out of MV.	1/25/2022 2:49 PM
111	There are a few sites that have been proposed for affordable housing and, because of opposition from the surrounding neighborhood, have been rejected. Among these are the tennis courts at Boyle Park, a parcel in Scotts Valley and a couple of sites near the golf course. if we are serious about meeting our aggressive housing goals these sites should be available for consideration,	1/25/2022 1:26 PM
112	I support 1 Hamilton— size, location, access to Hwy/downtown— if there are other plots that are comparable, I would support. Survey mentions 101 frontage road near Acqua Hotel, is east side of road viable - near or 'above' In n Out / Green Jeans stretch.	1/25/2022 1:01 PM
113	Golf course! It's the obvious solution.	1/25/2022 9:57 AM
114	On Miller Ave. just down from Tam High School where Jack in the Box was.	1/25/2022 7:50 AM
115	Strawberry / Redwood Hwy and off the fwy areas.	1/24/2022 11:53 PM
116	no	1/24/2022 10:28 PM
117	Near police station.	1/24/2022 9:43 PM
118	Alto station apartments- 290 Camino Alto, Pickleweed Apartments- 651 Miller Ave	1/24/2022 7:43 PM
119	do not sell the city out to real estate developers using SB9 as a route to build more dense housing and put in one or two affordable units and get variances on height and setback and parking as they are doing in the belvedere project	1/24/2022 5:06 PM
120	Police/Fire Station near Hauke Park; South 101 Freeway/East Blithedale entrance to Goodman's (hillside); corner of Camino Alto/East Blithedale (Kite hill)	1/24/2022 2:24 PM
121	The General Plan and zoning should be modified to permit the construction of housing on sites such 42 Miller Ave without retaining commercial space on the ground floor.	1/24/2022 1:35 PM
122	The golf course. Tax payers are subsidizing every round of golf and have been for years. This parcel could handle quite a few units and still have room for recreation areas. Also, the tennis courts at Boyle Park.	1/24/2022 1:19 PM
123	Miller Ave-many locations	1/24/2022 1:13 PM
124	blithedale shopping area	1/24/2022 12:25 PM
125	The commercial spaces in Tam Junction	1/24/2022 12:23 PM
126	Re-zone or repurpose Miller commercial corridor both sides of street to mixed use, can support a second residential level. Stores on Locust may also qualify. There may be a surplus of underutilized commercial space.	1/24/2022 11:28 AM
127	Frontage Road, Miller Corridor	1/24/2022 10:34 AM
128	Can't think of any right now.	1/24/2022 10:05 AM
129	Housing at the freeway by Goodman's would have less impact on traffic and parking.	1/24/2022 8:45 AM

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130	NO	1/23/2022 10:03 PM
131	Miller Ave near the "Wall" by the old Jack in the Box. Private parking lot next to the Depot parking lot. West side of Redwood Hwy between Goodmans and Seminary. Could acquire the Travellodge and repurpose.	1/23/2022 9:37 PM
132	Miller Ave - the wall area!	1/23/2022 9:17 PM
133	The golf course should be developed for multi-family units, either fee simple or rental, around a central green corridor for walking. Parking could occupy the ground floor and thus minimize vehicle impact.	1/23/2022 5:23 PM
134	along 101	1/23/2022 4:43 PM
135	Anything along 101 and bus where there is access to the freeway without clogging the already jammed streets.	1/23/2022 1:41 PM
136	We could reduce concussions by building on some of the high school athletic fields.	1/23/2022 11:34 AM
137	novato	1/23/2022 11:22 AM
138	Don't build in mill valley - already too packed. If we must do this, needs to be near highway or carve out some open space for a new community. Rodeo drive area?	1/23/2022 10:56 AM
139	Downtown Mill Valley has tons of opportunity. My office is on top of Gravity Restaurant. Much of it is vacant. That could be housing. The BofA building has been vacant for years and is right across from City Hall. A travesty. All the banks downtown are pretty much wasted space, in my opinion. They are not utilized much. El Paseo has perhaps a dozen or more units on top of it which is a great model. They are about \$2K/mo. Perhaps pay the owners to keep it that way via deed restriction. Otherwise, when they die (2 of them are over 80 years old), I'm sure a new owner will do repairs, evict everyone, and then jack the rent up. There is soooo much you can do. Much of the Miller Corridor is vacant. The little spot on Locust by 2AM club is a retail desert where you could have housing on top. You could put housing on top of many of the commercial buildings along Miller. I am thinking of the auto repair places too. What's up with that Great Wall of Miller by the old KFC? That project is taking forever. Nice wall, though! The City needs to push the developers on those to move faster.	1/23/2022 10:43 AM
140	Cannot think of any.	1/23/2022 9:09 AM
141	Lot at the corner of Camino Alto and East Blythedale; vacant fast food place (previous Taco Bell?) on Miller; Redwood Highway south of Strawberry shopping center	1/23/2022 6:24 AM
142	No	1/23/2022 2:39 AM
143	If Mill Valley HAS to add units, put them in the Strawberry area. Mill Valley has an unsafe amount of traffic. In case of a fire, Mill Valley residents are doomed.	1/22/2022 10:21 PM
144	At Tam Junction behind Gas Station.... that shopping Center could accommodate a second story housing. Bus stop right there. There is a lot of wasted space between Walgreens and Good Earth that could accommodate second story units.	1/22/2022 8:31 PM
145	See no sites listed in Strawberry. Why?	1/22/2022 7:17 PM
146	Along 101. MV red zone for fires. No parking viable on most streets. This is not santa monica, some geos just dont fit.	1/22/2022 6:23 PM
147	NO	1/22/2022 4:33 PM
148	1. East Blithedale and walnut - what is that building?? 2. East side of Camino alto from Miller to Blithedale 3. Edgewood Park - some areas like near the water tank could be rezoned into residential while preserving the natural aspects of the park.	1/22/2022 4:04 PM
149	Downtown commercial spaces could be expanded up for housing, and buildings like the vacant bank across from MV Market could be used as well - we can maintain a lovely town while still welcoming others to share the space	1/22/2022 3:20 PM
150	the corner of tower and east blithedale.	1/22/2022 3:13 PM
151	Add new housing in other Marin cities	1/22/2022 2:23 PM
152	Hauke Park should be developed. The park losses nothing. and the land could provide many	1/22/2022 2:19 PM

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	houses and parking.	
153	Better use of underutilized commercial space like vacant KFC building and older shopping centers (Safeway and Rite-Aide/CVS)	1/22/2022 1:51 PM
154	Miller Ave where KFC used to be located.	1/22/2022 1:51 PM
155	Hauke Park has space for a couple of small apartment buildings, maybe 4 average one-bedrooms with parking and charging and a laundry room.	1/22/2022 1:18 PM
156	Goodmans area and Hauke Park area. ***Increase bike storage at all new housing, get cars off the road as much as possible.	1/22/2022 12:59 PM
157	other parts of CA	1/22/2022 12:48 PM
158	City parking area on Miller across from Whole Foods and close to the Marin Rep. Theater	1/22/2022 12:37 PM
159	Is there more room on Enchanted Knowles? Above Goodmans/Arco?	1/22/2022 12:20 PM
160	I would suggest the area on 101 between Goodman's Hardware and the Aqua Hotel. Also the area between Telford's and the start of the Strawberry shopping center.	1/22/2022 12:15 PM
161	I am a huge fan of Horse Hill but that area seems prime for easy highway access, while also being an area for beautiful views for new homes. It is not in a flood zone a would not further tax the downtown Mill Valley infrastructure and traffic problems.	1/22/2022 12:08 PM
162	Building housing above the businesses in the Strawberry shopping center, including Safeway.	1/22/2022 12:04 PM
163	Golf course has to be on the list. Consider it a consequence of not allowing multi-unit housing for the past few decades.	1/22/2022 11:51 AM
164	Kite Hill, community Center, Camino Alto Methodist Church, "the Great Wall" of Miller	1/22/2022 11:13 AM
165	Prefer to see an already developed plot of land that was previously a gas station/ parking lot, etc become converted to a mixed-use space with condos / townhomes around commercial. Would prefer to keep any open space as public park / tree space / green-space which is invaluable as our areas become more crowded.	1/22/2022 11:06 AM
166	The Seminary or just the area up at the top behind it could have a stip of affordable housing like Pickleweed	1/22/2022 10:47 AM
167	The Miller Avenue site at the corner of Reed and Miller that has been in limbo for almost a decade, plus the adjoining lot where there is currently a defunct Jack in the Box. Also, what about the property in Tam Junction by the Native Plant Nursery and the area behind the old Dipsea Cafe?	1/22/2022 10:42 AM
168	Miller Avenue	1/22/2022 10:24 AM
169	Old telephone building on E Blithedale near Park school. Build housing above parking structure by Park School with some units teacher dedicated	1/22/2022 10:19 AM
170	Hamilton as long as there is low income housing. Miller corridor and the area around Goodman's.	1/22/2022 10:04 AM
171	Miller Ave near Mill Valley Pet clinic - that area has been unused since we moved here years ago and could provide much needed housing. The parcel at the north west corner of E Blithedale/Camino Alto - sits unused, people bleet about more traffic but that is not a defensible argument. More housing would reduce traffic.	1/22/2022 10:02 AM
172	The old KFC on Miller Avenue, the Wells Fargo building at 18 Miller Avenue	1/22/2022 9:43 AM
173	The aforementioned parking lots for Tiny Home village / transitional housing.	1/22/2022 9:03 AM
174	Walk Miller avenue, there are so many long term empty locations. They are never going to be filled. The giant eyesore, Kentucky Fried chicken location and the forever construction project that will never be completed are perfect locations for housing. No commercial space is needed!	1/22/2022 8:55 AM
175	I support the areas mentioned along Miller Avenue and the Redwood Highway frontage road.	1/22/2022 8:53 AM
176	The area on Miller where the old Taco Bell/KFC building is, and the neighboring hill. That stretch has been an eyesore for years on our main thoroughfare and could be used for multi-	1/22/2022 8:25 AM

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level affordable housing, or mixed use similar to the building across the street where Toy House used to be.

177	All sights being considered would bring more cars to already overwhelmed MV streets	1/22/2022 8:20 AM
178	The church area on Camino alto sycamore, the church area on Camino alto up the grade from the Cantina, The community center, the older parcels on Miller Avenue, expand the redwoods,	1/22/2022 7:48 AM
179	The area around Strawberry shopping center is ideally located for public transportation access and minimizes traffic impact.	1/22/2022 7:11 AM
180	Christian Science Church on Camino Alto - never ever see a car in the parking lot. The long 'building' parallel to Miller - home of Sloat and Sol Foods	1/22/2022 6:42 AM
181	2nd story use at commercial resale rate where Robata Sushi is or Pitti area for highway access.	1/22/2022 4:29 AM
182	1 Hamilton drive. Along the stretch of Miller from Tam to downtown, the area near Goodman's.	1/22/2022 1:01 AM
183	Yes, mandate that every City Council member lead by example and build affordable housing on their personal home property.	1/21/2022 11:27 PM
184	All of Miller could be redeveloped.	1/21/2022 10:11 PM
185	Keep high density by Freeway	1/21/2022 9:55 PM
186	The golf course. Golf is a disgusting waste of water that we don't have and the land does not have any trees on it (which are almost impossible to take down and which costs way too much). There is plenty of room there for housing and parking, as well as room for multiple bus terminals and commercial buildings.	1/21/2022 9:52 PM
187	Edgewood Park, and make sure that the developer is a close friend of a prominent council member.	1/21/2022 8:39 PM
188	No, although I agreed with many of the questions in the survey, it does not apply to Mill Valley because of the restricted access and egress of the location. It would work in Novato or other large areas that isn't so densely populated and with only two ways in and out.	1/21/2022 8:31 PM
189	The empty lot across from Good Earth. The Dipsea Cafe and Tam Junction area is long overdue for an update. The Seminary. The Tamalpais motel area. Both sides of the 101 are such an eyesore; developing those areas would be a positive addition.	1/21/2022 8:00 PM
190	All the empty sites near tam high (the site which has been in construction for years) and the empty lot where Taco Bell was	1/21/2022 7:56 PM
191	Parcels that abut or span more than a single named street should be allowed to build a dwelling on each street.	1/21/2022 6:47 PM
192	That part next to Goodmans! The part on blithedale across from GiraPoli. The Westamerica bank building on blithedale.	1/21/2022 6:40 PM
193	No.	1/21/2022 6:18 PM
194	Look at major public transit routes like Miller and modify density and height requirements at these sites.	1/21/2022 6:16 PM
195	Yes! The empty center of the drop-off circle at Edna Maguire should be used for teacher housing. It's just sitting there waiting for a use! Additionally, the parking lot on the southwest side of Downtown is terribly oversized for the amount of use it receives. I've never seen it more than 2/3 full, and it rarely even gets to that. It would be appropriate to develop the northern entrance to the lot, removing nine parking spaces. Two private spaces would be removed; however, the building could be designed with two stories and a "dingbat" design--the parking underneath at ground level, accessed from the existing lot; with a typical facade and some housing at street level and more housing on the second story.	1/21/2022 6:11 PM
196	All the large grocery and drug store properties.	1/21/2022 6:04 PM
197	Not Hamilton	1/21/2022 5:45 PM
198	Telephone compay building on Blithedale	1/21/2022 5:40 PM
199	Old Taco Bell/kfc	1/21/2022 5:30 PM

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200	Several properties on Blithedale are low, two-story and awkwardly build properties. With enough capital these could easily be expanded.	1/21/2022 5:23 PM
201	Tam Valley	1/21/2022 5:15 PM
202	I'm not sure what the building at 300 E. Blithedale is used for, but it is close to downtown, schools, bus lines, and parks.	1/21/2022 4:57 PM
203	The parking lot at the corner of Miller & Sunnyside Avenue next to The Plaza.	1/21/2022 4:47 PM
204	No.	1/21/2022 4:42 PM
205	The parking lot across from the Good Earth. The rock Wall and old kfc at Reed and Miller.	1/21/2022 4:35 PM
206	CVS and its parking lot; Pharmaca and Le Marais parking lot; Whole Foods on E Blithedale	1/21/2022 4:33 PM
207	It is incomprehensible that the City of Mill Valley did not let the developer build the affordable housing of 29 units near 500 Miller when he proposed it nearly 3 years ago and that the situation continues unresolved. Having the partially developed lot, ugly and enormous retaining wall sitting there for years is an example of extraordinarily poor management and planning on the part of the city. 29 affordable units would have been constructed and in place by now. I don't understand how this survey can be put forward without some comment about that debacle.	1/21/2022 4:31 PM
208	1 Hamilton Drive. Community center parking lot	1/21/2022 4:28 PM
209	NO	1/21/2022 4:27 PM
210	Same as above	1/21/2022 4:25 PM
211	Why didn't we build houses on the deserted Taco Bell property?	1/21/2022 4:22 PM
212	None. Mill Valley is already overcrowded. Traffic in and out of town is not only dangerous but damaging to the environment. More housing units will just make it more dangerous to live here in the event of an emergency	1/21/2022 4:07 PM
213	Empty lot near Tam Junction west of Good Earth grocery store; open space site across from the Bayfront Community Garden; how about finishing that god awful project on Miller—why is it taking so long?!	1/21/2022 4:05 PM
214	No	1/21/2022 4:03 PM
215	No	1/21/2022 4:01 PM
216	Around the main police/fire station and near Goodmans, but I'm passionately opposed to further development!	1/21/2022 4:00 PM
217	no	1/21/2022 3:59 PM
218	CVS - if it were to close, the entire lot including the parking lot could become a mixed use townhome area with space for a farmer's market, events etc. similar to Loch Lomond Marina area in San Rafael. Tamalpais Valley-Office Building & parking lot next to outdoor furniture business.	1/21/2022 3:58 PM
219	The Miller Ave stretch between La Goma and Locust (and the Marin Theater parking lot area should be redeveloped. Also, Lomita Ave. behind Whole Foods could be rezoned and redeveloped.	1/21/2022 3:43 PM
220	The entire Miller corridor is full of empty storefronts and outmoded older buildings. It seems like a perfect place for a re-think, yet multiple projects on Miller have seemingly stalled.	1/21/2022 3:36 PM
221	Tam junction, must improve traffic flow though	1/21/2022 3:31 PM
222	no	1/21/2022 3:29 PM
223	No.	1/21/2022 3:29 PM
224	The current CVS store.	1/21/2022 3:25 PM
225	All the unused commercial areas with good egress for evacuations. Miller: Old KFC, half developed concrete mess area. Any frontage road area by Goodman's.	1/21/2022 3:14 PM

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226	145 Lomita, 650 East Blithedale, 205 Camino Alto, 131 Camino Alto and many of the buildings along Miller.	1/21/2022 3:12 PM
227	We have a 3 acre building site between Tam and Homestead Valley that we would be willing to discuss for sale - if interested: Charles: 415/849-8624. I am only allowed to attach one photo which is historical photo however it shows the aerial view. Lot is off Shoreline Hwy., easy to get to Hwy one.	1/21/2022 3:11 PM
228	Glassdoor office building on 101, providing work done to prevent flooding. Motel on Redwood Highway frontage road. Increase the number of units/i.e. build up on top of existing affordable housing at site of former Fireside Motel.	1/21/2022 3:11 PM
229	1) Gira Polli site. 2. That massive, hulking, ugly giant abandoned wall on Miller. 3. GOLF COURSE. Why on earth is a site that has features a water-wasting, fertilizer-rich many, many, many acre site that benefits primarily wealthy white men still protected. Makes absolutely zero sense to me.	1/21/2022 3:06 PM
230	Lower Miller Avenue - city should look into "the wall" property and discuss possibilities with current owner, which is an eye sore & has sat vacant for years, plus possible purchase the old Kentucky Fried Chicken parcel.	1/21/2022 3:03 PM
231	MV Golf Course area, Edna Maguire School field area,	1/21/2022 3:01 PM
232	One Hamilton and the Safeway site on Miller	1/21/2022 2:58 PM
233	I would love to see that site next to the police department be developed. I think that's a great site, since you can easily walk or bicycle to schools, shops, services and public transit from there. What a great spot for families or people whose income don't allow for a \$2 million mortgage. It's also below the ridge-line and doesn't disrupt nearby mature landscaping, so it would be unobtrusive. Please identify more in-fill sites like that!	1/21/2022 2:55 PM
234	Miller Avenue should continue to re-develop to include more housing. Traffic on east Blithedale is a mess and developing further in that area would cause the current traffic nightmare to become even worse. Downtown needs to maintain its charm and redevelopment there should also be avoided. Miller Avenue and the area next to Goodman's can handle the additional traffic and is also severely underutilized.	1/21/2022 2:54 PM
235	Purchase/renovate hotels, parking lot and current office space in and around Stinson Beach Exit and Manzanita parking for low-income /work force housing.	1/21/2022 2:53 PM
236	Alto School / West America Tai Kwan Do	1/21/2022 2:51 PM
237	The Mill Valley city golf course.	1/21/2022 2:51 PM
238	You should build in Tam Junction, The seminary or above the Strawberry Shopping Center. Please leave Downtown / Blithedale area alone - It's already a fire hazard with one way out of town.	1/21/2022 2:48 PM
239	Near Edna Maguire or strawberry schools	1/21/2022 2:40 PM
240	478 Miller. Our "rockwall" needs to go higher, have more units and include less onsite parking. We have bike paths and bus stops adjacent to this site.	1/21/2022 2:40 PM
241	The old Ethan Allen store or other similar locations along the highway with access to transportation.	1/21/2022 2:36 PM
242	South side of Miller Ave. between Whole Foods and Tam High. The frontage road near Goodman's.	1/21/2022 2:34 PM
243	Hauk Park	1/21/2022 2:25 PM
244	School parking lots including Tam and Park schools and zone the private school parking lots and play yard to multi unit housing in the heart of downtown. (east blithedale above throckmorton.)	1/21/2022 2:24 PM
245	Middle School on Camino Alto.	1/21/2022 2:21 PM
246	Back parking lot of CVS. Also parcels between CVS and Lomita that currently are small offices Strip shopping center behind Marin theatre co.	1/21/2022 2:20 PM
247	Miller Avenue corridor is so obviously underbuilt - the densities and heights should be allowed	1/21/2022 2:19 PM

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to be higher, in proportion with the size of that street. However, wider sidewalks would be needed - they are already needed. That is one complaint that I have to the otherwise pretty successful Miller Avenue project. Additionally, it is hard to understand why the City did not pursue higher density on the project next to old Taco Bell - what a lost opportunity.

248	See above. The golf course could be ringed by townhomes. The ATT building could have two stories of apartment units plus townhouses over the parking lot.	1/21/2022 2:12 PM
249	Any site that is away from parks.	1/21/2022 2:11 PM
250	CVS, goodmans along freeway.	1/21/2022 2:11 PM
251	Area partially developed on Miller previously occupied by Taco Bell; Mill Valley golf course	1/21/2022 2:09 PM
252	Miller Avenue should be the first place to start developing housing. Millions were spent on the street with future plans of retail/housing co-existing. Similar to 4th street in Berkeley. Miller is close to public transportation, shopping and food. All within easy walking distance. It's all there and Miller is in need of a face lift.	1/21/2022 2:08 PM
253	That old hotel on Miller. Empty properties. Be strategic about long term Mill Valley. We are so congested now. What about part of the golf course and the other part turned to parkland. which is not supporting itself and is used by few.	1/21/2022 2:07 PM
254	I repeat with any of these programs or changes SHORELINE HIGHWAY MUST BE EXPANDED TO A 4 LANE ROAD - 2 lanes in and two lanes out. MUST Have with more people as Blythdale can not be widened.	1/21/2022 2:05 PM
255	No more structures	1/21/2022 2:04 PM
256	South side of Miller to replace the defunct and hideous former KFC, and the undeveloped property next to it. Build further up into horse hill or Scott Valley. Build along the Tennessee Valley corridor.	1/21/2022 2:04 PM
257	Get the property located on the west side of Miller (across from Tamalpie) developed and done already. What is happening with that retaining wall and empty fast food restaurant combo eyesore?	1/21/2022 2:03 PM
258	NO, see above.	1/21/2022 2:02 PM
259	The end of Miller Avenue, at or near the abandoned Taco Bell and construction site/retaining wall, is the most logical place for high density development. The area is centrally located, walk-able, and located near transit lines. In other words, it actually has all the amenities the Hamilton site pretends to.	1/21/2022 2:00 PM
260	Near Hauke Park police dept makes sense for a place to development as does lower section of Horse Hill, near Goodman's Lumber and above/around Strawberry shopping center.	1/21/2022 1:59 PM
261	Mall at Donohue in Sausalito	1/21/2022 1:58 PM
262	Shopping centers including Tam Junction, East Blithedale, and Camino Alto/ Miller are ideal locations to create residential above and shopping below. You can look to the example in downtown Novato on Grant Avenue with Whole Foods market below and two/three tier residential above. This housing should be largely allocated for lower income service workers who are needed to support businesses and city government, for teachers who work in our schools, and for young people who wish to come back to live/ work in our community but could not afford to do so without a parent living here.	1/21/2022 1:54 PM
263	Given the space constraints within MV, I think the City should research the feasibility of purchasing land and building housing in unoccupied areas of Marin, eg., the huge swath of land behind Home Depot, and the vacant land adjacent to housing in Larkspur Landing. These are significant parcels of land that have not been occupied in many years and just lie fallow. Why can they not even be proposed as a reasonable alternative to over-building in MV?	1/21/2022 1:50 PM
264	Frontage road from Goodman's to aqua hotel	1/21/2022 1:49 PM
265	NO.	1/21/2022 1:49 PM
266	Yes, the southside of Miller where you currently have an unfinished project, and an abandoned Kentucky fried chicken eyesore.	1/21/2022 1:48 PM
267	What about areas in unincorporated Mill Valley?	1/21/2022 1:47 PM

Mill Valley Housing Element 2

268	Mill Valley should look at converting existing office space, commercial space, and hotel space (such as the Travel Lodge on Redwood Highway) into residential space to meet the requirements. A lot of office space is now sitting empty since the pandemic and would be best converted into residential units.	1/21/2022 1:45 PM
269	See above...all unoccupied space should be converted/rezoned for small multi family units w/affordable options.	1/21/2022 1:45 PM
270	The city owned parking lot at Miller and Evergreen is where the 1 Hamilton Project needs to built. I have spoke to numerous engineers and flooding is not an issue but a smokescreen behind which Wickham is hiding to protect his neighborhood and friends. Pure corruption. A mixed ue building should also be built on the city owned lot downtown, but Carmel and McCauley are protecting their interests.	1/21/2022 1:39 PM
271	a detailed evaluation of old, underused properties should be undertaken. There seems to be a number of places that could be reused in a better light.	1/21/2022 1:39 PM
272	Not 1 Hamilton.	1/21/2022 1:37 PM
273	The area on Miller next to the former KFC. The big concrete wall. That development has be stalled and problemstic. Uses it for low income apartments.	1/21/2022 1:36 PM
274	First, I would like to see better roads and traffic patterns and flow. If housing were to be added after this, I think along the frontage road on 101 would be a good place to start. Or Hamilton Field. Or perhaps a few units on Miller above existing shops/offices.	1/21/2022 1:35 PM
275	Travel Lodge on Redwood Frontage Road. It's run-down and an eye sore.	1/21/2022 1:34 PM
276	The building on miller that include the toy shop.	1/21/2022 1:33 PM
277	Safeway site	1/21/2022 1:31 PM
278	NA	1/21/2022 1:30 PM
279	All commercial parking lots could be built into 2 story structures with housing on top.	1/21/2022 1:30 PM
280	Enchanted Knolls, Strawberry (Frontage Road)	1/21/2022 1:25 PM
281	No	1/21/2022 1:25 PM
282	Kite hill and the Safeway	1/21/2022 1:24 PM
283	I would like to see the City light a fire under the developers of the "Great Wall" abandoned construction site on Miller so it is either completed or taken over for useful housing.	1/21/2022 1:24 PM
284	No	1/21/2022 1:24 PM
285	Near the buckeye, goodmans. Anywhere along the 101 corridor	1/21/2022 1:24 PM
286	What about the hill above the strawberry shopping center (above the motel and Christmas tree lot?) and that corridor / side of the freeway? What about the corridor near the motels by Floodwater?	1/21/2022 1:23 PM
287	Along the Redwood highway frontage road	1/21/2022 1:23 PM
288	I would prefer not to see the character of Mill Valley change. However, any space near 101 - the frontage road at Hamilton Drive, where there is an empty lot, for example, would be acceptable. Density near the freeway and transit is best. Please do not reduce height limitations, we have a beautiful landscape that should not be blocked by buildings.	1/21/2022 1:22 PM
289	I think the corridor from CP shades to Locust is huge	1/21/2022 1:21 PM
290	Hauke park.	1/21/2022 1:21 PM
291	See above but what about considerations of the "infrastructure" of roads, traffic lights, thru traffic to beaches, et al? MV is strangled with traffic not to speak of carrying capacity when it comes to water, as well as impact on wildlife and the fragile ecosystem of the Mt. Tam watershed? Why are there no questions that bring these issues into this survey?!	1/21/2022 1:20 PM
292	See above.	1/21/2022 1:12 PM
293	Birdland area around Shoreline could use some updates.	1/21/2022 1:12 PM

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294	CVS on E Blithedale Rite Aide/Whole Foods on East Blithedale Methodist church on Camino alto Tower and East Blithedale intersection near 101 Safeway parking lot (and second story of Safeway) on Miller Ave	1/21/2022 1:09 PM
295	Edna Maguire behind the Martial Arts building/District shed	1/21/2022 8:19 AM
296	B of A to apartments	1/20/2022 9:06 PM
297	no	1/20/2022 4:43 PM
298	AT&T BUILDING	1/20/2022 4:34 PM
299	All of Miller Ave - from Tam high to downtown -add residential above existing units, and commercial - add more public transit, increase density of multi family/smaller units for seniors/singles/small families	1/20/2022 2:29 PM
300	Tam Junction area.	1/20/2022 2:28 PM
301	The entire property across from Manzanita that is scheduled to become a workout gym	1/20/2022 2:07 PM
302	Across from the community garden on Hamilton - always been vacant and should be used for housing. MVSD property on Lomita-delapidated bldg with parking and field-great location	1/20/2022 1:26 PM
303	Building above retail and commercial buildings is key. Near transit lines	1/20/2022 1:21 PM

Q14 Optional: upload picture of the property you described above, if any.

Answered: 2 Skipped: 1,043

#	FILE NAME	FILE SIZE	DATE
1	Screen Shot 2022-01-21 at 6.06.59 PM.png	2.5MB	1/21/2022 6:10 PM
2	93C2EB5C-DBDD-471B-BA08-0099F3E43E3E.jpeg	303KB	1/21/2022 3:11 PM

Q15 14. Is there any other input you would like to provide?

Answered: 379 Skipped: 666

#	RESPONSES	DATE
1	I strongly oppose providing housing for the homeless in Mill Valley. The computer program would not accept my answers to question 10. I answer the first four "1" and the last two "4".	2/20/2022 9:27 PM
2	Work to reject the ABAG housing numbers as unreasonable.	2/20/2022 8:09 PM
3	Fire and flood risks need to be carefully considered. Putting people into housing is great but they need to be able to access transportation easily so closer to the freeway makes the most sense.	2/20/2022 1:54 AM
4	Workforce housing should be the highest priority but done a way that affords them equity.	2/19/2022 9:07 AM
5	Don't destroy Mill Valley for real estate developers.	2/16/2022 2:41 PM
6	For diversity, equity and especially inclusion, have affordable housing in all areas of Mill Valley	2/16/2022 10:38 AM
7	Do not build in flood zones. Do not increase fire risk.	2/15/2022 9:46 PM
8	RHNA unfunded mandates are based on false, misleading statistics from the State of California. This has been proven.	2/15/2022 7:07 AM
9	If you add more housing to the west side of mill valley including Miller and Blithedale you need to add a third way out to the highway. Right now I can hardly make it the highway in ten minutes with traffic. If you are adding MORE cars to the road the traffic will be horrendous. You should open up Hamilton drive by the police station to be a third access to the highway instead of having it be one way into the city. You are trapping your people inside a city in the case of an emergency and this will have grave consequences. Fight CA law about adding more units if our infrastructure is not set up for more housing. and to add more houses in fire zones should be a crime. There is no good outcome there in the coming years with climate change. Please think about these things as you prepare to build. There is already a lengthy wait to get out of mill Valley on a normal day. What happens on an emergency?	2/15/2022 6:44 AM
10	I strongly support housing that is not just 'naturally affordable' because of lower costs, but that is rent controlled and/or formally designated as affordable and for extremely low and low-income, and local workforce.	2/15/2022 6:32 AM
11	Good luck - this problem is intractable!	2/14/2022 10:43 PM
12	Traffic is the number one quality of life issue in mill valley. Building more units downtown with pout adequately widening roads and improving traffic flow will be a disaster. New housing needs to be located on the 101 corridor for this reason and many others- rapid transit access, density, traffic flow, access to services, etc.	2/14/2022 8:47 PM
13	Thank you for working towards alleviating the housing crisis in California instead of operating from a knee jerk fear of change.	2/14/2022 3:06 PM
14	If areas of California want to limit the supply of land for development they have a couple of choices. They can build higher (more stories) above the ground, or build below the ground (on currently developed property) or they have to increase density. There is no other "magic" like keeping current density and just forcing prices to be "affordable". Rent control does nothing more than misprice rentals so the supply of rentals is chronically low and renters are motivated never to move to continue to rent at non-market subsidized price. It does not create a market but simply distorts the current market in a way that accomplishes nothing but political favor.	2/14/2022 2:16 PM
15	I volunteer to assist & advise city staff & council regarding strategies for redevelopment. Michael Heacock 415-845-5326	2/14/2022 10:39 AM
16	MV needs much more high-density/multi-unit housing! We also need workforce housing that is affordable. I think the Miller Ave corridor is likely the best place for it. Blithdale is another good	2/14/2022 7:49 AM

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option, but closer to the freeway. The 1 Hamilton project is a great start. (East of Camino Alto), as traffic is challenging before then.

17	Yes. Stop allowing monstrous homes to be built on lots that could easily contain duplexes or triplexes. Don't build housing in congested corridors (e.g. East Blithedale/Camino Alto).	2/13/2022 8:16 PM
18	Please do not let nimby-ism take over yet again. Marin County is one of the three most segregated counties in the entire country because of past inaction by otherwise well-intentioned city and county officials. Pandering to further disruption in the natural growth process is both unethical and now ILLEGAL due to decades-long footdragging.	2/13/2022 12:23 PM
19	No	2/13/2022 10:53 AM
20	No	2/13/2022 10:46 AM
21	I do not have a lot of input unfortunately. I do believe we need to allow more lower income housing opportunities but at the same time I see overcrowding already and traffic being a constant problem- would be severely exacerbated in a fire.	2/13/2022 8:06 AM
22	Stop confusing workforce housing with housing for the homeless.	2/13/2022 5:59 AM
23	SAVE HAUKE PARK NOW!!!!!!!!!!!! DO NOT BUILD ON HAMILTON!!!!!!!! BUILD ON BOYLE PARK SITE (JUST BECAUSE CITY COUNCIL MEMBERS LIVE THERE DOESN'T MEAN THEY CAN REJECT THEIR BACK YARD!!!!!!!!!!!!	2/13/2022 5:01 AM
24	Encouraging ADUs has so far only led to the construction of larger single family homes. Very few are ultimately used as long term or even short-term rental housing. They're mostly being used to simply expand the FAR available for projects and to avoid public scrutiny of those projects.	2/12/2022 6:09 PM
25	The YIMBYs are not considering traffic, wildfires and water.	2/12/2022 2:42 PM
26	See above	2/12/2022 1:41 PM
27	Please keep in mind that it is already seriously challenging to get out of town from the WUI regions and that they are close to being unable to be insured. The City will be held directly accountable and responsible for any decision to further endanger the residents and businesses impacted by additional housing encouraged in these literally Dead End regions.	2/12/2022 11:22 AM
28	Please explain why MV has to plan for more housing; will the state deny funding if we don't? Please address parking and especially traffic congestion, which is already so awful I plan leaving and returning home based on day of week and hour of day. How about exercising eminent domain over houses on East Blithedale, tear them down, and create a 4 lane roadway with massive underground parking in downtown?	2/12/2022 9:51 AM
29	Please consider a fair and balanced process - current plans on 1 Hamilton feel rushed to "check the box" while circumventing environmental and other regulations that are in place for a reason.	2/12/2022 9:30 AM
30	If additional housing is going to be constructed, the city MUST find solutions to the traffic problems and water issues facing the city. It is not fair to the current residents and it YOUR duty to solve.	2/12/2022 9:01 AM
31	All new housing must have two dedicated onsite parking spaces per unit.	2/12/2022 9:00 AM
32	Why are we building new units? The survey does not explain this. Is it due to requests or has there been a law established. Traffic is almost gridlocked now, why are we going to increase the housing when we are almost dead locked with traffic?	2/12/2022 8:21 AM
33	THank you for considering other options. It would be so very sad to be looking at a huge apartment complex in Hawke Park. - Put a couple of duplexes there that blend into the surrounding neighborhood.	2/12/2022 8:17 AM
34	Prohibit or severely limit short-term rentals	2/12/2022 6:42 AM
35	Traffic is crazy now. Don't add more.	2/11/2022 11:56 PM
36	You have to increase the Camino Alto / E Blythedale corridor to 101. If you have more housing you have to build more driving spaces. E Blythedale should be 2 lanes each way	2/11/2022 11:06 PM
37	I would build an ADU on my property high up Summit Ave if the occupant did not have a car.	2/11/2022 9:05 PM

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No parking plus fire egress is a problem. If there were reliable on demand public transport that could serve the area, then this could work. Ebikes work in good weather, but more would be needed.

38	Dont sell out to developers	2/11/2022 8:47 PM
39	Make life in MV better, not worse.	2/11/2022 8:17 PM
40	No multi-family housing in single-family zoned areas.	2/11/2022 7:58 PM
41	Need to deal with main corridor traffic. E Blithedale/Camino Alto are awful. It should not take 15 mins to get a mile to 101. To consider adding more housing/traffic to these maxed out surface streets is irresponsible	2/11/2022 7:49 PM
42	Maybe unused churches could be used for multi units or co renters, such as one on E Blithedale, now it has a business I think	2/11/2022 7:40 PM
43	Would like to see more affordable housing to buy and to rent.	2/11/2022 7:31 PM
44	I have lived in Marin since the mid-1980s and always had more than one job at the same time and never earned more than about \$22,000 a year. I have worked 53 years and my maximized social security finally taken at age 70 is less than \$16,000 a year and I am a college graduate who never caught a break for equal pay. I have never been arrested, never married, no kids, always working, and no addictions, etc. I worked nights, weekends, holidays, doing side jobs to supplement the jobs that paid into social security. I still have a job while living in public housing that pays me a little over \$3,000 a year --I just think you need to realize how low the incomes of seniors are even with maximized social security not taken until age 70. Marin has to build housing for seniors are we are going to be sleeping on the streets. Thank you.	2/11/2022 7:11 PM
45	Redevelopment of commercial property that's routinely vacate, like the old Taco Bell location, or residential property where a small house can be torn down so multiple even smaller houses/tiny homes can be built. Allow tiny homes.	2/11/2022 6:54 PM
46	Mill valley is already too crowded. No new housing should be built. Traffic is awful already. Focus on expanding the lanes leading in and out of town before you consider adding a single new homeZ absolutely no grow th until the traffic congestion is solved on East Blithedale, Camino Alto and Tam Junction.	2/11/2022 6:46 PM
47	I love Mill Valley. I can't imagine a more beautiful place to live. Let's make it easy to welcome new community members in!	2/11/2022 6:39 PM
48	See above.	2/11/2022 6:25 PM
49	Not at this time.	2/11/2022 6:25 PM
50	Living along 101 is totally undesirable, and I don't like the idea of putting new housing along the frontage. It sends a very unwelcoming NIMBY message to our new residents, as if that was the best we could do? We should embrace this and integrate it into the heart of the city, not the outskirts / flood area. Our more urban areas along Miller, Blithedale and downtown seems like good places, especially for walkability. Putting housing on our school properties seems odd.	2/11/2022 3:23 PM
51	I fully understand the need for affordable housing in our community, however, it is clear that our community is stretched beyond its limits - our unique hillside life, coupled with only 2 ways in and out, make it precarious when we need to evacuate. Add to that, the crunch on the 101 when every other community is evacuating. Our schools are crowded, our roads are crowded, and current residents must continually drove out of town, or to the edges of town to get general living needs. Why can't we focus on providing those here with amenities we need to love more sustainably? Do we need another hair salon, nail salon, real estate office? Our city has grown so much in the past 17 years that we have been here, but all everyone wants to do is add more loving spaces to exacerbate the already unbearable situation.	2/11/2022 2:13 PM
52	Change the strategies around parking - designing our community to support cars is not in our best interest. Parking takes up valuable land. Push for better LOCAL public transportation.	2/11/2022 12:55 PM
53	Marin efforts to provide affordable housing has been woefully inadequate. We need to have all types of housing, including apartments, affordable small condos and ADU's to provide a more inclusive housing plan. Don't let the NiMBYism and "How will this affect my property values" crowd to hijack this conversation!	2/11/2022 12:44 PM
54	Study "a Blueprint For Mill Valley", as an integrated outline. Then 'Sustainable Mill Valley for	2/10/2022 1:20 PM

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	inspiration.	
55	I don't believe ADUs are the solve to this problem unless home owners are incentivized to rent them to lower income people. That's not what happens with most ADUs. I also think reducing the parking requirements is ridiculous considering how hard it is to drive in most neighborhoods because everyone parks on the street. If anything people should be required to have off street parking with new builds.	2/9/2022 8:50 PM
56	There is no room to grow given traffic patterns. There is so much traffic at every time of day now that there is no room to grow within Mill Valley. The only room would be on the 101 where it does not create more congestion.	2/9/2022 1:45 PM
57	Traffic congestion in certain areas is biggest concern	2/9/2022 1:28 PM
58	I am very concerned about traffic issues with new development, especially in the event of fire. We are also very concerned about the potential loss of character of our town. We moved to MV due to the beauty, green space and charming downtown. Development has to be smart, attractive and done with the intent of keeping the character of the town.	2/8/2022 10:30 AM
59	Open space is what makes living in Marin and specifically Mill Valley so special. Please protect open space.	2/7/2022 4:44 PM
60	In your intro you describe the new housing needed under RHNA as "homes." That suggests single family structures. Need to use consistent reference to "units." We are not going to solve our housing problems by building single family homes. That was last century thinking.	2/7/2022 11:09 AM
61	Thank you for accommodating low income people!!	2/7/2022 10:13 AM
62	Thank you for this survey	2/6/2022 10:55 AM
63	Mill Valley and Marin are a desirable place to live because people fought high density housing. Let us not forget that Rodeo Beach was set to become a large development. Unfortunately this means not everyone can afford to live here.	2/6/2022 9:21 AM
64	Do not increase density on one lane roads in high fire danger areas - that will someday result in the deaths of current residents as well as the new ones you allow in those areas which are not safe for the residences there, let alone new residences	2/4/2022 11:06 PM
65	The goal is not to insert "developer oriented" structures, but to plan creatively for diversity, accessibility, and buildings that fit our community.	2/4/2022 9:18 AM
66	Don't increase density in the WUI. Improve evacuation planning and routes. Incorporate improvements in traffic flow into any plan, such as widen Blithedale at CVS, force CalTrans to improve light timing at 101, improve light timing at Tennessee Valley, allow access to 101 via Hamilton.	2/3/2022 7:55 AM
67	Traffic in downtown Mill Valley and on Blithedale is horrible so this area should be avoided. Development should be on the Bay side "outskirts" - Miller/Camino Alto/lower Blithedale areas closer to hwy 101 to reduce the impact of more housing and people/cars in Mill Valley. It is currently very difficult and frustrating to get out of town.	2/2/2022 6:11 PM
68	I think parking is important.	2/2/2022 9:58 AM
69	Hamiton Drive needs to be two way to alleviate E. Blithdale.	2/1/2022 11:07 AM
70	Could not input Last half of survey. It did not	1/31/2022 4:41 PM
71	Please don't do this to Mill Valley.	1/30/2022 11:56 PM
72	Build over creek in Egger parking lot. This may never happen	1/30/2022 7:44 PM
73	Curious what financial incentives and political pressure residents of Boyle Park— which consultant cited as optimum location for affordable housing— put on MV Council to look away? Or Scott Highlands— where residents raised 500K to oppose? Why isn't City interested in smaller parcels along Miller that can't yield 40 units? I've owned 25 years in MV and can't access my own downtown due to traffic. Council/city planner's insistence that "a few more projects sprinkled here and there" (summed up by Sashi McEntee, 6/21 Council meeting) is like saying 10 extra pounds won't affect the morbidly obese.	1/30/2022 10:51 AM
74	I appreciate you offering this SurveyMonkey	1/30/2022 10:47 AM

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75	Many thanks for this survey and workshops	1/30/2022 8:03 AM
76	Thank you for this survey with all of its creative ideas and soliciting community input which have been lacking so far from the Mill Valley Housing Committee.	1/29/2022 8:58 PM
77	I would just like to see some tasteful buildings go up that suit the community and the ones that are truly AFFORDABLE to the average person!	1/29/2022 8:55 PM
78	I'm very disappointed with the housing commission because they don't protect my community. One that my wife and I love dearly and worked so hard to be able to live in. I get the feeling that the HC is not comprised of people that worked hard to be able to afford a \$2M + home and think it is somehow magically ok for others, who can't afford to live here, to be able to just move in. They also don't take into account that the infrastructure in MV is VERY LIMITED. Roads are already at capacity and water is scarce. The survey I just took was disgusting because the assumption is "Housing must be built no matter what". No one seems to be thinking outside the box to protect the community and citizens that worked so hard to be able to live here. It hurts.	1/29/2022 7:00 PM
79	Building affordable housing throughout the city and don't claim that ADUs are the "affordable units" in the hills and downtown. They are not being rented as affordable units and there is no requirement that they be affordable.	1/29/2022 6:56 PM
80	Thanks for asking... hope this helps.	1/29/2022 3:03 PM
81	We have a terrible time navigating the traffic on miller and blithedale now. It would be insane to add housing to those areas! Stop assuming mMill Valley homeowners are elitists most of us come from very humble backgrounds and have worked very hard to be able to love here!	1/29/2022 1:44 PM
82	Please choose development locations that won't make access and egress on our two overused roads worse. Tam Junction traffic is already at capacity. E. Blithedale is my daily torture. And that's after I get through the narrow car and truck clogged small streets of Sycamore and Tamalpais Park. When new residences are permitted, even a studio apartment is likely to have 2 cars because there is almost always a partner/or child with their own vehicle. From what I'm told anyone can add ADUs without parking if within 1/2 mile of a bus stop. We are less than a block from the bus stop but all renters have one or more cars. Planners need to adjust expectation of exclusive public transport users. It's not current reality and not enforceable.	1/29/2022 12:49 PM
83	Build a smaller number of units at 1 Hamilton than is currently proposed	1/29/2022 9:59 AM
84	Thank you for gathering community input.	1/29/2022 9:06 AM
85	No high density. No destruction of open space.	1/29/2022 7:48 AM
86	Please don't build	1/29/2022 7:06 AM
87	Traffic can be a nightmare as is. More housing won't help	1/29/2022 6:19 AM
88	Tasteful multi housing such as Larkspur did near the DMV and water company would be nice.	1/28/2022 11:51 PM
89	You also need to consider water availability. We must have water storage to meet the needs of new developments.	1/28/2022 11:25 PM
90	People are being taken advantage of because there is a pandemic. Everyone stays home, and the older you are the more apt you are to be cut out of the decision making process. This is a ridiculous number of new homes.	1/28/2022 9:57 PM
91	It must be done. Will be enormously difficult. Traffic a primary consideration although increased medium to low income housing allowing local workers to LIVE here will presumably help. Also consider easy access to schools, shops and public transportation to enable life with fewer cars.	1/28/2022 8:04 PM
92	Solve for transportation in any conversation of increased housing.	1/28/2022 3:51 PM
93	Mitigate traffic due to increased residential units by adding workforce housing to inclusive zoning eligible for special zoning incentives	1/28/2022 3:50 PM
94	climate change and ocean rise must be considered	1/28/2022 12:48 PM
95	I don't want an increase in diversity of housing types if that includes high density housing sites. I don't approve of increasing building heights over what is approved for the City. I don't	1/28/2022 11:36 AM

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want development standards to be modified to maximize use of the property if the standards waved are for building height and environmental restrictions are disregarded. We don't have enough water for this amount of growth. Local traffic won't be effected by housing the local workforce in any substantial way.

96	Electric bikes being riddled at high speed are dangerous. bike traffic is very aggressive and need to be monitored.	1/28/2022 9:23 AM
97	Traffic is a huge problem in MV. It is hard to remain open to the idea of additional housing while experiencing the level of congestion that exists. This should be a priority. With some relief the public will be more open to the idea of additional housing.	1/28/2022 8:07 AM
98	See above text re traffic	1/27/2022 10:04 PM
99	Increase options for slowing car speeds in town. Sycamore is still a night mare for cut through traffic.	1/27/2022 8:56 PM
100	Mill Valley City Council should have done a survey like this a year ago to hear the ideas & perspectives of the citizens they supposedly, rather than listening to self-interested developers and external affordable housing advocates who have never been to Mill Valley.	1/27/2022 8:52 PM
101	Please: Prioritize mothers, children, and elders living at the margins.	1/27/2022 7:23 PM
102	If housing is built on Hamilton Dr, then please make the road two ways so that people can drive towards Shelter Bay to get to 101 without clogging up E Blithedale. The traffic getting out of downtown to 101, especially northbound, is insane!	1/27/2022 7:15 PM
103	The requirement to add 865 units in Mill Valley was created by people who live in the central valley where urban growth has the road systems and land to support it. Drive on Mill Valley streets between 2-5pm and tell me this addition won't continue to damage the quality of life in Mill Valley	1/27/2022 6:59 PM
104	Stop pushing affordable housing to the edge of town, i.e., east of Camino Alto. If Downtown businesses and households want affordable housing for THEIR employees, Downtown needs to step up and support/pay for it THERE.	1/27/2022 6:11 PM
105	Serious Proposal to build another access to 101.	1/27/2022 5:30 PM
106	Fight ABAG and do so publicly.	1/27/2022 5:22 PM
107	Believe that the city should encourage or mandate off street parking for 2 cars and no longer allow garages. Garages are just filled with junk, not cars, and the cars end up on the street which blocks traffic on our narrow streets. I understand the intent was to make it safer and get cars off the street, but in our neighborhood that has TOTALLY backfired.	1/27/2022 5:19 PM
108	Density (apartment houses) should be along the major arterials only, especially the 101.	1/27/2022 5:19 PM
109	Hamilton Drive is not a good option, due to sea rise and heavy park use,	1/27/2022 5:14 PM
110	Conduct a pilot construction program for anslysis	1/27/2022 5:12 PM
111	My family moved to Mill Valley in 1962. I have over 50 years living and or owning a home here. Please DO NOT allow for taller buildings, less parking, take away the parks and green spaces. Keep MV as mill valley -- if you want a city its 7 minutes away on hwy 101. ALSO please consider the infrastructure - traffic is miserable already around school hours and rush hour. Building along Hwy 101 is your best option.	1/27/2022 4:49 PM
112	terrified of the impact on traffic day to day and in case of emergency. concerned about greedy developers, town council desperate to meet deadlines, and rh combination creating more expensive housing that doesn't address the problem and makes other issues like water usage worse.anything built must have low flow water, solar, any energy efficiencies available.	1/27/2022 12:38 PM
113	800+ new housing units don't work here. Stop pretending to go along with it. Plan for 100, 200 new units or whatever REASONABLE accommodation can be made, and then tell the state to go take a hike. In 5 years, I think common sense will prevail and these numbers will come down as reality sets in. We don't want to have 800 new units under construction when the state finally says, "you know what, MV probably only rationally accommodates 100 new units".	1/27/2022 11:39 AM
114	not a good idea to allow 4 unit properties to be build in existing single family home areas	1/27/2022 9:45 AM
115	Improve the traffic mess jn the city. More housing is not the answer.	1/27/2022 12:37 AM

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116	Whatever is built should be designated affordable, local workers, and subsidized as necessary to allow for teachers, firefighters, etc. to live in the town they work in.	1/26/2022 5:33 PM
117	Please don't do this!	1/26/2022 3:29 PM
118	Hi Mr. Perry, I know u had a meeting with my dad who tried to persuade you to be more anti affordable housing (no matter how much he says he isn't). I strongly disagree and think the results of these surveys would be very different if media other than Facebook is used, especially since people who agree with me generally don't use it as much.	1/26/2022 12:38 PM
119	There's a real opportunity for Mill Valley to increase density to bring more people/restaurants/shops closer to downtown again, just built things densely but masterfully in European style	1/26/2022 12:13 PM
120	Nothing that burdens the E. Blithedale traffic any further!	1/26/2022 10:58 AM
121	Infrastructure has to be brought up to date to accommodate this! And given the constraints of the topography, narrow roads and fire danger, we should not overload the town. Even with upgraded infrastructure, it cannot handle it! We would do well to add 100 more housing units.	1/26/2022 10:10 AM
122	Before any of this is done, the city needs to execute on a traffic plan that creates better access to and from the freeways.	1/26/2022 9:47 AM
123	I'm very concerned about adding the number of housing units required in areas that will cause already backed up roads to get worse. In an area that had to host a practice fire escape route (that we took part in) to ensure our current roads and parking lots can accommodate the current population, we must ensure that new housing is built closer to exit points of the area as opposed to "in town". This should remove down town and Blithedale from the discussion.	1/26/2022 9:18 AM
124	Daily commute time traffic and exit routes in the event of a fire MUST be considered in any development.	1/26/2022 7:09 AM
125	Any development that is deep into the heart of mill valley will add untenable amounts of traffic congestion and poses a threat to the health and safety of our community. Develop as close to the highway as feasible.	1/25/2022 11:20 PM
126	I support affordable housing because I have lived in it for 35 years. I would be interested in being involved in future discussions.	1/25/2022 8:13 PM
127	Top priority is housing for local workforce. Lowest priority is for unemployed homeless.	1/25/2022 8:10 PM
128	Do not, under any circumstances - sell - give away city property for development.	1/25/2022 7:02 PM
129	I am vehemently opposed to not having a parking requirement. It is extremely disappointing that the Hamilton project does not include requiring a parking garage underneath. There isn't enough parking for weekend kids sports as it is.	1/25/2022 7:02 PM
130	Mill Valley is special because of the open space and environment. Overbuilding will destroy everything that makes Mill Valley desirable. Everyone cannot afford to live in Mill Valley just like everyone cannot afford to stay at a Four Seasons Resort. Our parking, roads, traffic, fire danger, and limited water limit the population of Mill Valley. We have already exceeded capacity and more crowding will destroy our town..	1/25/2022 4:53 PM
131	Take the action towards affordable housing. Stop letting landlords use garages as unit.	1/25/2022 4:47 PM
132	Do not convert parks and open space into housing	1/25/2022 4:45 PM
133	Fix traffic first then you can add population... I don't see housing fixing traffic	1/25/2022 4:31 PM
134	Availability of water should be part of the equation	1/25/2022 3:57 PM
135	We will vote against anyone in the next election that supports more housing in Mill Valley. We're contemplating leaving because it's already too crowded and the roads are jammed every day.	1/25/2022 3:28 PM
136	Now is the time for Mill Valley to take a leadership role in making housing available to a diverse range of residents.	1/25/2022 2:51 PM
137	Taking a city already too busy with traffic, people in line at grocery stores and adding others that will have the same, but worse problems with their addition, does not seem like the wisest	1/25/2022 2:49 PM

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use of land. Either nationalize and socialize the land, mandate only high rise density, or choose a further out less crowded location and tax incentivize business to move there. The only successful thing will be that another place will be chosen that does not have these problems and it will skyrocket in price. There is a reason prices are high here, it is very sought after.

138	will the sewage treatment plant need to be relocated? will there be another possibility for a connector to 101? will we have enough water?	1/25/2022 2:29 PM
139	This project of adding housing is truly worrisome to me. The water resources in Marin are not infinite. The infrastructure, particularly the two main arteries in and out of Mill Valley, is not malleable to accommodate more people. More housing is more cars, more domestic workers, more traffic, more water usage. The roads are filled to capacity without the regular interruption by high tides and climate change. The amount of tourists going through Tam junction are at an all-time high. If I leave my house on the weekends and plan to come back anytime before 4pm it's chaos with beach traffic. Same for if I leave after 4 to exit Tam Valley. At what point do we say no more building? Before we ruin Mill Valley for everyone by making it a miserable place to live due to lack of resources and over-crowdedness?	1/25/2022 2:19 PM
140	take into highest consideration environmental impact and flooding, and after that, traffic	1/25/2022 2:15 PM
141	Thank you for thorough survey, am supportive of more diversity (race, profession etc) in the community.	1/25/2022 1:01 PM
142	I am very concerned about our community becoming impossible to afford for ours community service helpers, such as teachers, fire fighters, police officers, grocers. The area is way better off to have more affordable housing. We need to be more accessible to people of color and of diverse economic backgrounds. Thank you for your efforts in these regards.	1/25/2022 11:26 AM
143	allowing owners to add ADUs by making it less restrictive and offering incentives (\$\$\$)	1/25/2022 11:21 AM
144	Current proposal to cram units onto Hamilton is not what voters or residents want. Stop trying to ram this through by sacrificing gorgeous Hauke Park open space..	1/25/2022 9:57 AM
145	No	1/25/2022 8:54 AM
146	I think it's so important to have low income housing in MV. We need to have a thriving multi-race community.	1/25/2022 8:20 AM
147	We are not against affordable housing we are against high density and more cars in a family oriented area.	1/25/2022 7:50 AM
148	Please do not develop the golf course! It's one feature that makes mill valley special.	1/25/2022 7:01 AM
149	These development mandates and explosion of adus make me want to leave the state	1/24/2022 11:53 PM
150	Adding more housing is not a good idea. We have too much traffic, our schools are full and we don't have enough water, so why make all those issues worse?	1/24/2022 10:28 PM
151	The wealthier someone is here the less they will support this thus many people do not care at all. It's not fair that the help have to live in areas like the canal.	1/24/2022 9:43 PM
152	We need more affordable housing.	1/24/2022 8:19 PM
153	There is no room except to redevelop structures into housing. For example, large commercial buildings, parking areas near existing schools, churches and businesses, as well as city owned parking areas.	1/24/2022 7:43 PM
154	Good luck!!	1/24/2022 2:24 PM
155	No	1/24/2022 1:35 PM
156	See above comments	1/24/2022 1:13 PM
157	Allow time to consider after addressing the flooding in our low lying areas	1/24/2022 12:25 PM
158	Mill Valley's location makes it a natural treasure. The present principal barrier to becoming a resident are economic forces. Any changes need to be sensitive to maintaining the quality, small town character and attractiveness of the community and minimize impacts. It's unique topography is a virtue and makes change challenging.	1/24/2022 11:28 AM

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159	The 1 Hamilton site should remain as is and not be developed.	1/24/2022 11:17 AM
160	FIX INFRASTRUCTURE/ROADS FIRST. Demand that the state provide funds for better highway access, to solve for bottlenecks @ 3 access points to the 101 in town. Before building more housing, solve the issues which existing residents face first!	1/24/2022 10:34 AM
161	Consider using solar panels over all exposed parking lots. For example Miller Safeway.	1/24/2022 10:05 AM
162	only concern about adu's is use as vacation rental	1/24/2022 9:02 AM
163	Normally I am pro development and would like to see fair, affordable housing, but Mill Valley is overcrowded.	1/24/2022 8:45 AM
164	I am against any strategy that differs from the plan that has been in place for 25 years.	1/23/2022 10:03 PM
165	Find solutions which will help increase workforce housing and also reduce or not increase the already horrible East Blithedale traffic. Traffic on EB has become a terrible gridlock.	1/23/2022 9:37 PM
166	I strongly support the city's efforts to make housing more accessible and equitable.	1/23/2022 8:45 PM
167	The survey asks for respondent's annual income level. Maximum level offered is \$150,000. Given how expensive it is to live in Mill Valley, this section needs to be corrected. Maximum annual income level should be at least over \$2,000,000.	1/23/2022 5:44 PM
168	We need a plan to get to the state allocation for Mill Valley.	1/23/2022 5:23 PM
169	work on growth outside mill Valley. We cant safely exit the town and mountains with the current roads and population in an emergency. Please don't add more people to the town without thinking through and improving the arteries.	1/23/2022 4:43 PM
170	Priority should be given to people who serve Mill Valley children such as teachers and community workers. No one has to live in Mill Valley and the population is already jamming Tam Junction and Blithedale to 101. Is it really necessary to take the small towns in Marin and destroy them?	1/23/2022 1:41 PM
171	try not to destroy the ambiance of the city and worsen traffic	1/23/2022 12:11 PM
172	The city planners have been doing a great job!	1/23/2022 11:34 AM
173	Address infrastructure first: transportation, water, utilities, traffic or else more housing will not work.	1/23/2022 10:56 AM
174	I think it is nuts that we've pushed all these ADUs with no requirement that they be rented to a low-income person. So now we have a lot of yoga studios and man caves or guest houses. We are exacerbating the problem by adding value to \$2MM homes. It is a joke to think this is increasing the housing stock for low income folks. As part of approving the ADU, there should be a need to deed restrict it somehow as a long-term rental. Otherwise it will just end up as an AirBnB.	1/23/2022 10:43 AM
175	to provide more housing for the local workforce like teachers and civil servants	1/23/2022 10:40 AM
176	Again, the ADU's are a Huge problem for Corporate and UNIncorporated Mill Valley and should be fixed!	1/23/2022 9:09 AM
177	Thank you for undertaking this important but challenging work!	1/23/2022 6:24 AM
178	Why Mv and bot where is more space	1/23/2022 2:39 AM
179	Please consider our safety in case of an emergency such as a fire. We are already trapped, and we can't afford any more traffic in the Mill Valley area.	1/22/2022 10:21 PM
180	Too much traffic currently. Refuse the state's housing requirements	1/22/2022 9:28 PM
181	Im strongly against rezoning SFR to allow for Units. That said ADU where there is parking should be permitted.	1/22/2022 8:31 PM
182	Biggest concern is equitable housing opportunities followed traffic concerns. Nightmare now with only two effective exits from MV west of 101. In event if the next disaster, lives will be lost attempting to evacuate.	1/22/2022 7:17 PM
183	WE NEED MANY DIFFERENT STRATEGIES FOR HOUSING	1/22/2022 4:53 PM

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184	I'm very grateful that you all are doing this work. I'm a busy working parent with three young kids, but I'm deeply troubled by the lack of diversity across race, ethnicity, religion, age, and so on in our town. It's embarrassing and deeply troubling, almost as if evil racist energy looks beneath the surface of a supposedly pleasant and peaceful town. I'm grateful for you all doing the work and dealing with people who are resisting so that we can have some improvement and make this a much better community where I am my family will want to stay for a long time if improvements are made. Thank you	1/22/2022 4:04 PM
185	Please do not destroy our neighborhoods, environment, etc with unnecessary developments. Vacation rentals have contributed significantly to California's housing problem taking housing out of inventory, driving up prices etc. By disallowing these "neighborhood hotels" you can restore units to the inventory and limit the number of new units to be built.	1/22/2022 2:56 PM
186	Need to figure out the traffic issues in mill valley before adding additional residents to our community. It is stressful to walk, bike and especially drive around town.	1/22/2022 2:29 PM
187	Repave East Blithdale ave	1/22/2022 2:23 PM
188	Good luck!	1/22/2022 2:19 PM
189	Thanks for your work on this important project!	1/22/2022 1:51 PM
190	Affordable housing is a something that our community cannot ignore. Most of the people I grew up here with cannot afford to live here. There are many commuters into mill valley that adds to traffic congestion. Diversifying out town is imperative. We should be encouraging diverse families to move here and welcome them.	1/22/2022 1:51 PM
191	Please consider traffic patterns especially as it relates to emergency evacuation in this plan	1/22/2022 1:26 PM
192	I can't continue to struggle with rent each month. I may have to move and there is nowhere nearby that is affordable. It's killing us.	1/22/2022 1:18 PM
193	I'm extremely worried about the traffic problems we already have and to add more residents will even make it worse. We need to figure out our infustructor before building more homes. Also, what the heck is going on with the eyesore "the wall" on Miller? That project appears to be a disaster, and Im not sure how that was approved.	1/22/2022 12:59 PM
194	this is not a good idea traffic is already bad as is. It takes 40 minutes to get from downtown to the freeway after 3pm. This is crazy.	1/22/2022 12:48 PM
195	The issues of water and traffic need to be addressed as paramount in considering increasing the density of Mill Valley.	1/22/2022 12:17 PM
196	I have lived in Mill Valley over 50 years and well remember when traffic was not a problem. It pains me to see it destroyed by some uncaring bureaucrats in Sacramento and at regional agencies like ABAG. If other residents don't favor this destruction, it will need to be fought endlessly.	1/22/2022 12:15 PM
197	Where are we going to get water for all of these new homes? No new home should be built until the water supply issue is planned and funded for the inevitable next drought threat.	1/22/2022 12:08 PM
198	1. I think it's a bad idea to minimize parking space requirements.2. Providing below-market rate housing specifically for workforce is a great idea. The only reason I have been able to afford to live in MV for 20 years despite being a teacher in San Rafael is my landlords have very generously kept my rent well below market (\$2000 for a 2-bedroom)	1/22/2022 12:04 PM
199	We need to address access to 101, especially during king tides. We absolutely need more housing, but I think it's going to be difficult change for many MV residents to embrace, if we don't have a more reliable way to get in and out of town.	1/22/2022 11:51 AM
200	How on earth did 129 morph into "at least" 865, and who exactly made that decision? Can't part of Mill Valley's response to this problem be to question its very basis? In capitalist America, where everything is market-oriented from health care to legal representation, housing is to be untethered? I don't believe that would happen. I don't think anything will be lost -- certainly not by the builders -- but quality of our lovely community. This is what has happened throughout the country, just do the research. This opinion is not intended to be uncharitable or discriminatory; it's just reality as can be confirmed from similar ventures in other small towns. Thank you for the opportunity to weigh in.	1/22/2022 11:49 AM
201	Traffic is already bad on E Blithedale and putting mor housing on this street only would make	1/22/2022 11:26 AM

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	commute worst then it is all times of the day.	
202	Put an end to the over-zealous , inured compliance and inflated, narcissistic perspective that AH is this small, extravagantly wealthy city's priority	1/22/2022 11:13 AM
203	Don't love the idea of Hauke park or any green / open spaces needing to be 'developed'. It would be great if there was something already developed / parking lot / old building who were willing or able to be sold- which could be converted to mixed use commercial / housing to save the precious, invaluable and needed open spaces. On that note... since we are all sharing close quarters in these open spaces... it would be great to have city agencies enforce the open spaces to be 'dog free' or 'dogs on leash' only - the Off Leash Dog Run should also be enclosed to help protect wildlife in Pickleweed Inlet- and the areas around the dog run including Hauke Park should be patrolled by folks on bike or volunteers who can cite off -leash dogs! Just an idea. Im sure folks would sign up for volunteer shifts to patrol. I certainly would! Builds that are sustainable- solar, low flow water, electric car charging stationed and can retain sustainable / native plant greenspaces around them would seem to be ideal for anything that would be mandated to build.	1/22/2022 11:06 AM
204	City Hall has to notify current residents of rezoning and building. People residing in the Hauke Park area were blindsided when no notice was provided to the neighborhood re building multifamily units because 1 Hamilton is adjacent to open space. Also, it is ridiculous to build multifamily/resident units without parking! Marin County does not have adequate mass transit and it is irresponsible for the City of MV to assume that people won't have cars that need parking at their home. If 865 units are going to be built, the traffic consequences will be diabolical.	1/22/2022 10:35 AM
205	Given limited water supply, overburdened traffic patterns, and high fire risk areas, I feel that the goal of identifying 865 addition homes of any sort is unrealistic and ridiculous and would destroy any of the feel of Mill Valley	1/22/2022 10:26 AM
206	open road from Police Station, Fire Dept to freeway!!	1/22/2022 10:17 AM
207	We definitely need more low income housing. As a longtime MV resident I personally know many former residents that have been priced out of living here and notice the traffic on E. Blithedale includes mostly service workers that have to commute. These workers need housing if they do choose to live here. Grocery stores, housekeepers, teachers, restaurant workers, police officers, firefighters, construction workers, Gardner's, etc.	1/22/2022 10:04 AM
208	Please keep working towards building affordable housing in Mill Valley and expanding the view of what is deemed "possible". Thank you.	1/22/2022 10:02 AM
209	Housing is a fundamental human right. the right to adequate housing. to live in beautiful places its a right for ereyone.	1/22/2022 9:58 AM
210	Do not use our parks, open space or any recreation area to interfere with the quality of life. The Hamilton site is ridiculous and not fair to neighborhoods East of Camino Alto as they have enough apartments and low income properties . Build along the 101 where buses run. MV does not have the infrastructure. Do not bend to Sacramento	1/22/2022 9:50 AM
211	I like the city proposed project on Hamilton Drive	1/22/2022 9:43 AM
212	We desperately need affordable housing. Our kids can't live here which is so sad.	1/22/2022 9:17 AM
213	city is already over crowded. Deal with traffic issues before moving more people to the city.	1/22/2022 9:07 AM
214	Mill Valley can keep its small town character while at the same time acknowledge its necessity for housing diversity and justice.	1/22/2022 9:03 AM
215	Good Luck	1/22/2022 8:55 AM
216	Use large parking lots	1/22/2022 8:55 AM
217	The city should limit it's role to defining and enforcing zoning. It should avoid taking on an ownership role in housing development. It should also advocate for regional solutions to housing shortages and fight back against State overreach in housing quotas and new zoning requirements.	1/22/2022 8:54 AM
218	I know we need to provide more affordable housing in MV but please limit the density at Hamilton 1. I'm also concerned about water shortage and emergency response if we keep increasing density.	1/22/2022 8:53 AM

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219	ADUs are great in concept but don't work. Seen too many neighbors get approval only to have their teen kids have own 'apartment' or use for guests.	1/22/2022 8:52 AM
220	I am very concerned at the possibility of more housing in Blithedale and Cascade Canyons and up in the hills (Summit, Edgewood, upper Tam Valley). Getting out of any of those neighborhoods during an emergency will be a nightmare with the population we have now; putting more residents and cars in those areas seems dangerous. Also, I am dubious about "Accessory Dwelling Units." Two of our neighbors received accommodations in their home renovations because they included an ADU, which have not been rented out in all the years they've been there. While I appreciate not having extra cars parked on our already-very-tight street, it does not seem fair that homeowners who have space on their property for the units are given incentives that others are not entitled to, and then those homeowners do not live up to their end of the deal.	1/22/2022 8:42 AM
221	It is sad how unaffordable Mill Valley has become for seniors, essential workers, and young people.	1/22/2022 8:25 AM
222	I had friends that died in their cars in the Berkeley Hills fire. The people who are trying to push more housing on our congested small town need to understand how easily that could happen here. Paradise CA should've taught everyone a lesson.	1/22/2022 8:20 AM
223	With more homes built, water will be less available to all. Is this being addressed with the powers that be which are requiring the high number of homes to be built???	1/22/2022 8:03 AM
224	Miller and Blithedale are already overcrowded. Will be unsafe if we need to evacuate. Major problems with King tides. Our sewers in older neighborhoods need to be replaced. This state necessity is insane for our community.	1/22/2022 8:02 AM
225	Allow for higher density and higher buildings that supply housing	1/22/2022 7:48 AM
226	Senior housing	1/22/2022 7:46 AM
227	I feel we should not have too much growth because we already have traffic jams in Millvalley which we didn't have 20 years ago.	1/22/2022 7:44 AM
228	Total number is too high and politically not feasible.	1/22/2022 7:18 AM
229	Transportation plan Must be considered in case of emergency. Traffic flow is currently a nightmare with 2 lane roads. Each in one direction.	1/22/2022 7:04 AM
230	Please don 't consider overly dense development without enough parking. Like it or not people who live in affordable housing will all want to own a car - and probably already do. The current affordable housing in MV incorporated are appropriate for the site. The developments in greater MV are also well done - Miller Ave., Tam Junction area and HV. Please don't blow this opportunity!	1/22/2022 6:42 AM
231	There are only 2 ways in and out of Mill Valley and traffic is already horrendous in our city without 865 new housing units. Plus the additional danger and burden and escape routes should we have fires. How will this be addressed? Plus we have aging sewers and drought. How will this be addresssed. From what I understand the housing doesn't just go to our local workers. How can this be mandated to help save traffic issues. The addition of 1,700 + cars is crazy to think about with our access to highway and horrific traffic and fire danger.	1/22/2022 4:29 AM
232	Traffic and evacuation should be considered. Any new development should include 90% of affordable housing units, not less. No building in fire prone areas, flood zone, or landslide prone hillside.	1/22/2022 4:05 AM
233	Mixed-use is preferred. Do not convert commercial or industrial to housing that would just encourage commuting to other areas. Try to create a balance between work and housing.	1/22/2022 1:26 AM
234	Please build more housing! People above property value!	1/22/2022 1:01 AM
235	Forbid Air BNBs. There is plenty of rental property in Mill Valley to meet the affordable housing problem.	1/21/2022 11:27 PM
236	Our town is so very special...the open spaces - once developed - will never exist again. I think we need to be careful about the permanent changes we make, ensuring the character of the town and its beauty remains. That said, I definitely believe we can do better as far as making	1/21/2022 9:55 PM

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our town more accessible. A hard balance, and no easy answers. (If there were, I'd certainly volunteer them.)

237	Dont allow high density on Miller or Downtown	1/21/2022 9:55 PM
238	I am strongly in favor of building more housing of all types and need reduce barriers and incentivize builders	1/21/2022 9:52 PM
239	If we say we believe in affordable housing, which the vast majority of liberal voters claim to believe in, we have to change our attitude from NIMBY to YIMBY. And we have to do it now.	1/21/2022 9:52 PM
240	no	1/21/2022 9:49 PM
241	I simply don't want any more people or cars in Mill Valley. I don't understand why we can't just refuse to participate in this nonsense.	1/21/2022 9:26 PM
242	What has happened to the concept of allowing people to continue to live in communities that they chose to without government intervention to turn it into something very different. We have recently sold our home in Mill Valley to escape such intrusion.	1/21/2022 9:13 PM
243	Increases in housing should include provision of water resources to avoid drought ststus	1/21/2022 8:59 PM
244	If you don't cut back the daily average of trips per yuppi households, this town will be unlivable.	1/21/2022 8:39 PM
245	See above	1/21/2022 8:31 PM
246	Please protect parks, all recreational land and schools. If it's critical that we add new housing, and consider using eminent domain to take commercial properties and parcels.	1/21/2022 8:03 PM
247	No	1/21/2022 8:01 PM
248	The ADU was a good plan but I see many people added a unit without actually renting it out so not sure how successful that was	1/21/2022 7:56 PM
249	This is getting So OLD, why can't we get this housing built?	1/21/2022 6:40 PM
250	Be strong. Keep MV special. Plenty of affordable housing up north. Thank you.	1/21/2022 6:18 PM
251	There is little land available. It is unattainable to build so many units in MV, without destroying the entire town. We don't have the water, land or infrastructure to accommodate this.	1/21/2022 6:12 PM
252	I am neither a student in Mill Valley nor a homeowner--I go to a private school outside of City limits.	1/21/2022 6:11 PM
253	Meet with the community before you push this thru like you did with Hamilton. By the time it was a public discussion it was already a done deal	1/21/2022 5:45 PM
254	The elephant in the room: traffic backups on East Blithedale. the 4-land missing link past Whole Foods must be completed before new housing that would use that corridor. That's why I rank downtown and vicinity low on the list for new housing.	1/21/2022 5:40 PM
255	Let's get our heads out of our rear ends.	1/21/2022 5:33 PM
256	We moved here for space and nature - put houses elsewhere!	1/21/2022 5:31 PM
257	http://deltabay.org/	1/21/2022 5:24 PM
258	This isn't going to be easy. Thanks for the hard work.	1/21/2022 5:23 PM
259	Parking must be provided! Garages should be used for vehicles and not for storage or living area! Consequences should exist if this happens!	1/21/2022 5:15 PM
260	Not at this time. I really appreciate this survey.	1/21/2022 4:54 PM
261	Do not convert well-used open space into housing. Adding more Mill Valley resident equals a greater need for recreational space.	1/21/2022 4:49 PM
262	IU suppoort housing at i Hamilton Drive. The development on that site should be similar to the multifamily town homes on the south side of the Public Safety Building, e.g. Eucalyptus Knoll. They	1/21/2022 4:47 PM
263	Any more potential in matching current homeowners with renters?	1/21/2022 4:42 PM

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264	880 something new units in 10 years is insane. MV would become total gridlock. The only way to come close to that many units is to drastically improve and invest in transit and active transit and active transportation (walking and biking).	1/21/2022 4:33 PM
265	You are risking a significant change to the tone of our city. As a resident since 1968, I am deeply concerned.	1/21/2022 4:32 PM
266	Thanks for doing this work! Super important that we make MV more accessible and affordable for all.	1/21/2022 4:28 PM
267	work on the horrible traffic in MV first. You can designate any site you want, but traffic needs to be addressed first.	1/21/2022 4:27 PM
268	Prime consideration should be given to traffic flow including access to Seminary on ramp.	1/21/2022 4:26 PM
269	I don't know how the state can consider more housing with the existing traffic in MV. That needs to be addressed first!!!	1/21/2022 4:26 PM
270	Board should include equal representation from all parts of MV including those of us who live in the county	1/21/2022 4:25 PM
271	We could integrate housing among the commercial space on Miller. Leave Blithedale alone.(too much traffic)	1/21/2022 4:22 PM
272	1. Dislike these state mandates. 2. More birth control to stop population growth.	1/21/2022 4:14 PM
273	It would obviously be best to provide additional housing in walkable locations to avoid additional cars on the roads.	1/21/2022 4:12 PM
274	We need to keep our green spaces and reduce traffic congestion which adding multiple dwellings will not do. Also what about considering our water supply for any new construction. We just dodged a bullet on the drought over the last couple of years.	1/21/2022 4:07 PM
275	I am so disappointed in the City's failure to address traffic, parking, water and safety in this discussion about adding housing.	1/21/2022 4:07 PM
276	Support a development moratorium, for water and emergency traffic reasons if you don't otherwise appreciate small-town Mill Valley!	1/21/2022 4:00 PM
277	Please restrict short term rentals like AirB&B. Those are the services that increase rent prices, especially right now during the pandemic where people relocate back to the bay area and are looking for temporary housing. There could be annual restrictions per property, say no more than 60 days per property and year. Or maximum allowed rent per day. Or a minimum rent duration of say 60 days per renter.	1/21/2022 3:59 PM
278	Research other countries developing housing within small areas of land. Utilizing rooftops for public spaces similar to many buildings in urban areas, such as San Francisco as well. Thinking beyond the usual "white picket fence" suburban housing.	1/21/2022 3:58 PM
279	You should offer loans for low and medium income and be realistic about what medium income means. Because some times you or other cities offer help but still too apéndice even for someone making \$150 a year. The government should subsidize de \$\$\$ not the bank. You want to bring all kind of diversity you should include teachers —private or public— and many other professionals that under appreciated, valued and paid. Thank you for the survey	1/21/2022 3:57 PM
280	The critical problem is impact on infrastructure: East Blithedale is unusable in the afternoons largely because of workers returning to their homes in other communities. Additional water hookups will require more costs. More population in Mill Valley poses a threat to disaster evacuation. Consequently, population density can only be logically increased where infrastructure elements support it, and that would logically be close to 101.	1/21/2022 3:52 PM
281	I taught in Mill Valley for 20 years. There was a stigma attached to living in affordable housing that the students that lived in such units often expressed. I would hate to see Mill Valley contribute further to that stigma by building yet another high density and highly identifiable affordable housing complex.	1/21/2022 3:48 PM
282	It's worthwhile to pursue more housing opportunities, especially for local workers, teachers, police, fire fighters. They need to feel part of our community. But overdevelopment of Mill Valley will worsen already-bad traffic on East Blithedale and Route 1 out of Mill Valley, making	1/21/2022 3:47 PM

Mill Valley Housing Element 2

Mill Valley evacuation a nightmare in the event of a wildfire. For safety reasons, I think the City of Mill Valley needs to FIGHT the State's mandate for safety reasons. Thanks.

283	Please take care to preserve the small-town and semi-rural feel of our town. Let's not destroy its character due to State mandates or misguided notions of "equity" my extremists.	1/21/2022 3:43 PM
284	My only concern about increasing housing in MV is the san	1/21/2022 3:37 PM
285	Traffic should be highly considered. Ways people can leave cars at home. Walkability, local public transit	1/21/2022 3:37 PM
286	We need more housing! I am grateful to the city for pushing the 1 Hamilton project and hope it's just the beginning. The more incentives homeowners have to add second units, especially down here in the flats, would be welcome.	1/21/2022 3:36 PM
287	traffic, traffic,traffic (3:00-4:00)	1/21/2022 3:29 PM
288	More housing will require upgrade road access, traffic control, freeway access as well as upgrade to public transportation to alleviate traffic congestion	1/21/2022 3:15 PM
289	I am outraged that MV is forced into this. We have serious evacuation issues and poor infrastructure. Adding cars for that many units can mean a death sentence for those living at Edgewood or above. I'm dead serious. I sent letters to ABAG, state, etc.	1/21/2022 3:14 PM
290	Keep us updated- thanks for the survey and identifying ideas. We want more houses but not in areas that are environmentally sensitive.	1/21/2022 3:11 PM
291	PLEASE do not overload neighborhoods that are already extremely traffic-congested and are in areas where the roads would be needed to facilitate evacuation in case of fire. Mill Valley residents are very worried about being able to evacuate in case of fire, please do not make it worse. We're also tired of dealing with gridlocked streets on a daily basis. Thank you for this opportunity to have my input be heard!	1/21/2022 3:11 PM
292	Please disclose how much has McCauley been paid or promised by the developers of 1 Hamilton Dr?	1/21/2022 3:06 PM
293	Mill Valley should vigorously fight back against state or federal mandated housing requirements. Mill Valley should be able to self-govern how many housing units to build and what type they should be.	1/21/2022 3:04 PM
294	I don't think any of this is feasible if we don't figure out how people will escape during forest fire.	1/21/2022 3:03 PM
295	No	1/21/2022 3:03 PM
296	The current proposal at Hauke Park/1 Hamilton is too dense. It should be reduced in size and the City should make known where parking and the current restrooms will be relocated	1/21/2022 2:59 PM
297	People are going to cry loudly about traffic as a reason NOT to build, so you need to have strategies to address that concern. Likewise for wildfire & flood evacuation concerns. Don't let those who are opposed incorrectly use risk management to shut down additional housing in Mill Valley! Don't let those who are opposed incorrectly use risk management to shut down additional housing in Mill Valley!	1/21/2022 2:55 PM
298	Increase penalties for cutting down heritage trees, create historical architecture review board to preserve character of Mill Valley in face of new construction.	1/21/2022 2:53 PM
299	thanks!	1/21/2022 2:52 PM
300	No	1/21/2022 2:51 PM
301	Go to court and fight the amount of housing mandated for Mill Valley. It is a ridiculous number for our topography.	1/21/2022 2:48 PM
302	Mill Valley lacks sufficient infrastructure to support that many new housing units and the associated population. First, the State/County needs to expand its water storage and delivery infrastructure. Second, the roads and highways need to be expanded to alleviate already terrible traffic. Why does the state get to determine local policy? Say No to the state as it already doesn't adequately fund our schools, streets, water, highways and public transportation.	1/21/2022 2:48 PM

Mill Valley Housing Element 2

303	Please do not use 1 hamilton - a poor choice	1/21/2022 2:40 PM
304	High density housing downtown will support out downtown. It is about time.	1/21/2022 2:40 PM
305	The 865 residences number is ludicrous. If we are going to build low income housing in Hamilton it absolutely needs to be for the local workforce with evictions required if working out of the area.	1/21/2022 2:36 PM
306	Please, DO NOT CONTINUE WITH THE DEVELOPMENT PLANS FOR 1 HAMILTON! It will be a HUGE MISTAKE!	1/21/2022 2:34 PM
307	I definitely think we should go the way of the cities along the peninsula that have clogged their small towns to the brim	1/21/2022 2:30 PM
308	I recognize that this is mandated by the State & that the City of Mill Valley has lodged an appeal against the mandate. However the required number of units is unreasonable. The mandate must be repealed!	1/21/2022 2:30 PM
309	See answer 12	1/21/2022 2:29 PM
310	Don't build without considering associated infrastructure,ie roads, water availability. Additionally do not destroy the charm of them community by eliminating parks, golf course,. The town is already gridlocked at certain hours of the day with only two ways in or out, so whatever is built needs to address infrastructure needs. Housing is needed but NOT at all costs	1/21/2022 2:29 PM
311	Fight the state and federal requirements for additional housing.	1/21/2022 2:21 PM
312	Legalize housing. It is a shame that the state has to make rules to force the city and county to allow housing for its residents.	1/21/2022 2:21 PM
313	Allowing reduced parking is not the right direction at this time - at least in Marin co without great transit	1/21/2022 2:20 PM
314	I would be strongly opposed turning public open space to housing (Boyle Park and Golf Course). The solution is not in spreading the sprawl. The solution is in allowing ADUs and additional units on existing sites and higher density development on other, carefully selected sites, and preserving the green open space. This should also go hand in hand with improvements to public transit. Bus service to Mill Valley is ok but not great. We need more frequent bus service.	1/21/2022 2:19 PM
315	Housing should take into account public transit!!!	1/21/2022 2:18 PM
316	There isn't enough water in the reservoirs for over 800 new homes. The roads can't take the traffic. I don't believe developers can be trusted nor can the city plan commission be trusted to come up with a plan that current residents can live with.	1/21/2022 2:17 PM
317	building on the frontage road would likely encourage more crime as it is located so close to on and off of freeway.	1/21/2022 2:12 PM
318	Please look at additional sites to integrate housing through the city, not in one place only.	1/21/2022 2:12 PM
319	We are already over developed for our infrastructure and fire risk. The City needs to push back against these numbers. 800+ homes is ridiculous. Also while I support diversity and non discrimination, I don't believe building affordable housing on prime lots with water views is appropriate (Hawke Park)	1/21/2022 2:11 PM
320	Resist the focus on areas already used for affordable housing to prevent further segregation	1/21/2022 2:09 PM
321	Don't just jam these housing units in without parking or make tiny lots with too many houses. Think about everyone in the community and each neighborhood and the future. Don't jam all the lower income housing together either. We lived outside Boston and the area with lower income housing had a name and the kids from it were stigmatized because of it.	1/21/2022 2:07 PM
322	I repeat a 3rd time IMPORTANT - with any of these programs or changes SHORELINE HIGHWAY MUST BE EXPANDED TO A 4 LANE ROAD - 2 lanes in and two lanes out. MUST Have with more people as Blythdale can not be widened.	1/21/2022 2:05 PM
323	no	1/21/2022 2:04 PM
324	Stop trying to make Mill Valley a metropolis	1/21/2022 2:04 PM

Mill Valley Housing Element 2

325	I am strongly against building "affordable" housing in the tiny lot next to Hauke park. Affordable housing often becomes a hotbed of drug trafficking and street crime. Mill Valley already does not have enough field space for the number of kids in town. Further, the access, parking and traffic would be horrible.	1/21/2022 2:04 PM
326	I appreciate the City of MV asking for community input - its essential. However, it feels a bit too much of the tail wagging the dog; too much weight on community input has stalled housing projects and there has been no progress in the 11 years I've lived in this community. Time for the City of MV to get out of its own way.	1/21/2022 2:03 PM
327	I think that Mill Valley is crowded enough as it is and that we do not need new houses to be built. Our schools are taxed and so are our roads. There used to be a restriction on the number of new houses that could be built in MV and I think it should stay that way	1/21/2022 2:02 PM
328	Keep the character of the town, small scale, more of a village, paths and walkways. Do not build large buildings except potentially in close proximity to the highway 101 corridor. Recognize the value of bike/paths/public transit over cars.	1/21/2022 2:01 PM
329	NIMBY is a term used to disparage people who have legitimate concerns about what happens to the neighborhoods they live in and pay for.	1/21/2022 2:00 PM
330	We need to pay close attention to traffic congestion especially around schools as drop off and pick up times can cause a complete stand still in traffic	1/21/2022 1:59 PM
331	City needs to address current traffic congestion which is at an all-time high and dangerous in a city at risk for need for evacuation from multiple types of natural disasters. It is irresponsible to build more housing and create more density when there is plenty of space in Marin outside the city.	1/21/2022 1:58 PM
332	Transportation is the key. Car-based development is the problem. Of course leadfoot sociopaths will disagree.	1/21/2022 1:55 PM
333	traffic traffic traffic...congestion!!! fire danger too high to add more to central mill valley	1/21/2022 1:54 PM
334	Thank you for your work on this addressing housing equality as well as thoughtfully moving towards changing zoning laws.	1/21/2022 1:54 PM
335	Thanks for asking	1/21/2022 1:50 PM
336	If the City could secure the option of building at least some of the required housing outside the city limits, I believe many residents would be much more likely to support it and pay for it through bonds, etc. We have too much density in MV, while other nearby parcels of land lay unused and wasted. Can this not even be proposed??	1/21/2022 1:50 PM
337	Should be easier for single home owners to develop ADUs for rent without strict parking restrictions	1/21/2022 1:49 PM
338	I am strongly opposed to building more and more new housing in Mill Valley. The traffic congestion is terrible now and getting worse every year. This is contributing to a decline in the quality of life in MV. MV legislators or City Council members should resist any imposition by CA on local communities to increase their housing every year. Until residents and CA legislators realize that implementing policies that lead to greater and greater population growth in the state are GROSSLY INCONSISTENT with reaching an environmentally sustainable future, we are going to be lemmings stupidly promoting our own destruction!	1/21/2022 1:49 PM
339	I am strongly against putting affordable housing next Hauke park. It would destroy the character of the neighborhood, increased traffic radically, and create an unsafe environment at one of the few parks that Mill Valley has.	1/21/2022 1:48 PM
340	The traffic on East Blithedale needs to be resolved before any more building.	1/21/2022 1:46 PM
341	Higher density with better access for whole town to escape fire disaster which means wider roads	1/21/2022 1:46 PM
342	Making use of existing retail and office structures for residential housing makes the most sense.	1/21/2022 1:45 PM
343	Please don't 'pave paradise and put up a parking lot'...there is so much un/underused space already just sitting empty in Mill Valley, it's an eyesore and a real shame...new builds just bring	1/21/2022 1:45 PM

Mill Valley Housing Element 2

more headache (traffic, congestion, cost, construction chaos, etc.)...no park or sensitive natural spaces need to be destroyed to build anything.

344	How will MMWD support these new households when there isn't enough for existing residents?	1/21/2022 1:44 PM
345	All new affordable housing MUST be built west of Camino Alto.	1/21/2022 1:39 PM
346	Mill Valley as it is currently has far too many cars. Adding more housing will just add to the congestion. The quality of life in Mill Valley has dramatically DECREASED since I moved there. We know "when" there is a major fire (as the fire department has repeatedly mentioned) how many deaths will we have? It will be impossible for folks to get out of town. It will be major gridlock without the ability of first responders to have the opportunity to even reach areas of concern. Marin County is always on the brink of a major drought. How is that going to be impacted with an increase of thousands. We should stop trying to fit a round peg into a square whole. Why not look at high speed transportation (Europe has been doing it for decades) so that people can move about more quickly with less congestion. Instead of pushing Marin's housing past the quality of life limits where it is already bulging and difficult to maneuver, why not look at other solutions? When will this stop? Every year ABAG wants more housing....how many more thousands of homes will need to be built in the Bay AREA? It's short-sighted thinking. Why doesn't someone think BIG? Where are the visionaries? I have a home in Mill Valley which I rent out and moved to Sausalito and I will not return to Mill Valley for the very reasons I have enumerated. It isn't fun fighting traffic, parking, congestion.	1/21/2022 1:37 PM
347	I live in an unincorporated area in the sphere of influence of Mill Valley. Traffic concerns must be a primary concern. Traffic is so bad on a normal day. Emergency evacuation is a disaster waiting to happen. I have had contractors and other service providers refusing to come into MV because the traffic is so bad	1/21/2022 1:36 PM
348	I cannot stress this enough, please improve our ability to move in, around and out of MV before adding anymore housing.	1/21/2022 1:35 PM
349	Please look at the Alameda road access by equator . It's Terrible.	1/21/2022 1:33 PM
350	I believe it's vital to provide the next generation and local workers the opportunity to own homes in Mill Valley	1/21/2022 1:32 PM
351	And locations proposed for development should ideally factor in traffic and the bottleneck created in the canyons.	1/21/2022 1:31 PM
352	I think some of the questions were too simplistic. Adopt regs to implement SB 9 but limit areas where they apply as allowed by the GC and set maximums. ADU rules developed by Mayor McAuley were just fine. No further incentives are needed although you could have pre-approved ADU plan with structural and Title 24 for a variety of unit size and configurations	1/21/2022 1:31 PM
353	My family had to move out of Mill Valley because we could not purchase a home or afford the rent any longer. Our combined income is rather high; however, it is just not enough to afford a home. My wife was a school teacher and it is just said that even with two incomes we had to leave the area... If changes are not made, Mill Valley will continue to lose what made it great to begin with. We will forever miss Mill Valley.	1/21/2022 1:30 PM
354	You should not convolute work force housing with transitional housing for the mentally ill and criminals.	1/21/2022 1:30 PM
355	I'm extremely concerned about our water supply (already stretched by the drought with the current number of houses/residents), sea level rise, and traffic. Building in low-lying areas like the 101 frontage area would be great for traffic but terrible in terms of future flooding. Building further inland would worsen traffic. I don't think California SHOULD be adding very much new housing, considering that climate change is going to reduce our water supply, reduce buildable land area, and worsen wildfires. It's already too crowded in the Bay Area for our roads/bridges/other infrastructure to support.	1/21/2022 1:30 PM
356	As a single mom working for a nonprofit, I sincerely hope ADU units ***at an affordable price, not \$5,000/month*** can be developed.	1/21/2022 1:29 PM
357	no. Keep it as is, please!	1/21/2022 1:29 PM
358	Housing is not investment. Remove the incentives to treat it as such.	1/21/2022 1:25 PM
359	No	1/21/2022 1:25 PM

Mill Valley Housing Element 2

360	I would like MV to stop encouraging people to add second units or to rent out of a room. The city will become so clogged it will be destroyed.	1/21/2022 1:24 PM
361	As mentioned before, how can more people living in Marin be considered in light of our current and future climate change and drought situation ? There is already log jammed traffic in all of Mill Valley as it is. How can we encourage more?	1/21/2022 1:24 PM
362	Don't let the state dictate our policies. Local control is important. And, traffic is way to terrible on E. Blithedale, please don't add anything there.	1/21/2022 1:22 PM
363	We must not let the NIMBYS run this process. I was born and raised here and this is the most crucial issue for the health of this town. along with firewise	1/21/2022 1:21 PM
364	Someone should make #sharehawkepark signs for us yimby neighbors.	1/21/2022 1:21 PM
365	See question 13 above...	1/21/2022 1:20 PM
366	Mill Valley fire trap waiting to happen. School traffic can add ten minutes on your trip out of town, imagine a fire! The county does not have enough water to sustain its current population, w hat makes you think high density housing is going to make that better-it won't! Additionally, you will forever change the mill Valley community feel. John Muir stood up to over building-we must too!	1/21/2022 1:20 PM
367	I can't believe how town has given monster home developers a free ride to build massive homes on top of old home and have not required additional units for affordable housing. Mixed use makes a city stronger.	1/21/2022 1:18 PM
368	Light rail to eliminate downtown vehicle traffic	1/21/2022 1:17 PM
369	Merge ALL Southern Marin school districts! The racist policy excluding people of color in Marin must stop!	1/21/2022 1:12 PM
370	Gratitude that you are exploring this issue in depth and being creative in how we can use underused commercial space. This seems like a great opportunity.	1/21/2022 12:56 PM
371	Danielle Staude is awesome	1/21/2022 11:23 AM
372	I need more information. With that my choices might change	1/20/2022 5:25 PM
373	Must fix traffic congestion in tandem with any housing increase	1/20/2022 4:43 PM
374	If 80% of the city's effort goes into creating crammed housing and destroying the element of "small town character" that has been at the core of the Housing Element, then I hope 20% or more will be directed to correcting the draconian laws, based on false numbers and inaccurate assumptions.	1/20/2022 3:17 PM
375	Not at this time. Thank you.	1/20/2022 2:55 PM
376	Team up w other small towns to fight these mandates	1/20/2022 2:29 PM
377	Good job trying to do the right thing. Keep it up. Read the latest edition of the Mill Valley Historical Society Review and read out to interviewees for their personal perspectives and I strongly urge you to consider compensating any person of color for the emotional labor they engage in as part of this and other DEI processes. Even if you are already doing so, there is no cap on how much can be paid when it comes to healing the wounds of the past by making present more livable for people of color. https://www.millvalleylibrary.org/DocumentCenter/View/1624/MVHS_Review_2021-PDF	1/20/2022 1:53 PM
378	Consolidate MVSD with MC/Saus Sch Dist and Tam HS	1/20/2022 1:26 PM
379	Yes, get on it please.... way over due. Be strong against Nimbies and point out the fallacy of traffic arguement. Most traffic is the gigantic houses now being built that require more services and help creating more traffic. Every new construction project that makes this kind of impact on the community should be limited. Don't restrain small, restrain large and enlarging homes inappropriately located	1/20/2022 1:21 PM

Appendix B:

Example Memos to Organize and Assess Public Input



MILL VALLEY HOUSING ELEMENT UPDATE

DATE: February 22, 2022

TO: Danielle Staude | City of Mill Valley

Patrick Kelly | City of Mill Valley

FROM: Kendall Flint | DKS Associates

Josephine Buchanan | DKS Associates

SUBJECT: Mill Valley Housing Element Update, Summary of Workshop #3 Project #21144-000

MAJOR THEMES

On the evening of February 16th, 2022, DKS Associates led a workshop with the City of Mill Valley on the subject of the 2023-31 Housing Element Update – which will necessitate the creation of 865 new units of housing across all income levels.

This third Public Outreach Workshop was held in a virtual Zoom setting and had over 200 unique registrations. The event had approximately 100 participants who were divided into 7 “breakout rooms”. Each breakout room was facilitated by either a member of DKS Associates or City of Mill Valley staff and attended by a member of the Mill Valley City Council. Notes were recorded from each breakout room to gather public opinion about three major housing strategies to increase housing production identified in the public survey, these being (1) adaptive reuse, (2) rezone schools and churches, and (3) more allowable units (also referred to as “density”) in commercial and/or multi-family zoned areas.

We have prepared summary notes from each individual breakout room and have also consolidated them, with 13 major themes having been identified.

BREAK OUT ROOMS: MAJOR THEMES

Through analysis of breakout room notes we have found the following 13 major themes were primary areas for opportunity or concern among attendees. These themes are as follows:

1. Parking
2. Affordability
3. Quality of Life
4. Zoning Code

5. Aesthetics
6. Housing Type
7. Building Height
8. Traffic
9. Housing Need
10. Walkability/Services
11. Opportunity Zones
12. Density
13. Feasibility

ADAPTIVE REUSE

The first housing strategy discussed was “adaptive reuse”, which involves modifying the use of or creating new space within an existing building. Adaptive reuse was primarily proposed, for the purpose of this update, as expanding housing in commercially zoned areas. This topic brought 56 unique comments, primarily in favor of this strategy.

Participants primarily saw this strategy as an opportunity to create housing in a way that would have low impact on existing neighborhoods; potentially serve to revitalize downtown by increasing the need for services; and create units that are ‘affordable by design’ to help meet the housing needs of Mill Valley’s workforce. Many discussions also led to the idea of creating incentives for property owners to increase the viability of this strategy, in addition to altering existing zoning standards to make this sort of development easier to achieve.

Concerns about this strategy were primarily centered on parking and traffic – that there is already a shortage of street parking downtown and that this could further exacerbate the problem. Additionally, several participants expressed concern that due to the current lack of existing services such as grocery stores downtown this model could lead to increased traffic as residents would be forced to drive to meet their needs.

REZONE SCHOOLS AND CHURCHES

The second housing strategy proposed to workshop attendees was the altering of the city’s zoning code to allow for churches and schools to rezone their properties to allow residential use, in addition to the existing allowable religious and educational uses on the property. Of the three housing strategies raised, this strategy resulted in some disagreement – individuals expressed a range of opinions from those who believed it created an excellent opportunity for teacher and other workforce housing to those who believed it is infeasible.

A prevailing topic of conversation across all rooms was about the feasibility of this housing model, with 11 comments on whether this rezoning would be successful. Individual comments discussed a perceived lack of interest both from land holders and developers. Another prevailing discussion item was about the existing zoning code and that it is currently quite restrictive. Those who favored the idea of allowing residential use on religious and educational school sites saw it as an opportunity to make changes and room for housing. , Concerns expressed on this housing strategy specifically led to discussion of shifting the zoning or allowed residential use for only some properties and asking for the City to conduct a study of which sites are the most viable for this type of conversion.

MORE ALLOWABLE UNITS

This housing strategy centered on the idea of allowing more units on an existing commercial and/or multi-family property, also referred to as “density”. Staff provided examples of allowing tri-plexes and four-plexes on small properties less than 6,000 square feet and/or allowing more units on commercial-zoned properties over ½ acre. This item also included discussion around existing “underutilized” sites over ½ acre that may have the opportunity to provide housing on site, in addition to the existing use by adding structures and/or stories to existing buildings.

As part of the discussion, various items were mentioned including: density, height and parking restrictions. Parking was a major theme across all discussion topics but was raised the most in this discussion area with 18 unique comments on the subject. Concerns about parking primarily centered on the idea that reducing parking minimums to one space or no parking for new units was seen as unreasonable, particularly due to the lack of public transportation and services within walking distance of residential areas. Strategies to address these concerns raised by participants included the creation of a shuttle service, more efficient use and management of public parking, and improving public transportation options in the city.

Though there were several discussions about fear of increased density diminishing sense of community and neighborhood character there was an equal level of discussion about the necessity of these changes and that if done with care that these changes could be low impact. Some participants suggested lower impact changes could be made in areas such as the Downtown where the increase in units would be less noticeable. Some attendees also expressed interest in having a better understanding about what increased density looks like in terms of the scale of development.

When discussing possible locations for housing, there were 115 unique pieces of feedback collected. These areas included – the golf course, above commercial buildings, Miller Ave, the Highway 101 corridor and downtown.



MILL VALLEY HOUSING ELEMENT UPDATE SURVEY SUMMARY

DATE: March 4, 2022

TO: Danielle Staude | City of Mill Valley
Patrick Kelly | City of Mill Valley

FROM: Kendall Flint | DKS Associates
Josephine Buchanan | DKS Associates

SUBJECT: Mill Valley Housing Element Update, Summary of Survey Results Project #21144-000

SUMMARY OF SURVEY RESULTS

In order to gain a better understanding of the views of Mill Valley stakeholders concerning the land use and housing strategies to support the sites inventory for the 2023-31 Housing Element Update the project team released an online survey. This survey was open to participants from January 17 to February 20, 2022 and yielded 1,045 unique responses. The following document will summarize the key themes and ideas discussed in the survey to gain feedback on potential land use and housing strategies to support evaluation of land within city-limits that is adequately zoned to accommodate the City's regional housing needs allocation (RHNA) as part of the sites analysis and inventory required for the 2023-31 Housing Element Update for the City of Mill Valley.

Percentages below are rounded to the nearest whole number. For additional details, see the Housing Element homepage for full survey results: www.cityofmillvalley.org/housingelement.

DEMOGRAPHIC ANALYSIS

The survey respondents generally reflect the demographics of the Mill Valley community. Of the 1,045 survey responses:

- 83% owned a home in Mill Valley;
- 39% were 65 years of age;
- 80% of survey respondents identified as white;

- 12% of respondents indicated that they worked in the city of Mill Valley (32% between the ages of 18 and 44).
- Almost 49% of survey respondents indicated that they earned over \$150,000/annually. The median income for a resident of Mill Valley is \$163,614.
- Approximately 4% of those polled are living below California's poverty line of \$35,600/annually.
- 60% of the survey respondents were women.

Of the Mill Valley residents, 46% stated that lived in the community for over 25 years. Homeowners in Mill Valley recorded by the survey were on average slightly older and higher earning than their renter counterparts. Homeowners were additionally found to be more likely to be long term residents, with 81% of homeowners living in the city more than ten years versus 73% of renters.

HOUSING TYPES

Survey participants were asked to define the type of housing they would prefer to see in Mill Valley. Presented with five housing types, respondents were able to select all types they were interested in. Housing types that involve ownership were the most successful models with over 40% of respondents selecting single family homes, multi-family ownership, and Accessory Dwelling Units (ADUs) – in line with the majority demographic of survey takers, these results are reflected in Table 1. However, for multi-family models rental housing was not dramatically less popular than the ownership model at 43% versus 57%. Co-housing (20%) and deed restricted affordable housing (30%) were the least popular choices (see Table 1). The most popular housing type polled was housing created for specific populations such as workforce housing, senior, or supportive housing models with 512 approving, or 52% of respondents choosing this as a preferred housing type.

CHART 1: PREFERRED HOUSING TYPES

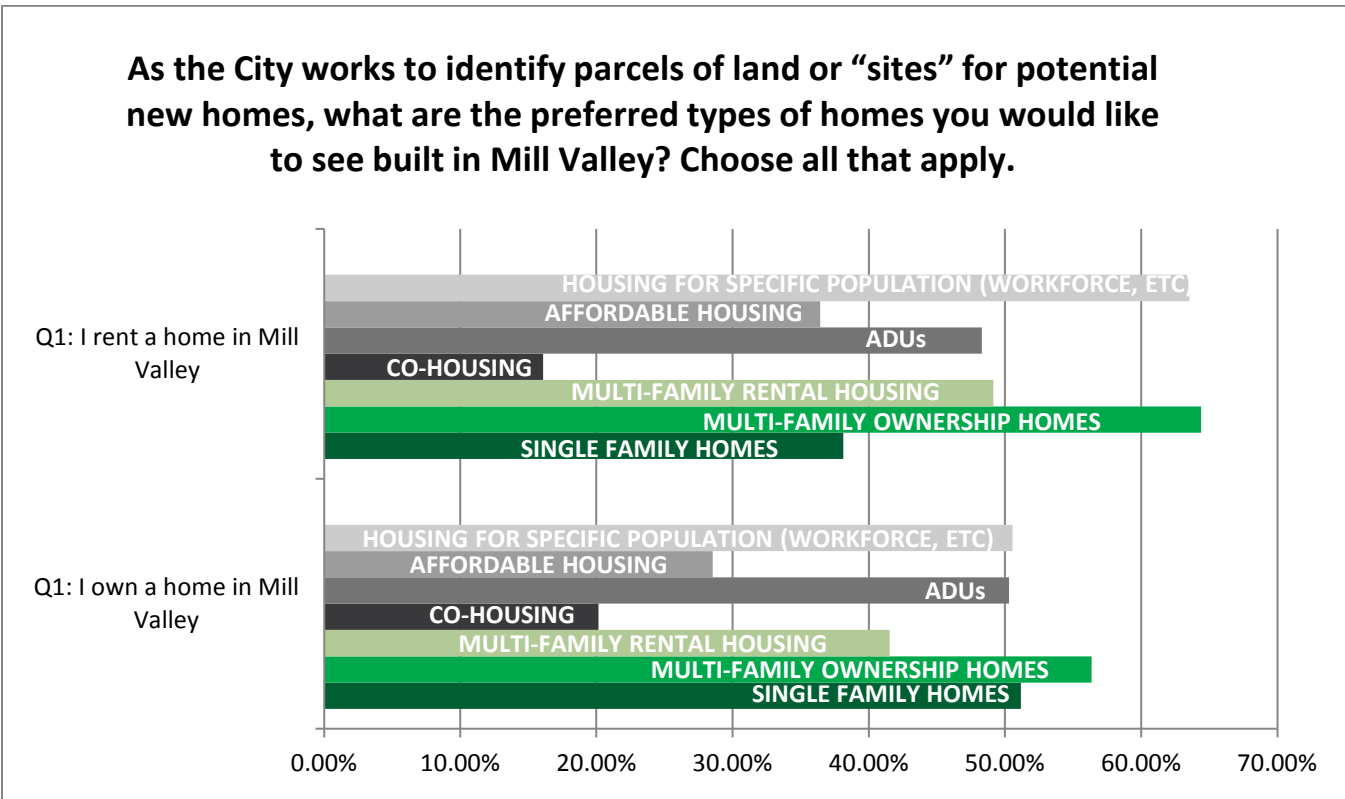


TABLE 2: PREFERRED HOUSING TYPES

HOUSING TYPE	PERCENTAGE	TOTAL RESPONDANTS
SINGLE FAMILY HOMES	48.21%	471
MULTI-FAMILY OWNERSHIP HOMES (TOWNHOMES OR CONDOMINIUMS)	56.6%	553
MULTI-FAMILY RENTAL HOMES (APARTMENTS)	42.99%	420
CO-HOUSING (SHARED BATHROOM AND/OR KITCHEN)	19.55%	191
ACCESSORY DWELLING UNITS (IN-LAW APARTMENTS, SECOND UNITS)	49.44%	483
PERMANENT DEED RESTRICTED AFFORDABLE HOUSING	30.09%	294
HOMES TARGETED FOR A SPECIFIC PURPOSE OR POPULATION, INCLUDING SENIORS, WORKFORCE, PEOPLE WITH DISABILITIES, SUPPORTIVE HOUSING (FOR PEOPLE EXPERIENCING HOMELESSNESS, TRANSITIONAL HOUSING, ETC)	52.41%	512

Source: DKS Associates (2022). Mill Valley Housing Element 2. [Question 7] Survey Monkey.

LOCAL CHARACTERISTIC & INTERESTS

In designing this survey, the project team considered potential impacts to the existing local characteristics and interests of the Mill Valley community. Such impacts that may influence the city’s ability to meet long term housing needs. In order to measure the importance of different characteristics to residents, respondents were asked to record the level to which they agree, disagree or are neutral on different housing needs, models, and characteristics. Chart and Table 2 reflect respondent sentiment about different housing models and needs.

CHART 2: HOUSING NEEDS

There are many important factors to consider in our ability to meet the housing needs of our community. Identified below are some of the common interests we have heard among the community. Please select the level to which you agree, disagree or are neutral on the following statements:

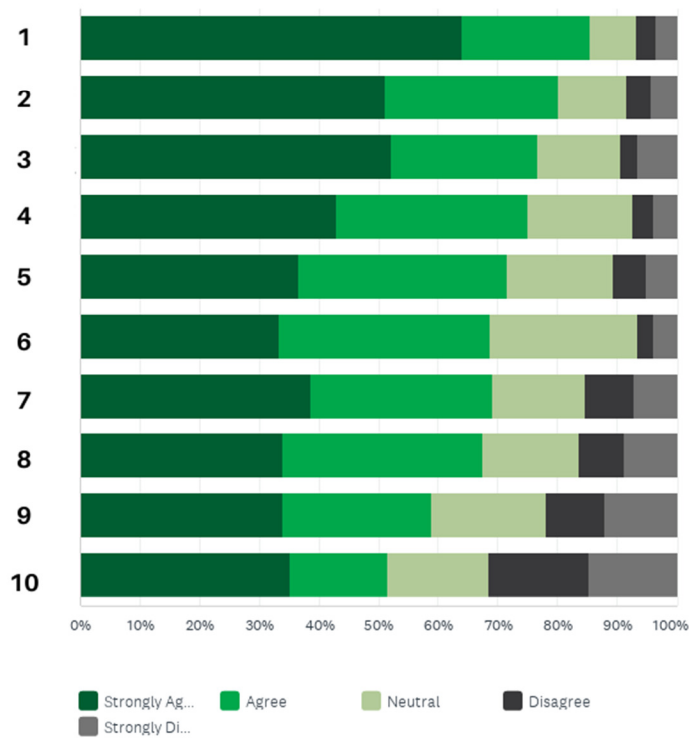


TABLE 2: HOUSING NEEDS

NO. FOR FIGURE 2	HOUSING NEEDS	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
1	Limit housing growth in environmentally constrained areas	64.61%	20.6%	7.73%	3.14%	3.25%
2	Create housing opportunities that are affordable to the local workforce	48.82%	29.9%	11.31%	3.92%	4.37%
3	Support fair and equitable housing opportunities	36.51%	30.24%	15.45%	8.29%	7.05%
4	Create housing opportunities that will allow younger generations to stay and/or return to Mill Valley	48.82%	29.9%	11.31%	3.92%	4.37%
5	encourage mixed use projects	35.50%	34.49%	17.69%	5.49%	4.93%
6	Establish programs connecting homeowners with local workforce in search of affordable housing	49.5%	24.75%	13.89%	2.8%	6.49%
7	Increase the diversity and range of housing types to meet the varied needs of the community at all income levels	38.70%	30.43%	15.54%	8.26%	7.07%
8	Provide incentives for smaller scale multi-family units that are "affordable by design."	33.95%	33.51%	16.27%	7.38%	8.89%
9	Integrate affordable housing throughout the community to create mixed-income neighborhoods	33.98%	24.89%	19.16%	9.85%	12.12%
10	Limit change of use on a property	35.16%	16.34%	17.10%	16.67%	14.73%

Source: DKS Associates (2022). Mill Valley Housing Element 2. [Question 8] Survey Monkey.

This section of the survey found that respondents were generally favorable to strategies to increase all types of housing in Mill Valley so long as they are not in environmentally sensitive areas.

HOUSING STRATEGIES AND OPPORTUNITIES

Due to the limited amount of vacant land in the City of Mill Valley it is likely that the city will need to consider strategies that will increase the number of units or allowed density on a site. The survey included approaches that many cities have adopted to meet their housing numbers, including loosening development standards to allow for more units and rezoning parcels with large parking lots like schools and churches to create housing on such sites.

These survey questions were perhaps the most divided, with participants on some subjects split into an even amount of approval and disapproval for the same ideas. The housing strategy receiving the most positive response was to allow commercial buildings to convert second and third story office space for new residential use with 89% of respondents agreeing or strongly agreeing with the idea (see Table 1). The least popular idea was to modify development standards (such as reduced parking standards, modified setbacks and/or increased height limits) to help achieve the maximum number of units allowed on a property based on existing standards with 42% disagreeing or strongly disagreeing.

CHART 3: HOUSING STRATEGIES

Which housing strategies do you support and would like to see the City use in order to accommodate and plan for new homes in Mill Valley? Please select the level to which you agree, disagree or are neutral on the following statements:

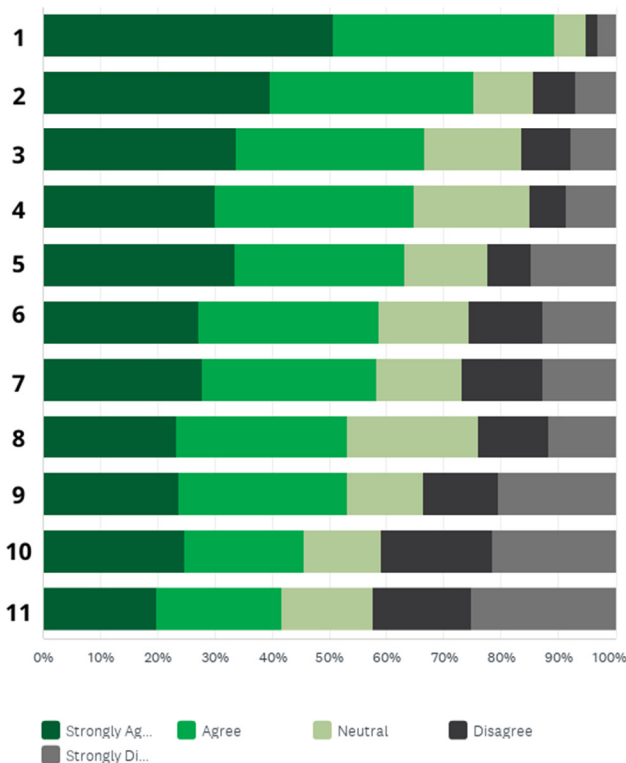


TABLE 3: HOUSING STRATEGIES

NO. FOR FIGURE 3	HOUSING STRATEGY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
1	Consider those commercial sites with parking lots that could accommodate housing on site	39.71%	35.63%	10.29%	7.35%	7.01%
2	Allow commercial buildings to convert second and third story office space for new homes	50.78%	38.69%	5.32%	2.11%	3.10%
3	Modify development standards to facilitate development proposals that maximize use of the property by proposing a higher number of smaller scale units on site	27.18%	31.43%	15.77%	12.86%	12.75%
4	Increase the maximum number of homes allowed on a certain site or area of town	27.87%	30.45%	14.94%	14.04%	12.7%
5	Provide incentives for new home builders to build rental units	23.39%	29.83%	22.94%	12.2%	11.64%
6	Provide incentives for affordable housing units	24.77%	20.81%	13.46%	19.57%	21.38%
7	Rezone properties occupied by churches and faith-based institutions to allow for new homes to be co-located on the property	30.16%	34.64%	20.18%	6.39%	8.63%
8	Create incentives to split urban lots and build two-unit homes (duplexes) in Single Family zones.	23.71%	29.44%	13.26%	13.15%	20.45%
9	Create incentives to build and rent ADUs	24.77%	20.81%	13.46%	19.57%	21.38%
10	Further explore City-owned land, beyond the current proposal at 1 Hamilton Drive, that could be rezoned to accommodate single-family and/or multi-family housing on the site	33.48%	29.78%	14.38%	7.64%	14.72%
11	Modify development standards to help achieve the maximum number of units allowed on a property based on existing density standards.	19.82%	21.85%	15.99%	17.12%	25.23%

Source: DKS Associates (2022). Mill Valley Housing Element 2. [Question 9] Survey Monkey.

Survey responses were also mixed in terms of allowing religious institutions and educational facilities to co-locate housing on their properties. Half of the survey responses indicated “no” with another 25% unsure and 24% answering yes.

When asked to rank commercial areas or “corridors” for where they saw the greatest opportunity for housing. This was measured by ranking their choices on a scale of one to six, with one being highest and six being the lowest priority for rezoning and development. 101/Redwood Highway Frontage Road (Goodman Building Supply to Aqua Hotel) was selected as the highest priority for redevelopment with 55% and downtown as the lowest priority for redevelopment with 40% of respondents choosing this as their sixth choice. Results for the remaining regions were more varied however, the survey ranking polls the areas as:

1. 101/Redwood Highway Frontage Road (57% ranked first, or highest priority)
2. Miller Avenue “Gateway” from Valley Circle to Camino Alto (42% marked second)
3. Miller Avenue “Main Street” from Willow-Valley Circle (32% marked third)
4. East Blithedale from Camino Alto – Hwy 101 (29% marked fourth)
5. East Blithedale from Throckmorton to Park (45% marked fifth)
6. Downtown (40.25% marked sixth, or lowest priority)

ADDITIONAL STRATEGIES & INPUT

Participants were asked if there were other strategies that they believe the City should consider, and if yes, to provide examples or context of the strategy that should be considered to accommodate new housing in Mill Valley. Responses for this section included recommendations for possible development including those that had already been identified by the survey, such as downtown and Miller Ave. Other areas mentioned included the golf course, KFC site, Hamilton Drive, and nearby unincorporated areas of Strawberry and Tam Junction. Many respondents additionally mentioned opportunities surrounding streamlining development and approval processes with recommendations like creating incentives for creating mixed use housing, streamlining ADU approvals, and overall streamlining of the development process in the city.

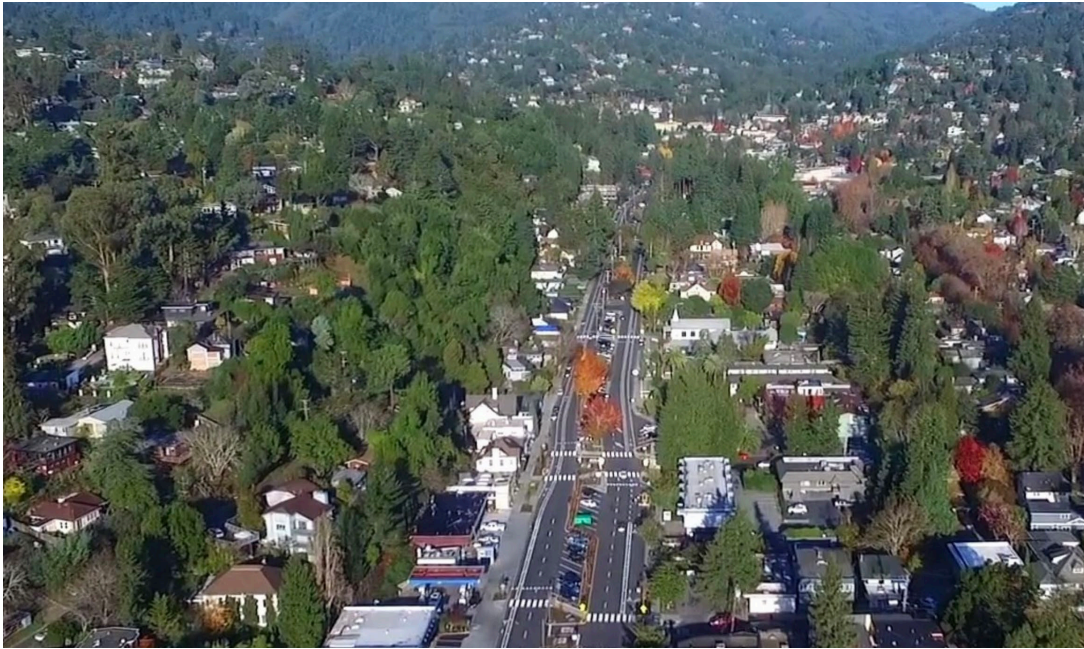
Many respondents also mentioned varying concerns about redevelopment and increased number of units (or density) on a site. The largest of these concerns for respondents was about potential increases in traffic that could come with increased residents in Mill Valley and impacts of reducing parking requirements. Concerns over reduced parking requirements ranged from impacts to businesses and overflow of street parking in residential neighborhoods. Some participants were apprehensive to increases in housing and density in Mill Valley- calling for resistance to state mandates, saying that Mill Valley is build out or at capacity, and concerns about losing Mill Valley’s small-town character and feeling. The words commonly used in the responses for this question were, housing (131), building (125), traffic (60), and Mill Valley (59).

Respondents were also asked about any specific sites or areas that they would like to see redeveloped to include housing and would support an increase in number of units allowed on the property while maintaining the existing use. These recommendations primarily reflected those identified in the survey. The most referenced locations were, Miller Ave (87), vacant parking lots (63), Hamilton (15), Camino Alto (14), Golf Course (14), Safeway, CVS, Whole Foods and School parking lots (13), Downtown (12), Tam Junction (12), Hauke Park (12), and East Blithdale (12).

Appendix B:

Example Powerpoint Images

(see www.cityofmillvalley.org/housingelement for complete powerpoints provided at meetings and workshops)



2023-2031 HOUSING ELEMENT UPDATE

WORKSHOP 4: HOUSING PROGRAMS

April 28, 2022

BACKGROUND

CHAPTER 2: "HOUSING PLAN"

HOUSING ELEMENT GOALS, POLICIES AND PROGRAMS



GOAL

Describes a desired condition. Aspirational, outcome oriented

Provide opportunities for a range of housing types for residents of varying lifestyles & incomes.

POLICY

Statement that guides a course of action.

Encourage diversity in type, size, price and owner/renter tenure. Strive to balance unit sizes in new development.

PROGRAM

Action, procedure for implementation

Allow Mixed Use; Create regulations for Junior ADUS and Micro Units; establish Home Match program

Background

Existing Housing Goals

Housing Supply and Diversity

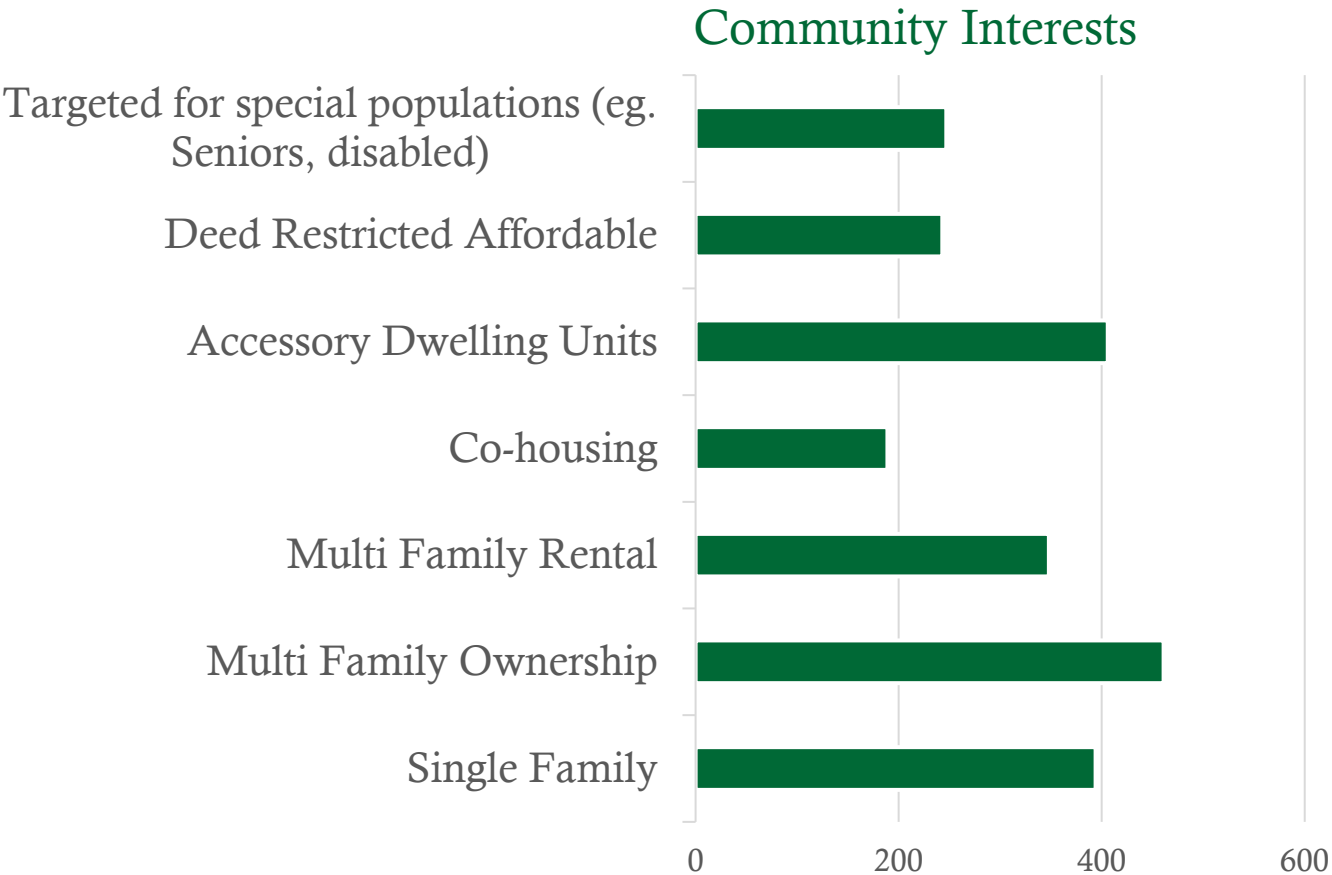
- Provide opportunities for a range of housing types for residents of varying lifestyles & incomes.

Housing Affordability

- Enhance housing affordability so that modest income households can join and remain an integral part of the Mill Valley community.

Equal Housing and Special Needs

- Promote equal housing opportunities for all residents, including special needs populations.



Background

Existing Housing Goals

Survey Responses:

- Housing goals still relevant and tie back to original General Plan goals
- Support for existing programs
- Concern about adequacy of housing; traffic; quality of life; state mandates

Housing and Neighborhood Quality

- Maintain and enhance the quality and affordability of existing housing and ensure new development is compatible with Mill Valley's small-town character and many environmental, community, neighborhood and scenic attributes.

Sustainability and Energy Efficiency

- Promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources.

Address Governmental Constraints

- Address governmental requirements and processes related to the maintenance, improvement and development of housing while maintaining community character.

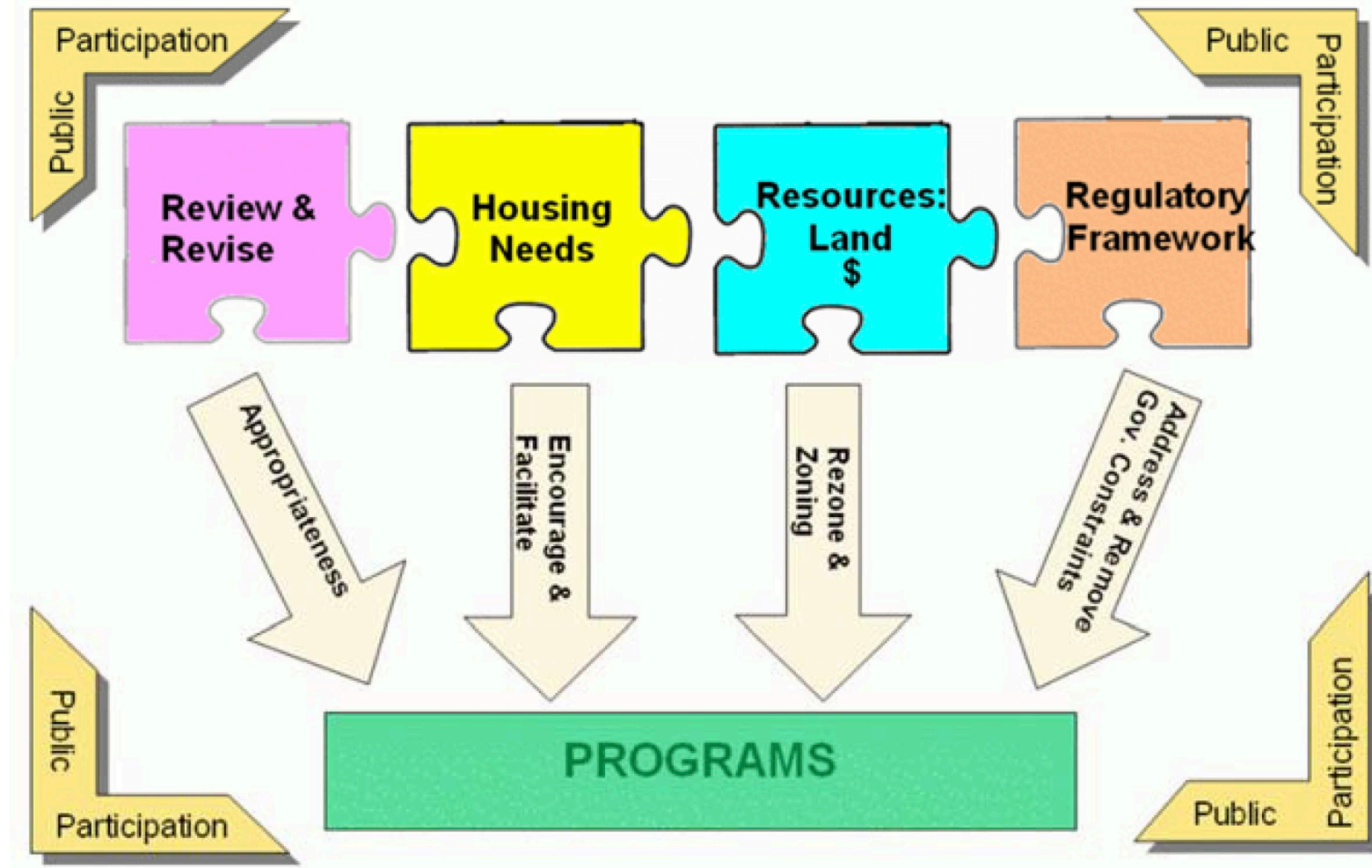
Community and Government Collaboration

- Coordinate with citizens, community groups, and agencies to address housing needs.

TONIGHT'S WORKSHOP:

HOUSING PROGRAMS

1. Address Housing Needs
2. Remove Barriers and Constraints
3. Further Fair Housing
4. Build upon the Existing 38 Housing Programs
5. Include the Required Programs to Address Rezoning/ Sites Inventory



ADDRESS HOUSING NEEDS



Aging Population

50

Median Age

23%

MV Population 65 years or older

Local Workforce

(mainly service providers)

72%

MV Workforce

Live outside the City

6,670

Total Units

Disabled

11%

MV Population

Diversity & Inclusion

86%

Identify as "white"

75%

Single Family

Below Poverty

5.6%

MV Population

Cost Burdened Households

29%

30%+ income to housing costs

25%

Multi-Family

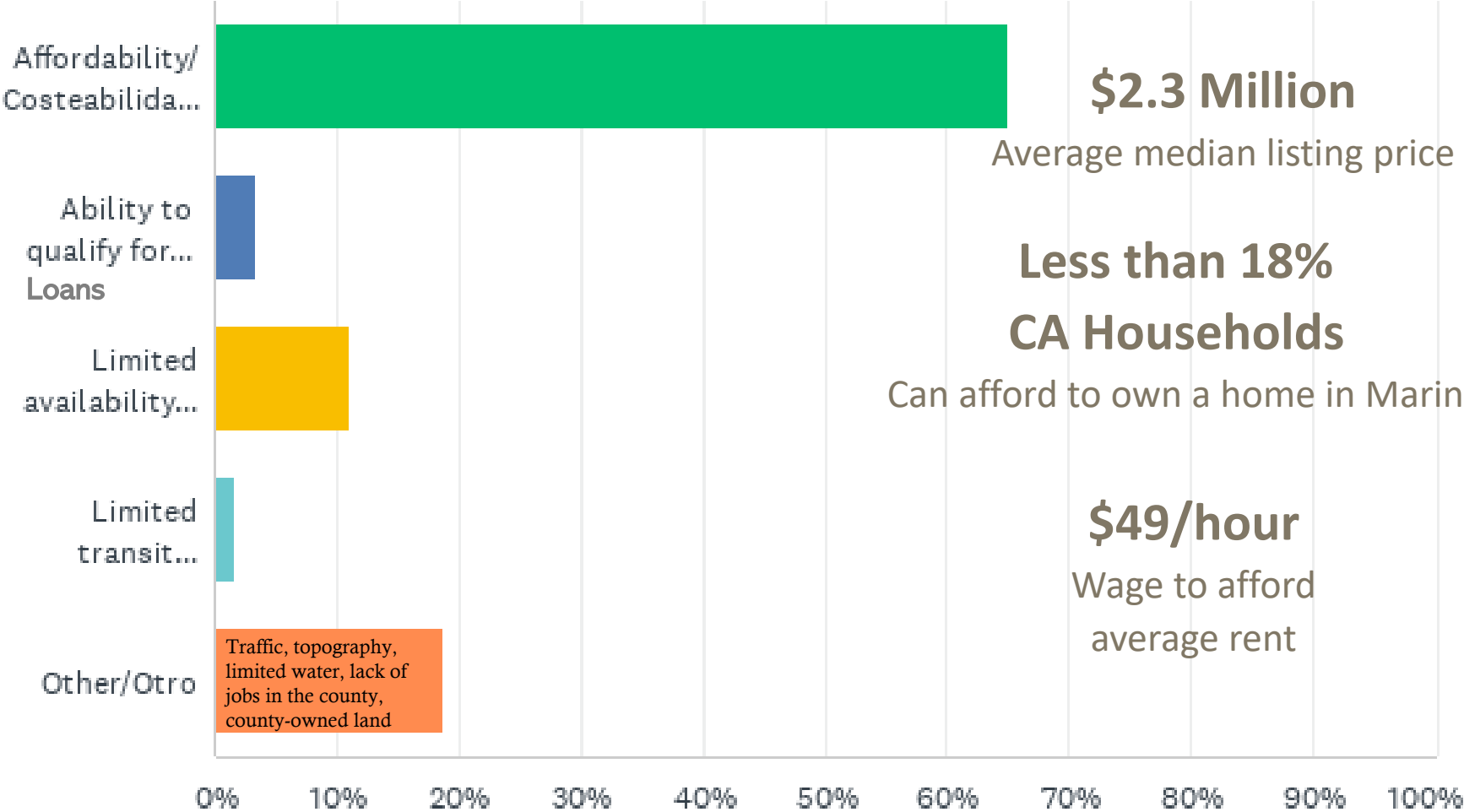
70%

Owner Occupied



REMOVE BARRIERS & CONSTRAINTS TO HOUSING

Q3: WHICH OF THESE IS THE LARGEST BARRIER TO HOUSING IN MILL VALLEY?



Answered: 117

FURTHER FAIR HOUSING



- Foster inclusive communities
- Identify and overcome patterns of segregation
- Address any zoning or other land-use laws or practices that either expressly discriminate against a group protected by the fair housing laws or have the effect of discriminating against a group.
- Create diversity of housing choices and affordability levels (anti-displacement)
- Identify program strategies that support and implement state and federal law.

It illegal to discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income, and age in the rental or sale, financing, advertising, appraisal of housing, provision of real estate brokerage services, etc. (including land-use practices).

YOUR INPUT

- How can existing programs be modified or expanded for the next Housing Element cycle?
 - What new programs do we need to address community interests and housing needs?
 - What programs do we need to create an inclusive community that provides equal and fair housing opportunities?
-



Housing Element Update Schedule

Phase One: Housing Needs



- Draft Outreach Plan
- Establish Website
- City Council Presentation and Feedback
- Initial Outreach
- **WORKSHOP #1 Housing Needs**
- City Council Update

SEPT
2021

OCT
2021

Phase Two: Site Analysis



- **WORKSHOP #2 Preliminary Site Analysis**
- **City Council Update**
- Ongoing Outreach

NOV-DEC
2021

JAN-MAR
2022

Phase 4: Policy Development



- Focus Group with DEI
- **Workshop #4: Housing Policies and Programs**
- Farmers Market
- Labor Day Pancake Breakfast
- Ongoing Outreach

APR - MAY
2022

JUN-AUG
2022

Adoption of Element



- Planning Commission Hearing
- City Council Hearing
- Review by HCD
- Additional Hearings if Needed

SEP - NOV
2022

JAN
2023

Phase 3: Draft Scenarios



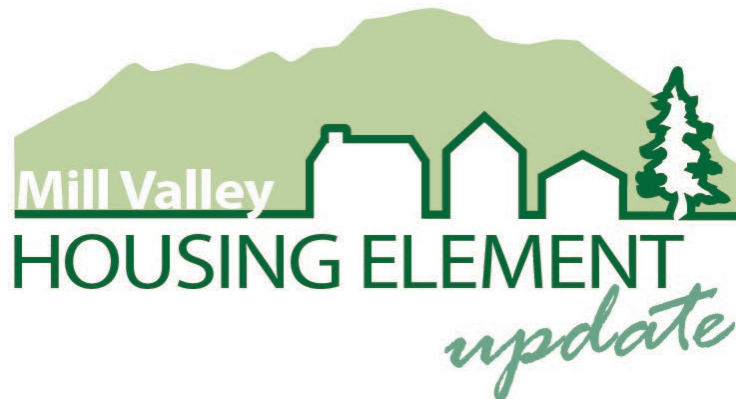
- Focus Groups (DEI and Other)
- Farmers Market
- Joint CC/PC Meeting
- **Workshop #3 Review Draft Scenarios**
- Ongoing Outreach

Development of Draft Document



- Public Review Draft Document
- Planning Commission
- City Council
- Revised Draft Document
- Environmental Review

Certification of Housing Element by HCD



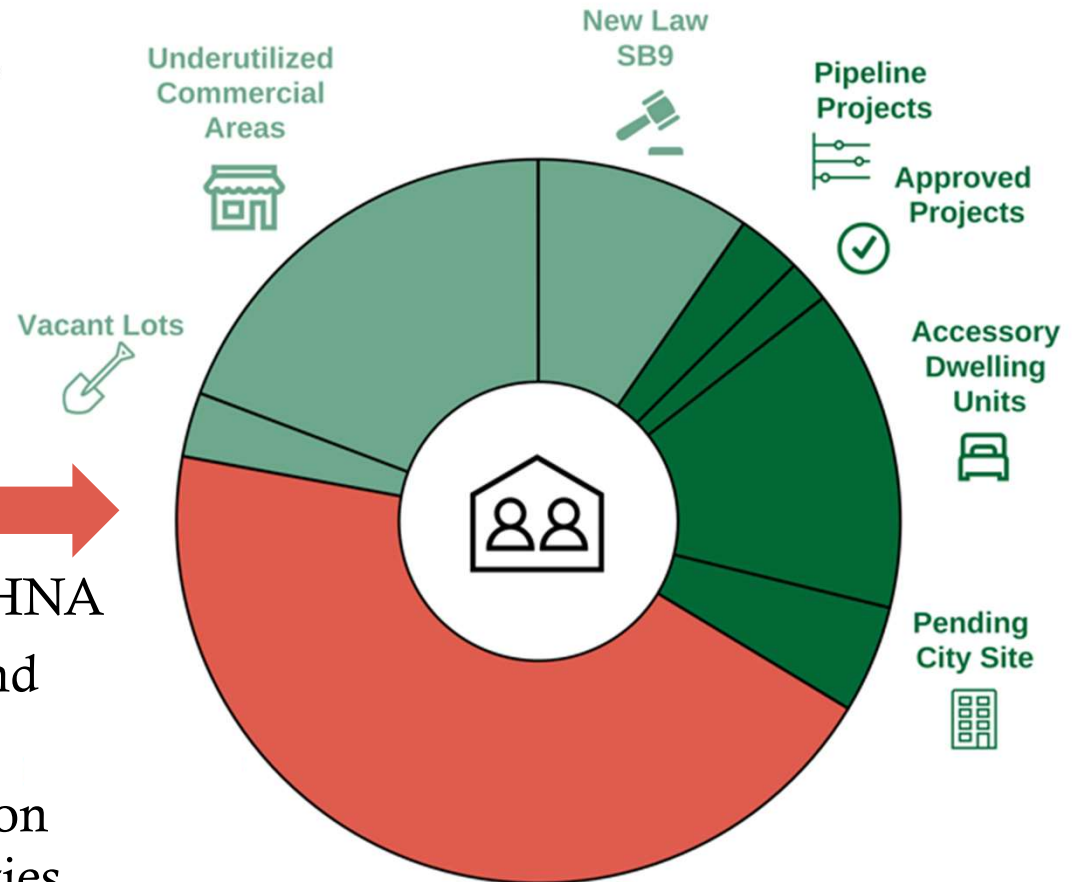
MEETING RHNA NUMBERS

Tonight's Workshop:



Changes needed to accommodate RHNA

- Going beyond existing land use and zoning standards
 - Discussion: community feedback on other land use and housing strategies needed to meet numbers
-



Appendix C: Sites Inventory Methodology

Source: Veronica Tam, Veronica Tam and Associates, Inc., August 22, 2022

CONTENTS

1. Screening for sites.....	C- 1
2. Probability of Redevelopment.....	C-2
3. City Owned and Tax Exempt Land.....	C-2
4. Vacant Single Family Zoned Sites.....	C-3
5. SB-9 Eligible Parcels.....	C-4
6. Underutilized Commercial Sites.....	C-4
7. Office Conversion.....	C-5
8. Summary of Sites with Rezoning.....	C-6
9. Attachment: Sites Inventory Maps.....	C-7
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In developing the sites inventory for the City of Mill Valley, we used a multi-tier approach to identify parcels or “sites” with the best potential for development/redevelopment over the next eight years.

1. SCREENING FOR SITES

Preliminary GIS analysis was used to screen properties that could yield one additional unit for single family zoned properties and at least three net new units for commercial and multi-family zoned properties. In addition, parcels were screened to further determine feasibility of development, including:

- i. **Slope of property.** As several homes in the single-family districts are built on relatively steep slopes, the slope cut-off for single-family districts is higher than the slope cut-off for multi-family districts and all other districts, where a higher density would be more difficult to achieve with steeper slopes. A 100% slope refers to a 45 degree slope, and a 50% slope is approximately a 27 degree slope. All properties included in the sites inventory have less than a 50% slope.
- ii. **Access (properties not landlocked).** Easements would need to be created for landlocked parcels and could therefore complicate development and were therefore removed.
- iii. **Age of structure.** Older housing stock has a higher chance of redevelopment based on the improvement value of the structure. All properties included in the sites inventory have structures older than 40 years, 10 years more than the typical age (30 years) where major improvements/systems upgrades are anticipated.
- iv. **Outside of the City’s Historic Overlay Zone.** The City maintains a Historic Overlay Zone that has 36 designated parcels that may be limited in terms of the scope of redevelopment.
- v. **Outside Very High Fire Severity Zones for sites identified for Mixed Use and Multi-Family development.** The Very High Fire Severity Zone contains hillsides over 40% slope and limited roadway access. These hillsides are difficult and costly to build in and are better suited for lower residential density use not only to address construction and cost but to address access and safety in the hillsides. In addition, many homes are unable to obtain fire and/or homeowner insurance

in steep, fire prone hillsides which also can cause liability issues for new construction. No properties in the sites inventory are located within the Very High Fire Severity zones.

- vi. **Within ½ Mile of Transit and Walkable within ½ Mile of Local Amenities for Mixed Use and Multi-Family development.** As part implementing various sustainability and safety hazard measures, higher density housing is located within a ½ mile of transit and within ½ mile of local amenities to walk to, such as schools, churches and grocery stores.

2. PROBABILITY OF REDEVELOPMENT

Properties that are being identified with potential for redevelopment include those that are currently developed with uses that are experiencing similar recycling patterns throughout the region. These include retail, banking services, and auto-related uses. These uses are most impacted by the trends of remote working, online shopping and services, and continued improvements on fuel efficiency.

Property owners were notified about the potential of identifying the site on the Housing Element's sites inventory list, and property owners that explicitly requested their properties be removed from the sites inventory or indicated that redevelopment was not expected in the 8-year housing cycle were removed from the sites inventory list.

Initial screening indicates that "recycling" or reusing existing "non-vacant" sites for housing opportunities are mainly going to be located in the City's commercial zones that allow residential uses. All existing multi-family zoned properties are already developed. Recycling existing residential uses would have undesirable displacement impacts when rental housing is already in limited supply. The need to provide replacement housing pursuant to State law also means that the net increase in units would render redevelopment of these sites financially infeasible. Therefore "non-vacant" commercial sites were selected based on the above-referenced criteria. For larger commercial sites, the assumption is that existing building footprint could remain, utilizing upper floor areas and/or parking lots to build additional structures and units on site.

3. CITY OWNED AND TAX-EXEMPT LAND

Public owned sites include those tax-exempt properties owned by public entities, including the City of Mill Valley, County of Marin, Public Schools, Religious Institutions and various utility companies. In 2020, City staff worked with the Housing Advisory Committee and the City's housing consultant to evaluate 150 publicly owned sites located in the City of Mill Valley. For a list of publicly owned sites and the analysis, see the Housing Advisory Committee website (www.cityofmillvalley.org/HAC).

City-Owned Sites. The City itself owns approximately 70 sites—17 residentially zoned sites; 47 sites zoned as open area, and 7 commercially zoned sites. Those city-owned sites that are zoned residential and commercial that are not on the Sites Inventory are due to the parcels being in the right of way, in the floodway, or on a highly sloped and forested piece of property in the high fire severity zones. Additional steps have been initiated by the city to identify public land to further evaluate housing opportunities on site. And, on June 21, 2021 City Council reviewed and accepted the Housing Advisory Committee's recommendations to select the northern portion of the 1 Hamilton city-owned parcel and issue a Request for Qualifications to solicit interest and partner with a non-profit home builder. This portion of land has been deemed "exempt surplus land" for the sole purpose of building affordable homes on the property and the City has an exclusive negotiating agreement (ENA) with EAH Housing.

The City intends to rezone the northern portion of the 1 Hamilton site for the sole purpose of building affordable housing. The City anticipates rezoning the property from “O-A” (Open Area) to “RM-B” (Multi-Family Residential – Bayfront) and amending the land use from “Community Facility (C-F)” to “Multi-Family-2” (MFR-2). The surplus northern portion of the 1 Hamilton parcel is approximately 1.7 acres, which would allow up to 50 units based on the maximum allowable density established for the MFR-2 land use (up to 29 units/acre). This zoning is similar to other multi-family parcels in the area. The sites inventory identifies **40 units** that would be deed restricted very low and low income units based on guidance and preliminary information provided in the ENA.

Other City-owned sites that are of interest but are not currently on the Sites Inventory include the parking lot at Miller Avenue and Edgewood Reservoir. These sites cannot be added to the list due to environmental constraints (Miller Avenue in the Floodway and Edgewood Reservoir contains an open space easement operated by Marin Municipal Water District on the property). However, both parcels are identified as longer-term parcels for further consideration based on additional staff work, see Chapter 4, Program 10 for details.

Other Publicly Owned Sites. There are approximately 20 parcels with religious and public education institutions on site. All public schools are zoned “Commercial Facility (CF)” and some religious institutions in Mill Valley are zoned “Open Area (OA).”

The OA and CF Zoning Districts do not permit residential use on the property. As part of the online survey and workshop, staff asked the public if the Housing Element should include a program that would allow the rezoning of school and religious institutions to allow housing to be co-located on the property. There were mixed results and interest for rezoning from the public. At the public workshop, those who favored the idea of allowing residential use on religious and school sites saw it as an opportunity to make changes and room for housing. Concerns expressed on this housing strategy specifically led to discussion of shifting the zoning or allowed residential use for only some properties. Online survey responses were also mixed when asked if those religious institutions and educational facilities zoned OA and CF should be rezoned to allow residential along with the existing use. Half of the survey responses indicated “no” with another 25% “unsure” and 24% answering “yes”. As a result, there is a Housing Program to further evaluate an Affordable Housing Overlay for Community Facilities based on additional input from landowners, see Housing Program 20 for details. However, these sites are not currently included in the sites inventory.

4. VACANT SINGLE FAMILY SITES

The first step is to identify vacant properties that are residentially designated or allow residential development. A total of **89 single family zoned parcels** were identified with the potential for 89 new units, assuming one per each legally created parcel. Units are assigned to above moderate-income category.

5. SB 9 ELIGIBLE PARCEL – SINGLE FAMILY VACANT PARCELS ONLY

To screen for eligible SB 9 parcels, the following criteria were used:

- Zoned for Single-Family Residential
- Use Code is Vacant on the Assessor's database
- Gross land area is at least 2,400 square feet – although no parcels smaller than 3,000 square feet were included
- Not on Historic Property List on the City's website
- Not in a Very High Fire Hazard Zone
- Average slope is less than 40 percent (based on pending draft ordinance)

Overall, **9 vacant parcels** were identified. Per state law, each parcel can be developed with up to four units for a total of **36 units**. Given the potential size and type of these units, they are assigned to the moderate-income category. Vacant residential sites (under #3 above) and SB 9 sites were checked to avoid double counting.

6. UNDERUTILIZED COMMERCIAL SITES

In addition to the locational criteria identified above, to initially screen for underutilized sites in the City that can be recycled to residential uses, the following existing conditions criteria were used:

- Properties are not owned by large chain stores or major regional/national brands that the relocation or redevelopment of existing properties would involve the strategic planning beyond the local context.
- Existing uses are similar to uses being redeveloped in the City or in the region.
- Existing structures are older than 40 years old. Typically structures older than 30 years require significant system upgrades and improvements to meet current standards. Given that Mill Valley is a high-cost area and buildings are generally well-maintained, an older building age is used.
- Improvement-to-Land Ratio is less than 1.0, indicating the structures on site are worth less than the land and also an indication that no significant improvements have been made recently to result in a reassessment of the property value. There are some exceptions to the 1.0 rule, such as:
 - When the properties have large structures but other factors such as owner/developer interests make these sites feasible for redevelopment
 - Properties have large parking areas that can be redeveloped without displacing existing uses.
 - Properties that are currently vacant or listed for sale

Underutilized Sites are divided into two categories:

- **Opportunity Sites:** Parcels that are larger than 0.5 acre or contiguous parcels with common ownership forming sites that are larger than 0.5 acre.
 - Opportunity sites
 - Feasible for lower income housing
 - A total of **27 parcels** identified (26 parcels at 29 du/ac and 1 small parcel belonging to a group of contiguous parcel at 7 du/ac)
 - These parcels can have a potential for **258 lower income units under current zoning**, at an average density of 21 du/ac. 21 du/ac is used because this is a net yield of a recent

project. Also, this average yield represents a density at 70% of maximum density, which HCD considers a conservative assumption for the ABAG region.

- The City proposes to rezone these parcels with a “Opportunity Site Housing Overlay” at 40 du/ac. The overall potential can increase to **356 units with rezoning**. However, two sites (30 units total) would not meet the capacity threshold (at least 16 units) as lower income sites if rezoning occurs after the statutory deadline (January 31, 2023) is required. See Housing Program 20 in Chapter 4 for details.
- **Small Lots:** Parcels that are less than 0.5 acre and do not have lot consolidation potential:
 - Underutilized Sites <0.5 acre – these are sites meeting other sites selection criteria but not of adequate size to facilitate lower income housing.
 - An average yield of 70%
 - Parcels that can accommodate at least five potential units are assigned to the moderate income category; otherwise, parcels are assigned to above moderate income.
 - A total of **33 parcels** were identified, with a potential for creating **138 units under current zoning**.
 - The City proposes to rezone these parcels with an “Small Lot Housing Overlay” at 40 du/ac (see Housing Program 20 in Chapter 4 for details). The proposed rezoning increases the overall potential to **206 units with rezoning**, and some parcels increasing capacity to at least 10 units and qualifying for moderate income category if rezoned. Five parcels (totaling 27 units) would qualify for moderate income when rezoned. Furthermore, one parcel with the base zoning of 15 units per acre would qualify for lower income after the Housing Overlay is applied.

7. OFFICE CONVERSION

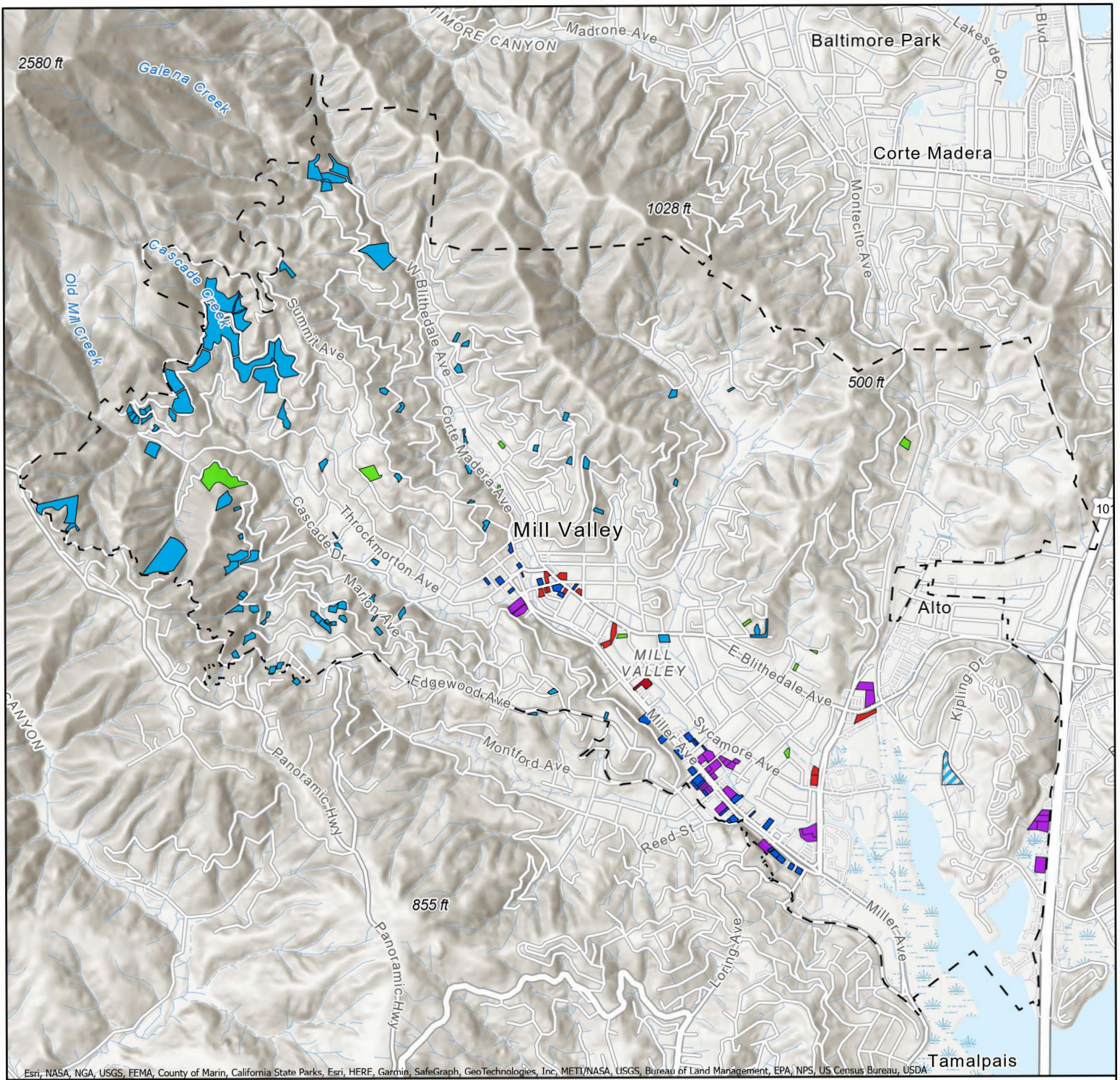
During the community outreach process, the potential for converting existing second floor office or other nonresidential uses received overwhelming support from the community as part of developing rezoning housing strategies to accommodate the City’s RHNA allocation. The City has also experienced a similar conversion project recently. Based on this recent project, the average conversion rate is 1,000 square feet of building space per residential unit. City staff conducted field checks to identify properties with vacancy on second floor to be included in the inventory. Property owners have also volunteered their properties to be included in the inventory, expressing high interest in the conversion. Using GIS, the building footprint of only the main building on each of the identified parcels is used to estimate the upper floor building area. Only buildings that can accommodate at least three units are included in the inventory. A total of **13 properties** were identified, with the potential to create **65 new units**. These include two properties that are currently zoned multi-family residential but are developed as office/commercial use, which can be converted back to residential uses. Only one property can accommodate 10 units qualifying for moderate income. All other properties are assigned to above moderate income level.

8. SUMMARY OF SITES INVENTORY WITH REZONING

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	262	151	126	326	865
ADU	48	48	48	16	160
Entitled	0	4	9	32	45
City Owned	20	20	0	0	40
Vacant - SF (Not SB9)	0	0	0	89	89
Vacant - SF (SB9)	0	0	0	36	36
Opportunity Sites (40 du/ac)	217	109	30	0	356
Underutilized Sites (<0.5 acre/40 du/ac)	8	9	56	133	206
Office Conversion	0	0	10	55	65
Total Capacity	293	190	153	361	997
Surplus/Shortfall	31	39	27	35	132
Buffer?	8%		21%	11%	

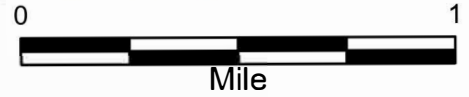
*: Rezoning underutilized/small lots by increasing density on the site results in additional unit count in the moderate-income category and a reduction in the above moderate-income category.

**The Above moderate shortfall can be accommodated by moderate income housing since above-moderate income households can afford to purchase/rent housing identified at the moderate- and lower-income categories that are over the projected RHNA allocation.



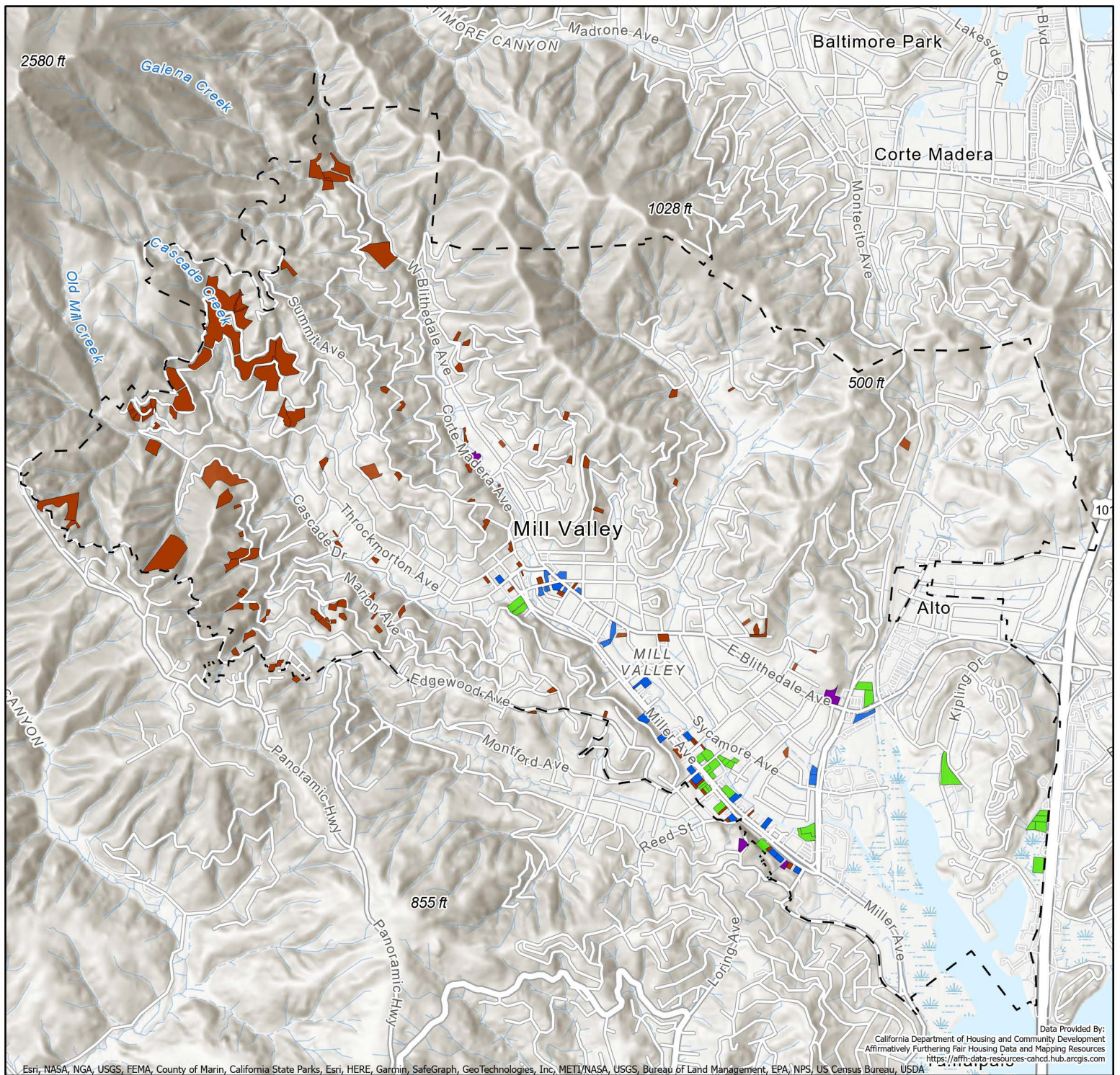
Esri, NASA, NGA, USGS, FEMA, County of Marin, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

- Underutilized Sites
(<0.5 acre)
- SF Vacant - Not SB9
- Projected SB9 Vacant
Lots
- Opportunity Sites (>0.5
acre)
- Office Conversion
- City-Owned Sites
- City Boundary



City of Mill Valley

Sites Inventory, by Housing Strategy



Esri, NASA, NGA, USGS, FEMA, County of Marin, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Data Provided By:
California Department of Housing and Community Development
Affirmatively Furthering Fair Housing Data and Mapping Resources
<https://affh-data-resources-cahcd.hub.arcgis.com>

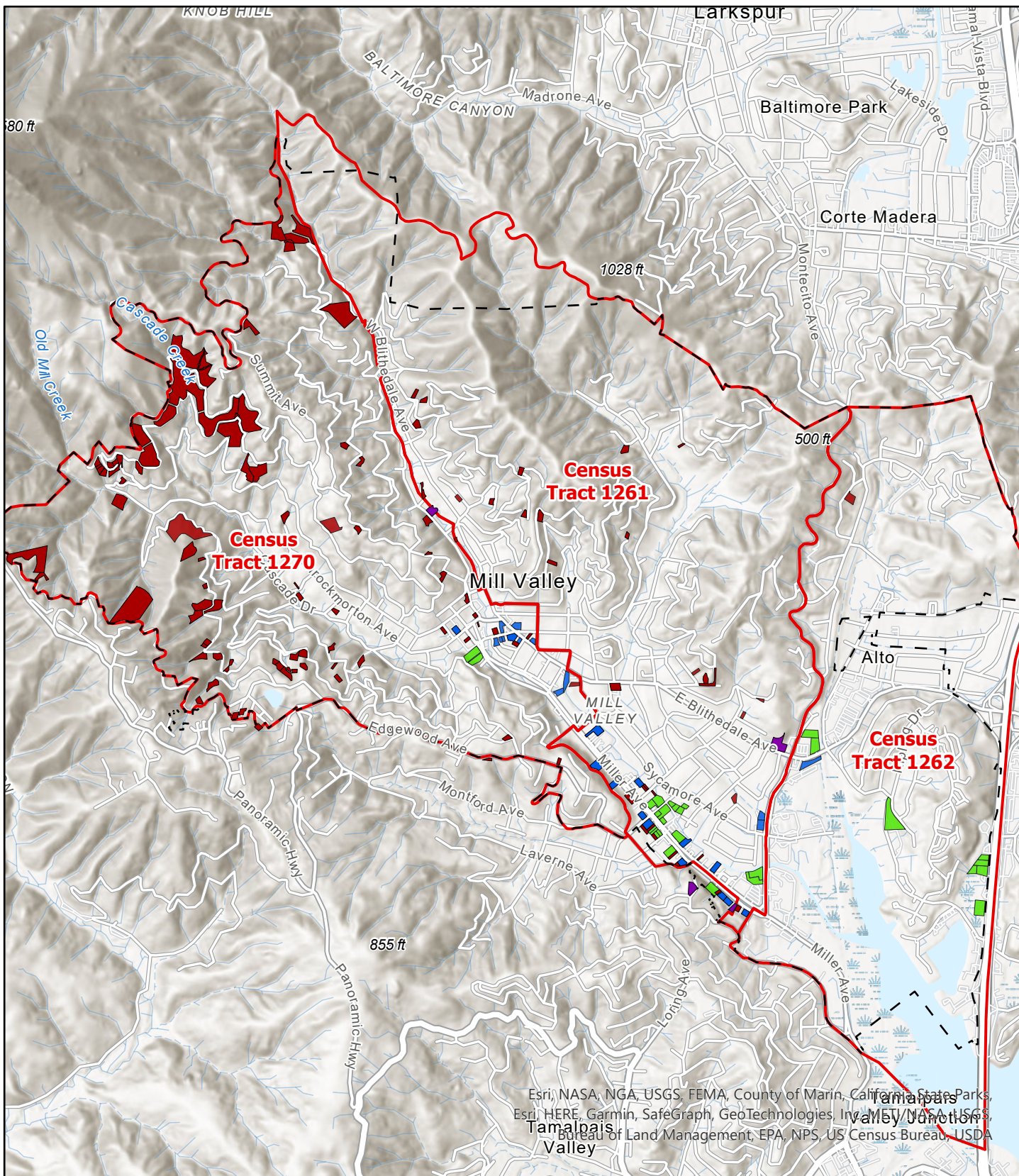
RHNA

- Lower
- Moderate
- Above Moderate
- Mixed
- City Boundary



City of Mill Valley

Sites Inventory, by Income Level



Sites Inventory

- Lower
- Moderate
- Above Moderate
- Mixed
- City Boundary
- Census Tracts

Mill Valley Census Tracts

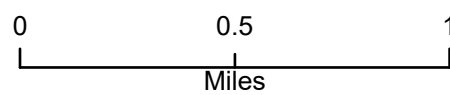


Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Marin County jurisdictions, please format the APN's as follows: 000-000-0000

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Interior Parcel Number	Consolidated Status	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycles?	Lowest Capacity	Moderate Capacity	Above Moderate Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
MILL VALLEY	No Address	94641	007-002-00	SPR-1	RS-35A		2	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	006-020-29	SPR-1	SPR-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-006-28	SPR-2	RS-35		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-006-29	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-007-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-007-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-007-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-011-02	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
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MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
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MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	
MILL VALLEY	No Address	94641	007-008-05	SPR-1	RS-35A		1	0.67	0.30	Vacant	VSS_Corridor	NO_Privately-Owned	Available		0	0	0	1	1	Vacant SF (Post 889)	

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need. Table Starts in Cell A2

For Marin County jurisdictions, please format the APN's as follows: 999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
MILL VALLEY	38 MILLER AVE	94941	028-061-25	16	7	0	0	0	Shortfall of Sites	0.83	CD	C-D	CD (Housing Overlay)	20	40	23	Non-Vacant	Commercial use	YES - Current	1927	1.09	
MILL VALLEY	42 MILLER AVE	94941	028-063-18	12	4	0	0	0	Shortfall of Sites	0.56	CD	C-D	CD (Housing Overlay)	20	40	26	Non-Vacant	Commercial use	YES - Current	1903	0.78	
MILL VALLEY	80 THROCKMORTON/Small lot overlay	94941	028-012-06	0	0	0	0	3	Shortfall of Sites	0.12	C-D	C-D	CD (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current	1912	2.81	
MILL VALLEY	19 MACDONALD/Small lot overlay	94941	028-055-31	6	0	0	0	4	Shortfall of Sites	0.15	C-D	C-D	CD (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	1978	0.35	
MILL VALLEY	71 THROCKMORTON/Small lot overlay	94941	028-013-01	0	0	0	0	2	Shortfall of Sites	0.04	C-D	C-D	CD (Housing Overlay)	20	40	2	Non-Vacant	Commercial use	YES - Current	1973	0.92	
MILL VALLEY	18 SUNNYSIDE AVE/Small lot overlay	94941	028-013-12	0	0	0	0	6	Shortfall of Sites	0.22	C-D	CD	CD (Housing Overlay)	20	40	6	Non-Vacant	Commercial use	YES - Current	1961	0.60	
MILL VALLEY	128 THROCKMORTON AVE/Small lot overlay	94941	028-066-16	0	0	0	0	8	Shortfall of Sites	0.30	C-D	CD	CD (Housing Overlay)	20	40	8	Non-Vacant	Commercial use	YES - Current	1968	0.88	
MILL VALLEY	64 E BUTHEDALE AVE/Small lot overlay	94941	028-066-14	0	0	11	0	0	Shortfall of Sites	0.40	C-D	CD	CD (Housing Overlay)	20	40	11	Non-Vacant	Commercial use	YES - Current	1981	0.73	
MILL VALLEY	91 E BUTHEDALE AVE/Small lot overlay	94941	028-021-05	0	0	0	0	3	Shortfall of Sites	0.11	C-D	CD	CD (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current			
MILL VALLEY	19 FOREST ST (PARKING LOT)/Small lot overlay	94941	028-066-08	0	0	0	0	3	Shortfall of Sites	0.19	C-D	C-D	CD (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current			
MILL VALLEY	16 MILLER AVE/Small lot overlay	94941	028-061-27	0	0	0	0	4	Shortfall of Sites	0.14	C-D	CD	CD (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current			
MILL VALLEY	55 SUNNYSIDE AVE/Office overlay	94941	028-016-02	0	0	0	0	3	Shortfall of Sites	0.36	C-D	C-D	C-D (Conversion)	20	40	3	Non-Vacant	Office	YES - Current	1940	0.90	
MILL VALLEY	78 E BUTHEDALE AVE/Office overlay	94941	028-066-07	0	0	0	0	3	Shortfall of Sites	0.01	C-D	C-D	C-D (Conversion)	20	40	3	Non-Vacant	Office	YES - Current	1920	1.38	
MILL VALLEY	20 SUNNYSIDE AVE/Office overlay	94941	028-065-01	0	0	0	0	4	Shortfall of Sites	0.26	C-D	C-D	C-D (Conversion)	20	40	4	Non-Vacant	Office	YES - Current	1964	1.40	
MILL VALLEY	30 SUNNYSIDE AVE/Office overlay	94941	028-066-02	0	0	0	0	4	Shortfall of Sites	0.09	C-D	C-D	C-D (Conversion)	20	40	4	Non-Vacant	Office	YES - Current	1907	0.34	
MILL VALLEY	24 SUNNYSIDE AVE/Office overlay	94941	028-065-01	0	0	0	0	4	Shortfall of Sites	0.11	C-D	C-D	C-D (Conversion)	20	40	4	Non-Vacant	Office	YES - Current	1908	2.89	
MILL VALLEY	103 E BUTHEDALE AVE/Office overlay	94941	028-021-04	0	0	0	0	5	Shortfall of Sites	0.17	C-D	C-D	C-D (Conversion)	20	40	5	Non-Vacant	Office	YES - Current	1993	1.49	
MILL VALLEY	1 E BUTHEDALE AVE/Office overlay	94941	028-013-20	0	0	0	0	7	Shortfall of Sites	0.31	C-D	C-D	C-D (Conversion)	20	40	7	Non-Vacant	Office	YES - Current	1910	5.66	
MILL VALLEY	151 CAMINO ALTO	94941	030-091-21	14	8	10	0	0	Shortfall of Sites	0.79	CG	CG	CG (Housing Overlay)	20	40	22	Non-Vacant	Commercial use	YES - Current	1956	0.86	
MILL VALLEY	45 CAMINO ALTO	94941	030-091-34	14	6	0	0	0	Shortfall of Sites	0.70	CG	C-G	CG (Housing Overlay)	20	40	20	Non-Vacant	Commercial use	YES - Current	0	0.88	
MILL VALLEY	863 E BUTHEDALE AVE	94941	030-125-03	19	9	0	0	0	Shortfall of Sites	0.86	CG	CG	CG (Housing Overlay)	20	40	25	Non-Vacant	Older commercial with large parking	YES - Current	1958	0.37	
MILL VALLEY	250 CAMINO ALTO	94941	030-125-04	16	7	0	0	0	Shortfall of Sites	0.81	C-G	CG	CG (Housing Overlay)	20	40	23	Non-Vacant	Older commercial with large parking	YES - Current	1971	1.00	
MILL VALLEY	777 REDWOOD HWY FRONTAGE RD	94941	030-222-02	6	3	0	0	0	Shortfall of Sites	0.34	CG	C-G	CG (Housing Overlay)	20	40	9	Non-Vacant	Goodman Building Supply - Consolidated Site A	YES - Current	1952	0.32	
MILL VALLEY	775 REDWOOD HWY FRONTAGE RD	94941	030-222-03	10	5	0	0	0	Shortfall of Sites	0.53	CG	C-G	CG (Housing Overlay)	20	40	15	Non-Vacant	Food and Stuff - Goodman - Consolidated Site A	YES - Current	1950	0.91	
MILL VALLEY	765 REDWOOD HWY FRONTAGE RD	94941	030-222-06	12	4	0	0	0	Shortfall of Sites	0.31	C-G	C-G	CG (Housing Overlay)	20	40	9	Non-Vacant	Goodman Building Supply - Consolidated Site A	YES - Current	1951	-	
MILL VALLEY	No Address	94941	030-222-07	12	7	0	0	0	Shortfall of Sites	0.69	CG	C-G	CG (Housing Overlay)	20	40	19	Vacant	Goodman Building Supply - Consolidated Site A	YES - Current	0	-	
MILL VALLEY	707 REDWOOD HWY FRONTAGE RD	94941	030-266-30	20	8	0	0	0	Shortfall of Sites	1.63	CG	CG	CG (Housing Overlay)	20	40	29	Non-Vacant	Frederick (owner interest)	YES - Current	1992	3.87	
MILL VALLEY	850 E BUTHEDALE AVE/Office overlay	94941	030-104-14	0	0	0	0	7	Shortfall of Sites	0.67	C-G	C-G	C-G (Conversion)	20	40	7	Non-Vacant	Office	YES - Current	1978	1.98	
MILL VALLEY	141 CAMINO ALTO/Office overlay	94941	030-060-47	0	0	0	0	3	Shortfall of Sites	0.34	C-L	C-L	CL (Conversion)	20	40	3	Non-Vacant	Office	YES - Current	1964	0.91	
MILL VALLEY	125 CAMINO ALTO/Office overlay	94941	030-060-49	0	0	0	0	8	Shortfall of Sites	0.47	C-L	C-L	CL (Conversion)	20	40	8	Non-Vacant	Office	YES - Current	1964	1.10	
MILL VALLEY	363 MILLER AVE	94941	028-215-14	8	3	0	0	0	Shortfall of Sites	0.39	C-N	C-N	CL (Conversion)	20	40	11	Non-Vacant	Site C - Same Owner as 55 La Goma	YES - Current	1928	0.82	
MILL VALLEY	55 LA GOMA ST STE 100	94941	028-212-15	12	5	0	0	0	Shortfall of Sites	0.60	C-N	C-N	CN (Housing Overlay)	20	40	17	Non-Vacant	Site C - Same Owner as 363 Miller	YES - Current	0	0.89	
MILL VALLEY	No Address	94941	030-071-01	3	2	0	0	0	Shortfall of Sites	0.18	C-N	C-N	CN (Housing Overlay)	20	40	4	Non-Vacant	Stoat Garden Center (owner interest) - outside of flood	YES - Current	1959	4.95	
MILL VALLEY	16 LA GOMA ST	94941	030-071-32	12	7	0	0	0	Shortfall of Sites	0.61	C-N	C-N	CN (Housing Overlay)	20	40	10	Non-Vacant	Stoat Garden Center (owner interest) - outside of flood	YES - Current	1959	0.39	
MILL VALLEY	No Address	94941	030-071-33	3	2	0	0	0	Shortfall of Sites	0.18	C-N	C-N	CN (Housing Overlay)	20	40	5	Non-Vacant	Owner Interest - Site C (One owner)	YES - Current	1969	1.65	
MILL VALLEY	No Address	94941	030-071-37	3	2	0	0	0	Shortfall of Sites	0.18	C-N	C-N	CN (Housing Overlay)	20	40	3	Non-Vacant	Owner Interest - Site C (One owner)	YES - Current	1965	0.33	
MILL VALLEY	413 MILLER AVE	94941	030-071-39	10	6	0	0	0	Shortfall of Sites	0.60	C-N	C-N	CN (Housing Overlay)	20	40	16	Non-Vacant	Owner Interest - Site C (One owner)	YES - Current	0	0.99	
MILL VALLEY	401 MILLER AVE	94941	030-071-40	4	2	0	0	0	Shortfall of Sites	0.23	C-N	C-N	CN (Housing Overlay)	20	40	6	Non-Vacant	Commercial use	YES - Current	0	1.48	
MILL VALLEY	No Address	94941	030-071-42	5	2	0	0	0	Shortfall of Sites	0.29	C-N	C-N	CN (Housing Overlay)	20	40	8	Non-Vacant	Stoat Garden Center (owner interest) - outside of flood	YES - Current	1963	2.28	
MILL VALLEY	352 MILLER AVE	94941	030-072-03	0	0	4	0	0	Shortfall of Sites	0.15	C-N	C-N	CN (Housing Overlay)	20	40	4	Vacant	Stoat Garden Center (owner interest) - outside of flood	YES - Current	0	-	
MILL VALLEY	388 MILLER AVE	94941	030-072-04	0	0	4	0	0	Shortfall of Sites	0.15	C-N	C-N	CN (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	1959	0.32	
MILL VALLEY	400 MILLER AVE	94941	030-072-05	0	0	4	0	0	Shortfall of Sites	0.14	C-N	C-N	CN (Housing Overlay)	20	40	4	Non-Vacant	Vacant	YES - Current	0	0	
MILL VALLEY	10 EVERGREEN AVE	94941	030-072-06	0	0	3	0	0	Shortfall of Sites	0.15	C-N	C-N	CN (Housing Overlay)	20	40	3	Non-Vacant	Single-Family Home	YES - Current	1924	0.90	
MILL VALLEY	430 MILLER AVE	94941	030-073-10	0	0	15	0	0	Shortfall of Sites	0.52	C-N	C-N	CN (Housing Overlay)	20	40	15	Non-Vacant	Burger place with large parking	YES - Current	0	0.44	
MILL VALLEY	510 MILLER AVE	94941	030-073-28	12	8	0	0	0	Shortfall of Sites	0.68	C-N	C-N	CN (Housing Overlay)	20	40	15	Non-Vacant	Commercial use	YES - Current	1965	0.62	
MILL VALLEY	No Address/Small lot overlay	94941	028-212-10	0	0	0	2	Shortfall of Sites	0.08	C-N	CN	CN	CN (Housing Overlay)	20	40	2	Non-Vacant	Single-Family Home	YES - Current	1900	0.78	
MILL VALLEY	No Address/Small lot overlay	94941	028-211-06	0	0	0	2	Shortfall of Sites	0.08	C-N	CN	CN	CN (Housing Overlay)	20	40	2	Non-Vacant	Commercial use	YES - Current	1964	0.23	
MILL VALLEY	No Address/Small lot overlay	94941	030-072-09	0	0	0	2	Shortfall of Sites	0.08	C-N	CN	CN	CN (Housing Overlay)	20	40	2	Non-Vacant	Commercial use	YES - Current	0	-	
MILL VALLEY	465 MILLER AVE/Small lot overlay	94941	030-081-40	0	0	0	3	Shortfall of Sites	0.10	C-N	CN	CN	CN (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current	1960	0.63	
MILL VALLEY	15 LOCUST AVE/Small lot overlay	94941	028-211-05	0	0	0	0	3	Shortfall of Sites	0.11	C-N	CN	CN (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current	1949	0.68	
MILL VALLEY	124 MILLER AVE/Small lot overlay	94941	048-071-08	0	0	0	3	Shortfall of Sites	0.13	C-N	CN	CN	CN (Housing Overlay)	20	40	3	Non-Vacant	Commercial use with large parking	YES - Current	1926	0.62	
MILL VALLEY	12 EVERGREEN AVE/Small lot overlay	94941	030-072-07	0	0	0	4	Shortfall of Sites	0.13	C-N	CN	CN	CN (Housing Overlay)	20	40	4	Non-Vacant	Single-Family Home	YES - Current	1924	0.29	
MILL VALLEY	350 MILLER AVE/Small lot overlay	94941	030-072-02	0	0	0	4	Shortfall of Sites	0.16	C-N	CN	CN	CN (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	0	0.76	
MILL VALLEY	140 MILLER AVE/Small lot overlay	94941	028-213-14	0	0	4	0	0	Shortfall of Sites	0.13	C-N	CN	CN (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	1977	1.07	
MILL VALLEY	338 MILLER AVE/Small lot overlay	94941	028-213-27	0	0	0	5	Shortfall of Sites	0.17	C-N	CN	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current	1957	1.58	
MILL VALLEY	438 MILLER AVE/Small lot overlay	94941	030-073-05	0	0	0	5	Shortfall of Sites	0.17	C-N	CN	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current	1950	0.52	
MILL VALLEY	154 MILLER AVE/Small lot overlay	94941	048-134-07	0	0	0	5	Shortfall of Sites	0.19	C-N	CN	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current	1988	0.62	
MILL VALLEY	35 CORTE MADERA AVE/Small lot overlay	94941	028-011-13	0	0	0	6	Shortfall of Sites	0.21	C-N	CN	CN	CN (Housing Overlay)	20	40	6	Non-Vacant	Commercial use	YES - Current	0	0.53	
MILL VALLEY	500 MILLER AVE/Small lot overlay	94941	048-134-14	0	0	0	7	Shortfall of Sites	0.25	C-N	CN	CN	CN (Housing Overlay)	20	40	7	Non-Vacant	Commercial use	YES - Current	1975	0.91	
MILL VALLEY	174 MILLER AVE/Small lot overlay	94941	028-213-37	0	0	0	8	Shortfall of Sites	0.29	C-N	CN	CN	CN (Housing Overlay)	20	40	8	Non-Vacant	Commercial use	YES - Current	1988	1.94	
MILL VALLEY	530 MILLER AVE/Small lot overlay	94941	048-134-01	0	0	0	8	Shortfall of Sites	0.29	C-N	CN	CN	CN (Housing Overlay)	20	40	8	Non-Vacant	Commercial use	YES - Current	1948	0.88	
MILL VALLEY	458 MILLER AVE/Small lot overlay	94941	030-073-08	0	0	0	9	Shortfall of Sites	0.31	C-N	CN	CN	CN (Housing Overlay)	20	40	9	Non-Vacant	Commercial use	YES - Current	1957	0.04	
MILL VALLEY	546 MILLER AVE/Small lot overlay	94941	048-134-50	0	0	0	9	Shortfall of Sites	0.31	C-N	CN	CN	CN (Housing Overlay)	20	40	9	Non-Vacant	Commercial use	YES - Current	0	0.83	
MILL VALLEY	10 WILLOW ST/Small lot overlay	94941	028-211-14	0	0	0	9	Shortfall of Sites	0.33	C-N	CN	CN	CN (Housing Overlay)	20	40	9	Non-Vacant	Commercial use	YES - Current	0	0.86	
MILL VALLEY	433 MILLER AVE/Small lot overlay	94941																				

Table C: Land Use, Table Starts in A2

[illegible]

Appendix D: Evaluation of Accomplishments under the Adopted 2015-2023 Housing Element

As part of the periodic review of the housing element, each local government is required to evaluate its progress toward achieving the goals contained in the previous Housing Element. This evaluation includes a discussion of: 1) the effectiveness of the Housing Element in the attainment of the stated housing goal; 2) an analysis of the significant differences between what was projected and what was achieved; and 3) a description of how the Housing Program should be updated and incorporated, if appropriate, as part of the Housing Element Update. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be documented.

Table D.1 summarizes Mill Valley's program accomplishments, followed by a review of its quantified objectives in Table D.2. The results of this analysis provide the basis for development of the program strategy for Mill Valley's 2023-2031 Housing Element.

Evaluation of 2015-2023 Housing Plan

Mill Valley's 2015-2023 Housing Element is structured around the following housing goals:

Housing and Neighborhood Quality

- **GOAL 1.0:** Maintain and enhance the quality and affordability of existing housing and ensure new development is compatible with Mill Valley's small-town character and many environmental, community, neighborhood and scenic attributes.

Housing Supply and Diversity

- **GOAL 2.0:** Provide opportunities for a range of housing types suited to residents of varying lifestyle needs and income levels.

Housing Affordability

- **GOAL 3.0:** Enhance housing affordability so that modest income households can join and remain an integral part of the Mill Valley community.

Address Governmental Constraints

- **GOAL 4.0:** Address governmental requirements and processes related to the maintenance, improvement and development of housing while maintaining community character.

Equal Housing Opportunities and Special Needs

- **GOAL 5.0:** Promote equal housing opportunities for all residents, including Mill Valley's special needs populations.

Sustainability and Energy Efficiency

- **GOAL 6.0:** Promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources.

Community and Governmental Collaboration

- **GOAL 7.0:** Coordinate with citizens, community groups, and governmental agencies to help address Mill Valley's housing needs.

Mill Valley adopted its 2015-2023 Housing Element in May 4, 2015. The City made exceptional progress in addressing all 38 Housing Programs, as discussed in Table D.1 below. Implementation of several housing programs was also executed through the work of the Housing Advisory Committee (HAC). In 2021, the HAC identified Housing Programs of interest and of a priority to the Committee that were specifically aimed at providing affordable housing opportunities within the community, such as seniors and the City's local workforce. including:

1. **Moving swiftly to reduce housing barriers and increase the supply of affordable housing for the local community.** The City has generated new housing in existing homes through the Home Match program (Program 27) and has established regulations for junior Accessory Dwelling Units (Program 8).
2. **Protecting existing rental housing stock.** Staff is working to evaluate multi-family residential units and establish a soft story ordinance to ensure that existing homes are protected and preserved (Program 3).
3. **Consider the use of public land to leverage funding or build on to create new affordable units.** Staff has worked with the Committee and City Council on this item, which is currently underway as part of the review of the northern portion of land at 1 Hamilton Drive (Program 10).

In summary, the City continues to recognize the importance of Accessory Dwelling Units (ADUs) to diversify its housing stock and single-family zoned neighborhoods. The addition of Junior Accessory Dwelling Units (JADUs) and duplexes in single-family zoned areas will continue to create opportunities to diversify the footprints of single family homes to accommodate a range of households and lifestyles, including aging seniors, young adults and the workforce.

The City also recognizes that the community has fallen short on producing a significant number of units outside ADUs. Several multi-family projects were entitled but not built, including 550 Miller and 160 Corte Madera while other multi-family projects have been slow to construct units after receiving building permits, including 500 Miller and 542 Miller (see Appendix F for details). While constraints to development are real, including the lack of vacant land and larger sized lots over ½ acre, the City has identified a series of programs and incentives to facilitate the production and diversify of units, see Chapter 4 for details.

In cooperation with Marin Housing Authority, Mill Valley monitored all deed restricted rental and ownership housing to ensure compliance with affordability restrictions. The City met its conservation goal as no deed restricted units converted to market rate. *Marin Housing* reported that five Residential Rehabilitation loan was made in Mill Valley during the planning period. The level of rehabilitation activity has been very limited in Mill Valley. While the majority of the community's homeowners do not meet the low-income qualification requirements, this program could be particularly beneficial for senior homeowners with limited financial resources. Marin Housing has transitioned to owner occupied rehabilitation funds through the Cal Home program and also focuses on loans to build ADUs.

Table D.1 Status and Evaluation of 2015-2023 Housing Element Programs

Program	Progress and Accomplishments	Appropriateness and Considerations for HE Update	Housing Strategy
HOUSING & NEIGHBORHOOD QUALITY: Maintain and enhance the quality and affordability of existing housing and ensure new development is compatible with Mill Valley's small-town character and many environmental, community neighborhood and scenic attributes.			
1. Residential Design Guidelines. Develop and adopt Multi-Family Design Guidelines which address development compatibility and promote sustainable site design and building practices.	<p><u>Progress:</u> Completed. The original set of design guidelines and standards adopted in 2016. Additional update in process to update standards and guidelines to address new state laws requiring "objective" standards and guidelines (SB 330, SB 35, Housing Accountability Act, etc.).</p> <p><u>Effectiveness:</u> These guidelines have been effective in clearly illustrating development and design guidelines for multi-family and mixed-use projects. Prior to 2016, design guidelines did not exist. Establishment of design guidelines have helped clarify development requirements for applicants. The city is also working to identify "objective" standards and guidelines which will continue to help streamline the development review and approval process.</p>	Include in update. "Objective" standards and guidelines pending public review. Coordinating with local jurisdictions and the County of Marin to develop a toolkit to address objective standards. Paid through State grant funding available through SB2.	Produce
2. Historic Preservation Guidelines and Incentives. Explore revising the H-O Ordinance to clarify demolition procedures and role of the Historical Society.	<p><u>Progress:</u> In process. In 2021 City Council adopted a Historic Context Statement, Historic Resources Inventory Survey Report and Property List.</p> <p><u>Effectiveness:</u> The historic resources inventory list provides background information for those residents owning properties on the list to further assess their properties.</p>	Include in update. Next steps include developing a Historic Preservation Ordinance and local preservation incentives.	Protect

Program	Progress and Accomplishments	Appropriateness and Considerations for HE Update	Housing Strategy
<p>3. Housing Maintenance and Public Information.</p> <p>Publicize rehabilitation assistance and energy retrofit programs. Goal to provide rehabilitation assistance to five lower income households.</p>	<p><u>Progress:</u> On-going.</p> <p><u>Effectiveness:</u> 2018-2021 included a county-wide grant to assist with energy retrofits. In 2021, Marn Clean Energy reported that it provided \$4,200 in home energy savings to residents.</p> <p>Marin Housing Authority also offers rehabilitation assistance to low income households in Marin County.</p>	<p>Include in update. Program should include establishing relationships and/or partnerships with property managers/owners of Multi-Family Residential buildings so that information is exchanged on various opportunities that are available to maintain properties. Additional financial incentives could come from Trust Fund should it be identified as a priority. Require safety retrofits to Multi-Family Residential properties, including adoption of a soft story ordinance.</p>	<p>Protect</p>

Program	Progress and Accomplishments	Appropriateness and Considerations for HE Update	Housing Strategy
<p>4. Preservation of Existing Affordable Rental Housing.</p> <p>Consider regulations and incentives for property owners to maintain their existing rental housing as opposed to tearing down building and/or converting rental units to for-sale units or commercial space.</p> <p>Evaluate allowing rental projects to utilize funds that are set aside in a Local Affordable Housing Trust Fund (Program #17) for the purposes of rehabilitating buildings while maintaining affordable rent levels.</p> <p>Consider regulating short-term rentals (less than 30 days) in single family residential areas as a means of increasing the availability of rental properties for longer term residence (as opposed to vacation rentals).</p>	<p><u>Progress:</u> On-going.</p> <p><u>Effectiveness:</u> Short term rental program was established in 2016. All short-term rentals must register through business license process with supplemental forms and fees required to rent short term.</p> <p>Short term rentals are allowed only in Single Family Zoning Districts. However, new ADUs approved since 2018 may not be rented on a short-term (less than 30 day) basis. The City monitors short term rentals through a third party to ensure that the short-term rental is registered in Mill Valley.</p> <p>Staff continues to provide updates and monitor the number of short-term rentals in town. Currently, there are approximately 100 registered short-term rentals that operate in Mill Valley.</p>	<p>Consider modifying or adding a new program titled: “preserve existing housing” (not just affordable rental housing).</p> <p>Potential implementation measures could include: establishing anti-neglect regulations; increased demolition fees; etc.</p> <p>Consider 1-to-1 unit replacement requirement indicating that “non-vacant sites” must replace units affordable to the same or lower income level as a condition of any development on non-vacant site. This program will help address concerns about tear down/rebuild scenarios that reduce affordability of housing stock and also will allow existing non-conforming buildings that exceed current density standards to maintain the existing number of units on site.</p>	<p>Protect</p>
<p>5. Preservation of Existing Deed Restricted Affordable Rental Housing. Continue to contract with MHA to ensure compliance with affordability restrictions. Require long-term affordability controls on future affordable housing units.</p>	<p><u>Progress:</u> On-going.</p> <p><u>Effectiveness:</u> This program is quite effective in maintaining affordable housing stock in Mill Valley. The affordable inclusionary restriction now requires affordability in perpetuity. Affordable rental housing typically managed through non-profit organizations that operate affordable housing sites.</p>	<p>Include in update. This has been effective in maintaining the affordability in over 300 existing housing units. Continue to extend the program with further opportunities through MHA.</p>	<p>Protect</p>

HOUSING SUPPLY & DIVERSITY: Provide opportunities for a range of housing types suited to residents of varying lifestyle needs & income levels.			
Program	Progress and Accomplishments	Notes- Considerations for HE Update	Housing Strategy
6. Mixed Use Zoning in Commercial Districts. Evaluate modifications to residential development regulations in Commercial districts. Remove CUP for multi-family and mixed uses for residential above ground floor or off commercial street frontage.	<p><u>Progress:</u> Partially Completed. Contained Mixed Use / Multi-Family Development Standards adopted in 2016.</p> <p><u>Effectiveness:</u> This program has been effective in providing flexibility in commercial redevelopment. All large redevelopment projects proposed in the City now include mixed use, typically with housing above the commercial space.</p>	<p>Include in update.</p> <p>CUP requirement to permit multi-family and mixed-use buildings in commercial areas must be removed.</p>	Enhance and Diversify
7. Micro-Apartment Units. Explore the feasibility of encouraging and incentivizing micro-apartment units.	<p><u>Progress:</u> Completed.</p> <p><u>Effectiveness:</u> Contained in Mixed Use/ Multi-Family Standards adopted in 2016. The program has been an effective incentive for small-scale units due to the reduced standards associated with micro units, including: the designation of a microunit at .5 density and reduced parking.</p>	<p>Include in update if there is an interest to update the standard, such as modifying the ratio of allowable micro-units allowed per development. (Regulations currently limit the number of microunits to 20% of the total units in a development).</p>	Enhance and Diversify

<p>8. Second Units/Accessory Dwelling Units (ADUs). Conduct a survey of recently built second units, and adopt ordinance amendments to ensure maintenance of second units as per City approval. Seek to create an average of eight second units annually.</p>	<p><u>Progress:</u> Completed & On-going.</p> <p>The ADU Ordinance was updated in 2021. The regulations continue to balance the production of housing with hazards and safety (see Program 35). A county-wide survey conducted in 2020 confirming similar results of how ADUs are utilized and rented.</p> <p><u>Effectiveness.</u> The City is averaging well over its target of generating 8 new ADUs a year. In 2021, 29 building permits were issued for ADUs.</p>	<p>Include in update. Additional updates anticipated to address Very High Fire Severity Zone and other community interests such as ADUs above a garage.</p> <p>The County-wide ADU website (ADUMarin.org) was launched in late 2020, which was funded through the SB2 grant. The website provides information on regulations, floor plans, video testimonials and a calculator for establishing approximate costs. Three county-wide webinars were hosted to facilitate discussion and interest in ADUs.</p>	<p>Enhance and Diversify</p>
<p>9. Junior Second Units. Consider adopting regulations.</p>	<p><u>Progress:</u> Completed. Adopted in 2020. See Program 8 above.</p> <p><u>Effectiveness.</u> This program has been effective, with over 5 new JADUs permitted since the regulations have been adopted.</p>	<p>Do not include in update.</p>	<p>Enhance and Diversify</p>
<p>10. Affordable Housing Overlay. Adopt an Affordable Housing Overlay for the Redwoods site, specifying development incentives tailored to the site. Coordinate with property owners in facilitating public review of development proposals, and in application for affordable housing funds.</p>	<p><u>Progress:</u> On-going. Coordination with Redwoods continues but the facility does not currently have any plans for expanding at this time.</p> <p><u>Effectiveness.</u> This program is tied and awaits further discussion with Redwoods about redevelopment on their site.</p>	<p>Include in update and expand overlay opportunities. Three new overlays are proposed for the Housing Element Update to facilitate affordable housing, including: office conversion, small lots and opportunity sites.</p>	<p>Produce</p>

<p>11. Lot Consolidation Incentives. Adopt lot consolidation incentives in coordination with Multi-family Design Guidelines.</p>	<p><u>Progress:</u> Completed.</p> <p><u>Effectiveness:</u> None of the lots identified in the 2015-2023 Housing Element were consolidated. The lack of consolidation is likely due to existing use on the properties and not being owned by the same property owner(s). To make this program more effective, the City should focus on those adjacent properties that are owned by the same owners that can consolidate properties as part of redevelopment.</p>	<p>Include in update. Additional incentives will be available for those parcels on the sites inventory and proposed overlay (Program 10).</p>	<p>Produce</p>
<p>12. Publicly-Owned Land for Affordable Housing. Prepare inventory of publicly-owned land. Modify City’s zoning regulations to allow residential uses in C-F zones.</p>	<p><u>Progress:</u> Partially Completed.</p> <p><u>Effectiveness:</u> City staff has worked through the Housing Advisory Committee on this program. On June 21, 2021 City Council reviewed and accepted the Housing Advisory Committee’s recommendations to select the northern portion of the 1 Hamilton city-owned parcel and issue a Request for Qualifications to solicit interest and partner with a non-profit home builder. This portion of land has been deemed “exempt surplus land” for the sole purpose of building affordable homes on the property and the City has an exclusive negotiating agreement with EAH Housing.</p>	<p>Include in update. Update this program to further evaluate housing opportunities on public owned properties, including: a) further collaboration with educational facilities and religious institutions to facilitate housing opportunities; b) further investigation of city-owned parcels, particularly the Miller Avenue and Edgewood sites, to remove existing barriers to development (e.g. floodway designation and open space easement); and c) use of the City’s Affordable Housing Trust Fund to assist with feasibility studies to determine redevelopment potential.</p> <p>Further explore an “C-F housing overlay” based on interests from property owners and to better understand how housing could be incorporated onto such sites. As part of the 2023-2031 Housing Element update, staff had discussed modifying zoning regulations in CF Zones. Several members of the public have expressed concern applying blanket regulations to allow residential uses in C-</p>	<p>Produce</p>

		F zones currently occupied by churches, schools and city-facilities. Additional research required to determine how to balance and not lose these community assets to housing. Some members of the community have indicated to select certain parcels rather than all C-F Zoned properties.	
13. Non-Traditional Housing Types. Modify Zoning Ordinance to develop standards for new housing typologies.	<p><u>Progress:</u> Partially completed. Regulations include junior accessory dwelling units and duplexes in single family zones. The City has also launched the Home Match program to facilitate co-housing/shared housing opportunities.</p> <p><u>Effectiveness:</u> These programs have helped facilitate housing opportunities within existing Single-Family homes, including 5 home matches and 5 Junior ADUs since 2021.</p>	Include in update. Adopting provisions for a variety of housing types which cater to all economic segments remains appropriate to the updated Housing Element. Additional policies to consider include: Regulations for co-housing or live/work housing.	Enhance and Diversify
14. Maintain and Monitor Capacity in Sites Inventory. Amend Ordinance to strengthen and enhance the program's effectiveness in providing affordable housing.	<p><u>Progress:</u> Completed and On-going.</p>	Include in update. Minimum density standards exist to ensure that multi-family and commercial zoned sites are being redeveloped in an efficient manner.	Produce

HOUSING AFFORDABILITY: Enhance housing affordability so that modest income households can join and remain an integral part of the Mill Valley community.			
Program	Progress and Accomplishments	Notes- Considerations for HE Update	Housing Strategy
15. Inclusionary Housing Regulations. Amend Zoning Ordinance to strengthen effectiveness of providing affordable housing and comply with state law.	<p><u>Progress:</u> Completed. Extensive update (2017), small update to incorporate requirements for rental units (2018). Requires projects with four or more units to build 25% of new units at affordable levels (split between low and moderate).</p> <p><u>Effectiveness:</u> The number of new units generated from larger multi-family and mixed-use redevelopment projects subject to the inclusionary ordinance includes 4 projects (542 Miller, 550 Miller and 160 Corte Madera) totaling 33 units approved during the 2015-2023 RHNA. It is unclear if the limited redevelopment of larger scale project is attributed to the inclusionary ordinance or other factors such as the extreme cost of land and/or other development standards and should be further evaluated in the future Housing Element.</p>	Include in update. As a first step in evaluating the inclusionary ratio, waive the inclusionary requirement as part of Program 20 (housing overlays). After the execution of the housing overlays, re-evaluate the inclusionary ordinance to consider relaxed or waived inclusionary ratios for those projects that produce smaller scale units or other diversified housing such as rental units.	Produce
16. Single-Family Housing Impact Fee. Conduct nexus study to assess impact of single-family construction on affordable housing demand.	<p><u>Progress:</u> Completed. A 1% fee is collected for all residential remodels over \$105K. These fees are deposited in the Affordable Housing Trust Fund earmarked to fund projects that enhance, produce or protect affordable housing.</p> <p><u>Effectiveness:</u> Approximately \$300K is collected annually with the Fund at \$1M since 2018. The Trust Fund has been effective in providing funding for the Home Match Program and 1 Hamilton environmental and feasibility studies.</p>	Include in update indicating City Council to monitor the impact fee to determine the applicability every 5 years (as required under the mitigation fee act).	Protect Enhance Produce
17. Local Affordable Housing Fund. Establish a dedicated Affordable Housing Fund with implementing regulations for	<u>Progress:</u> Completed. March 2020 City Council approved the administrative guidelines for the Trust Fund for funds to be utilized. Priority funding identified as part of the Housing Advisory Committee priority work plan items.	Include in update.	Protect Enhance Produce

deposit of in-lieu fee revenues.	<u>Effectiveness</u> : See 16 above.		
18. Affordable Housing Development Assistance. Provide financial and regulatory incentives to private developers for affordable housing.	<p><u>Progress</u>: On-going. Loan programs available through Marin County and Marin Housing Authority. Currently, the City is utilizing Affordable Housing Trust Funds to finance a potential project on city-owned property. Regulatory incentives include reduced fees for low-income housing and incentives under Density Bonus law.</p> <p><u>Effectiveness</u>: Funding incentives from the City remain small but are now available through the Housing Trust Fund, see 16 and 17 above.</p>	Include in update. Additional financial incentives could also come from Trust Fund, should it be identified as a priority.	Enhance Produce
19. Partnerships for Affordable Housing. Work through Nonprofit Housing Association of Northern California to identify and explore partnerships with affordable housing providers.	<p><u>Progress</u>: On-going. Coordination with Marin County and Marin Housing Authority continues.</p> <p><u>Effectiveness</u>: More coordination needed with the non-profit on a regular basis.</p>	Include in update. Add quarterly check ins with the non-profit group to continue collaboration and partnership.	Enhance Produce
20. Homebuyer Assistance. Continue participation with Marin Housing to administer Below Market Rate homeownership program.	<p><u>Progress</u>: On-going. Required as part of the City's inclusionary housing program (25% of all new units in developments of 4 or more must be sold or rented at low and moderate affordability levels). The City continues to participate in the County first time homebuyer programs, and has created a Housing Resource page on the City's website which provides information on the programs. In addition, the City partners with the Chamber of Commerce to ensure that the local workforce is provided the information and opportunity to participate in these programs.</p> <p><u>Effectiveness</u>: The City has been effective in providing information about available first-time homebuyer assistance.</p>	Include in update and expand this program to further fair housing.	Produce

<p>21. Section 8 Rental Assistance. Continue to offer tenants information regarding Section 8 and encourage landlords to register units with the program.</p>	<p><u>Progress:</u> On-going.</p> <p><u>Effectiveness:</u> In August 2018, the County executed a \$450,000 contract with Marin Housing Authority to renew its Landlord Partnership Program for a second two-year period. The program incentivizes landlord participation in the Housing Choice Voucher program and provides security deposit assistance of tenants. The Landlord Partnership Program works in conjunction with the increasing number of sources of income ordinances within the County to increase success rates for voucher holders. In 2018, Marin Housing Authority reported a five percent increase in the success rate; it averaged roughly 60 percent throughout the year.</p>	<p>Include in update and expand this program to further fair housing.</p>	<p>Protect</p>
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GOVERNMENT CONSTRAINTS: Address governmental constraints on the maintenance, improvement and development of housing while maintaining community character.			
Program	Progress and Accomplishments	Notes- Considerations for HE Update	Housing Strategy
22. Update Land Use Map and Zoning Code. Establish minimum and maximum residential densities for residential districts, and maximum densities and development standards for residential uses in commercial districts. Monitor to ensure adequate sites to address RHNA.	<p><u>Progress:</u> Complete and ongoing.</p> <p>Minimum and maximum densities completed with General Plan Update in 2013.</p> <p><u>Effectiveness:</u> The City was effective in establishing densities, and thus providing for a more transparent and efficient development review process. Additional updates required to achieve RHNA.</p>	<p>Include in update and expand to address required rezoning.</p> <p>Required rezoning program: new overlay zoning districts to accommodate RHNA.</p> <p>Rezone the Miller Ave/Presidio area to align Land Use and Zoning so the designated uses are compatible.</p> <p>Rezone 300 East Blithedale (Comcast)</p> <p>Required rezoning program: all residential projects in commercial areas. Because the City must rely on commercial and mixed use sites to accommodate over 50% of its very low- and low-income RHNA, the City will be required to rezone those commercial and mixed use sites that are identified in the Sites Inventory to allow fully residential projects and require that for any mixed-use projects proposed on those sites that 50% of the floor area must be occupied for residential uses. Rezoning must occur within 3 years of adoption of the Housing Element (January 2026).</p>	<p>Enhance Produce</p>
23. Update Parking Standards. Evaluate and establish modified parking standards in the Zoning Ordinance to facilitate specific types of housing.	<p><u>Progress:</u> Completed and On-going.</p> <p>Micro units and ADUs have reduced parking standards. Multi-Family projects with 4 or more units qualify</p>	<p>Include in update. Additional reduced parking standards proposed as part of the housing overlays that will be adopted as part of the Housing Element Update.</p>	<p>Produce</p>

	<p>for Density Bonus reduced parking standards based on the City's inclusionary requirements. The City also offers shared parking between commercial and residential use.</p> <p><u>Effectiveness</u>: Reduced parking standards are an effective incentive for building smaller scale units that are more affordable by design.</p>		
<p>24. Fee Deferrals and/or Waivers for Affordable Housing. Provide information to affordable housing community on fee deferrals, reductions and waivers. Amend Code to waive of 100% of application processing fees for projects with 10% Extremely Low Income units.</p>	<p><u>Progress</u>: On-going.</p> <p>The Affordable Housing Ordinance was adopted in 2017 and allows for reduced fees for those units that are affordable.</p> <p><u>Effectiveness</u>: There are limited projects that have taken advantage of the fee deferrals so the effectiveness cannot be measured.</p>	<p>Include in update. Code has not been updated to waive 100% of application processing fees for those projects with 10% Extremely Low-Income units.</p>	<p>Enhance Produce</p>
<p>25. Density Bonus and Other incentives for Affordable Housing. Adopt a local density bonus ordinance, and clarify relationship with City's inclusionary housing ordinance.</p>	<p><u>Progress</u>: Completed. Density Bonus ordinance adopted in 2015.</p> <p><u>Effectiveness</u>: The City's density bonus ordinance is effective in providing zoning incentives for the provisions of affordable housing.</p>	<p>Include in update. Include "streamlining" in the Housing Program title.</p> <p>Additional modifications proposed as part of "overlay" zoning districts that will be reviewed as part of the 2023-2031 Housing Element Update.</p> <p>Add required streamlined approval process to this program. Because the City does not have adequate vacant sites and therefore must rely on non-vacant sites to accommodate its lower income RHNA, State law requires that the City</p>	<p>Produce</p>

		establish a process by which projects proposed on those sites that designate 20% of the units as affordable to lower income households are subject to by-right approvals without discretionary review. Must include a minimum density of 20 dwelling units/acre, a maximum density of at least 30 units/acre, and be large enough to accommodate at least 16 units per site.	
26. CEQA Exemptions for Infill Projects. Utilize categorical exemptions where appropriate, case-by-case basis.	<u>Progress.</u> On-going. <u>Effectiveness:</u> The City has been effective in reducing project processing times and associated costs through use of CEQA exemptions for qualified urban infill projects where site characteristics and an absence of potentially significant environmental impacts allow.	Do not include in update as it is implied and required by law.	Protect Enhance Produce

EQUAL HOUSING & SPECIAL NEEDS: Promote equal housing opportunities for all residents, including Mill Valley's special needs populations.			
Program	Progress and Accomplishments	Notes- Considerations for HE Update	Housing Strategy
27. Fair Housing Program. Publicize the program through brochures and on the City's website.	<u>Progress:</u> Complete and On-going. Source of income ordinance adopted in 2005. Housing Resources website: https://ca-millvalley.civicplus.com/916/Housing-Resources <u>Effectiveness:</u> Limited effectiveness due to small scope. Expand scope of source of income ordinance.	Include in update and expand. Existing policies and programs should be further explored to ensure that the City is addressing state requirements. Additional materials will be developed to analyze the County of Marin and Mill Valley in terms of: (1) segregation and integration, (2) racially and ethnically concentrated areas of poverty, (3) access to opportunity, and (4) disproportionate housing needs, including displacement.	Community/ Workforce
28. Senior Support Services. Continue to support the provision of senior services in Mill Valley.	<u>Progress:</u> On-going. Mill Valley's Parks & Recreation Department has continued to provide a wide variety of services to senior citizens at the Mill Valley Community Center. Mill Valley Seniors' Club, under the sponsorship of the City and support by City's Senior Services Coordinator, meets weekly at the Center and provides input on senior programming. Recent activity through Age-Friendly Cities and Home Match program. <u>Effectiveness:</u> The City has been effective in providing an array of services to seniors to support their well-being and independence.	Include in update.	Community/ Workforce

<p>29. Home Sharing and Tenant Matching Opportunities. Support organizations that facilitate housing sharing; actively promote through senior citizen organizations.</p>	<p><u>Progress:</u> On-going. In September 2020, the City Council approved a contract with Covia Foundation to assist the City in Home Matching opportunities.</p> <p><u>Effectiveness:</u> As of March 2021, five home matches have been established, with several others in process.</p>	<p>Include in update. City Council to discuss the Home Match program at an upcoming Council meeting to evaluate the effectiveness of the program.</p>	<p>Community/ Workforce</p>
<p>30. Universal Design/ Visitability. Develop and promote guidelines encouraging principles of universal design and visitability.</p>	<p><u>Progress:</u> Completed in 2016 as part of the Multi-Family/Mixed Use Design Guidelines. Added features related to visibility as part of Tier 1 Green Building requirements.</p> <p><u>Effectiveness:</u> Utilizing the building code to require added features has been effective for incorporating small features into renovations.</p>	<p>Include in update as part of updating any multi-family regulations. See Program 33 below.</p> <p>Additional work can be done to further promote ways in which to plan for ADA features as part of design.</p>	<p>Community/ Workforce</p>
<p>31. Homeless Assistance. Support implementation of the Homeless Countywide Continuum of Care, publicize the Marin Community Resource Guide and emergency 211 call system.</p>	<p><u>Progress:</u> On-going.</p> <p><u>Effectiveness:</u> Since the start of COVID-19 and subsequent shelter-in-place orders, Marin County staff (Housing and Federal Grants Division) have worked very closely with HHS staff in direct pandemic housing response around Marin's emergency motels, rental assistance and Homekey programs.</p>	<p>Include in update. Coordination with Marin County. Additional work can be done in term of collaboration and coordination as part of the Marin County Housing Working Group to strengthen outreach to provide housing services to those in need.</p>	<p>Community/ Workforce</p>

SUSTAINABILITY & ENERGY EFFICIENCY: Promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources and automobile use.			
Program	Progress and Accomplishments	Notes- Considerations for HE Update	Housing Strategy
32. Prioritization of Sustainable Housing Projects. Prioritize projects in sustainable locations competing for funds/grants.	<p><u>Progress:</u> On-going. See Program 33/Green Building.</p> <p><u>Effectiveness:</u> All new residential projects and major remodels qualify and require CalGreen Tier 1 and thus eliminate the ability to prioritize projects since they all qualify.</p>	Modify in update based on effectiveness.	Enhance Produce
33. Green Building. Provide outreach and education to developers regarding CALGREEN and the Green Building Ordinance. Evaluate incentives for Green Building Ordinance for higher energy efficiency.	<p><u>Progress:</u> On-going, updated bi-annually based on Building Code Updates.</p> <p>Mill Valley is currently Tier 1 CalGreen (including Title 24) for large remodels, new single-family homes and small multi-family projects. Tier 1 CalGreen (without Title 24) for larger multi-family projects.</p> <p><u>Effectiveness:</u> Energy conservation has been a successful tool in reducing emissions and conserving resources within the community.</p>	Include in update and continue to strive toward zero net energy and use of Tiers to achieve earlier results than state timelines.	Enhance Produce
34. Energy Conservation. Implement actions for energy efficiency identified in the General Plan.	<p><u>Progress:</u> On-going. See Program 33/Green Building.</p> <p>Implementation through the CalGreen/Green Building Code, Climate Action Plan and Coordination with Marin Climate and Energy Partnership.</p> <p><u>Effectiveness:</u> The City has been effective in working with state and federal agencies to</p>	Consider incorporating as part of Program 33.	Enhance Produce

	address the FEMA floodplain. More recently, the City has been effective in working jointly with other Marin County jurisdictions to address sea level rise, and the potential hazards that may arise with such a condition.		
35. Addressing Natural Hazards. Incorporate references to the Floodplain Management Ordinance in the 2040 General Plan as required by AB 162. Review Housing Element whenever General Plan amendments are made to ensure consistency.	<p><u>Progress:</u> In process. Over 33% of the City's parcels are in Very High Fire Severity Zones, and are adjacent to narrow roadways with limited access. In 2020, the City hosted several study sessions with Planning Commission and City Council to discuss and investigate options to balance fire safety with state ADUs law. Staff continues to evaluate options for regulating ADUs in Very High Fire Severity Zones and/or other areas with natural hazards. Staff also continues to provide information and feedback on proposed state legislation in recognition of surrounding natural hazards.</p> <p><u>Effectiveness:</u> On-going coordination and collaboration with state officials is required in order to effectively balance local topography and natural hazards with state housing interests.</p>	Include in update.	Protect Enhance Produce

COMMUNITY & GOVERNMENT COLLABORATION			
Program	Progress and Accomplishments	Notes- Considerations for HE Update	Housing Strategy
36. Community Education and Outreach. Provide education and outreach on housing issues, assist prospective applicants, and coordinate with interested groups.	<p><u>Progress:</u> On-going. Housing summit conducted in 2017 and the Housing Advisory Committee established in 2019 as the forum to discuss housing issues and assist staff in implementing Housing Element programs.</p> <p>The City also has a robust communications / outreach program for various interests within the Community. News items are posted on the website, and e-mail notifications are sent out on various topics to members of the community on a regular basis. Social media is also utilized by the City to connect with its residents, including Facebook and Twitter. Notices are sent to property owners within 300-500 feet about the proposed development and hearing process.</p> <p><u>Effectiveness:</u> The City has been very effective in keeping the citizenry informed about the Housing Element update and associated zoning implementation.</p>	Include in update. Staff coordinates with other local jurisdictions on housing-related matters on a regular and ongoing basis on various topics such as homelessness, diversifying housing, new legislation, and affordable housing opportunities. Outreach and discussion occur through City Council meetings, as well as meetings with the Housing Advisory Committee (see below).	Community/ Workforce
37. Housing Element Monitoring/Annual Report. Submit an annual report to HCD by April 1 of each year, with the first annual report due April 1, 2014.	<p><u>Progress:</u> In process and on-going.</p> <p><u>Effectiveness:</u> The City has been effective in monitoring implementation of the Housing Element, documenting new housing units created on an annual basis. The annual reporting is communicated with the public and discussed with the Housing Advisory Committee and City Council.</p>	Include in update. Based on building permits issued, the City of Mill Valley has successfully met its regional housing goal of 129 units for the 2014-2023 Housing Element.	Community/ Workforce

<p>38. Mill Valley Housing Advisory Committee. Establish Mill Valley Housing Advisory Committee and define roles and responsibilities.</p>	<p><u>Progress:</u> Completed and on-going. By-laws, workplan and priorities established in 2019. Priority work programs for the Housing Advisory Committee in 2020 and 2021 included leveraging existing, underutilized housing through a Home Sharing Program (HE Program 29 above) and identification of public land to leverage an affordable housing project (HE Program 12 above).</p> <p><u>Effectiveness:</u> The creation of the Housing Advisory Committee has been effective in assisting staff in regular check-ins to discuss on-going implementation of Housing Programs.</p>	<p>Include in update as part of continued work to assist staff in implementing Housing Element programs.</p>	<p>Community/ Workforce</p>
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Evaluation of 2015-2023 RHNA

As illustrated in Table D.2, based on building permits issued between January 2015 and December 2023, Mill Valley fulfilled its total regional housing construction needs, or "RHNA" for 292 new units.

Table D.2: New Dwelling Units based on Building Permit Activity, by Year and Affordability

5 th Cycle RHNA	Very Low Income	Low Income	Moderate Income	Above Moderate	Total
2015	6	8	3	9	26
2016	4	3	2	2	10
2017	6	5	5	4	20
2018	5	3	3	4	15
2019	5	6	4	11	26
2020	6	6	3	1	16
2021	10	10	10	15	45
TOTAL UNITS PERMITTED	42	41	30	46	159
RHNA (2014-2023)	41	24	26	38	129
% Achieved	102%	170%	115%	121%	139%

Source: Staff analysis based on Annual Progress Reports to HCD. Accessory Dwelling Units are spread throughout the various income levels based on the formula derived from the ADU survey conducted in 2014 and aligns with BAY Area ADU survey ratios, both surveys approved by HCD.

Appendix E: Affirmatively Furthering Fair Housing

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A. Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity ¹ and a commitment to specific meaningful actions to affirmatively further fair housing.² AB 686 also mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes.³

¹ While Californian's Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually related to the access to resources and improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility

² "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law

³ A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

In addition, it:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

B. Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.⁴ The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends the Bay Area (the members of ABAG) when data is available in the Data Needs Package as well data gathered from the U.S. Census and trends within the boundaries of Marin County. "Local Trends" describe trends specific to the City of Mill Valley.

1. Sources of Information

The City used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics
 - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS)
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI).
- Local Knowledge

⁴ Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population taken over the course of the whole year.⁵ Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the first source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2015-2019 ACS reports are cited more frequently (and 2013-2017 for CHAS data).

The City also used findings and data the 2020 Marin County Analysis of Impediments to Fair Housing Choice (2020 AI) for its local knowledge as it includes a variety of locally gathered and available information, such as a surveys, local history and evens that have affected or are affecting fair housing choice. The City also used the HCD's 2020 Analysis of Impediments to Fair Housing Choice for its regional findings and data.

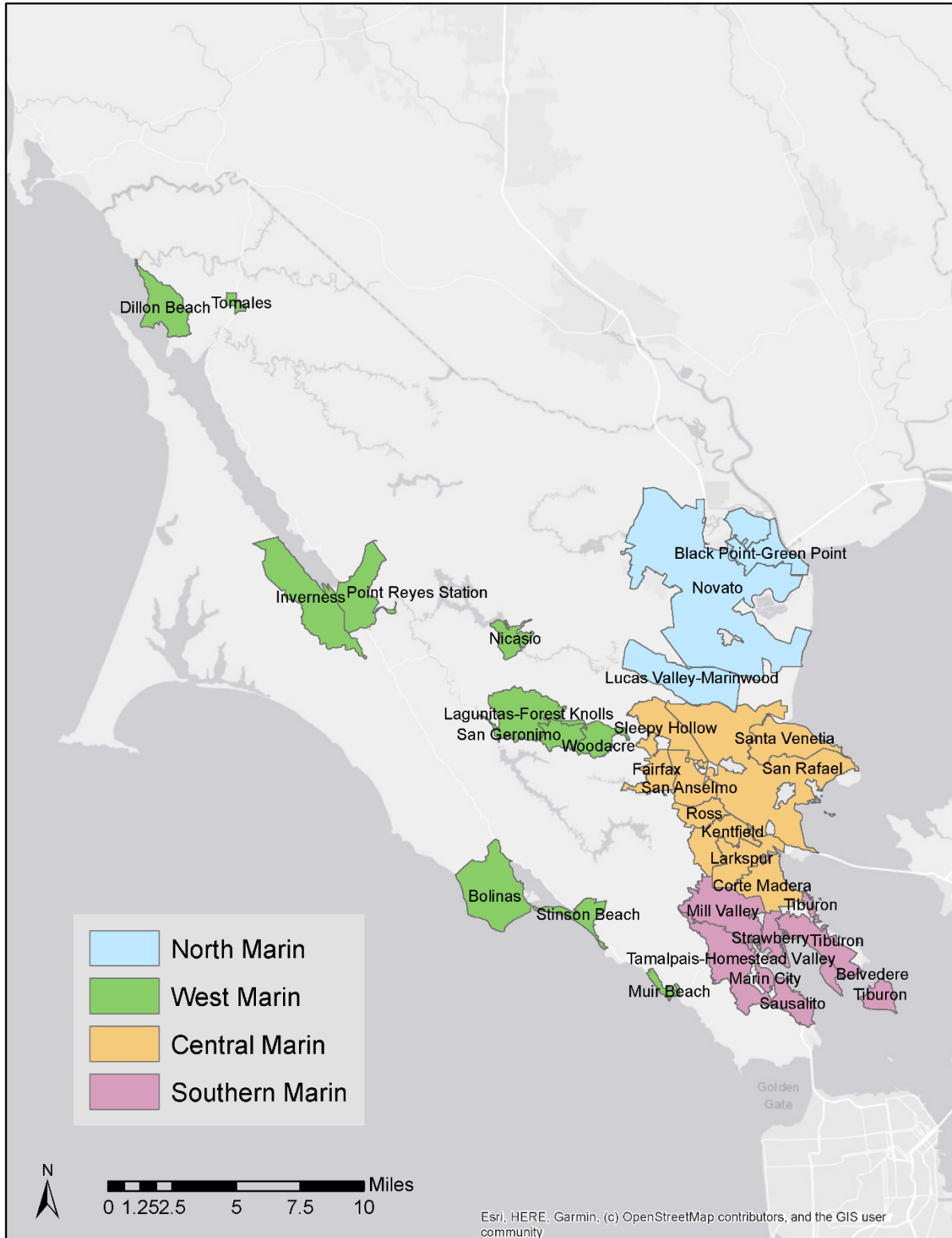
In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG package. The County and City of Mill Valley tried to the best of their ability to ensure comparisons between the same time frames but in some instances, comparisons may have been made for different time frames (often different by one year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

For clarity, this analysis will refer to various sections of the County as North Marin, West Marin, Central Marin, and Southern Marin. Mill Valley is part of Southern Marin. These designations are shown in **Figure E-1** and include the following communities and jurisdictions:

- North Marin: Black Point-Green Point, Novato, Lucas Valley-Marinwood
- West Marin: Dillon Beach, Tomales, Inverness, Point Reyes Station, Nicasio, Lagunitas-Forest Knolls, San Geronimo, Woodacre, Bolinas, Stinson Beach, Muir Beach
- Central Marin: Sleepy Hollow, Fairfax, San Anselmo, Ross, Santa Venetia, San Rafael, Kentfield, Larkspur, Corte Madera
- Southern Marin: Mill Valley, Tiburon, Strawberry, Tamalpais-Homestead Valley, Marin City, Belvedere, Sausalito

⁵ The American Community Survey is sent to approximately 250,000 addresses in the United States monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a "5-year estimate"). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout the AFFH.

Figure E-1: Marin County Communities



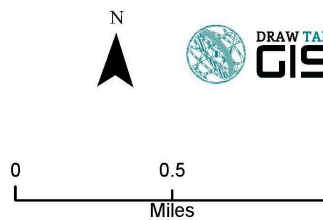
In Mill Valley, there are three tracts that comprise a majority of the City: 1261, 1262, and 1270, illustrated in **Figure E-2**. Three additional tracts, 1191, 1211 and 1282, encompass very small sections of the City. Tracts 1191 and 1211 are omitted from this analysis of fair housing, other than in assessing regional context, as there are no Mill Valley residential areas contained in these tracts.

Figure E-2: Mill Valley Census Tracts and Population Estimates (2019)



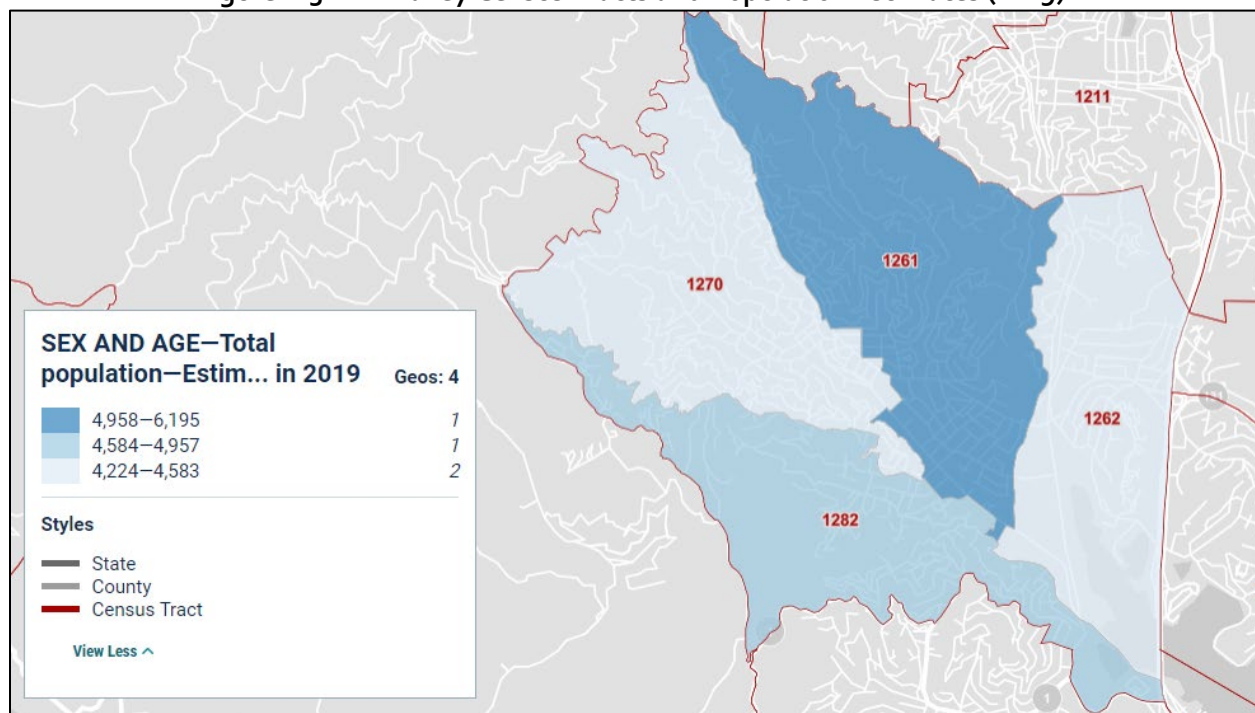
City Boundary
Census Tracts

Mill Valley Census Tracts



Mill Valley census tracts and population estimates from the 2015-2019 ACS are presented in **Figure E-3**.

Figure E-3: Mill Valley Census Tracts and Population Estimates (2019)



Source: 2015-2019 ACS (5-Year Estimates).

C. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Housing Advocates of Northern California (FHANC) provides fair housing services, including fair housing counseling, complaint investigation, and discrimination complaint assistance, to Marin County residents. FHANC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. FHANC also provides fair housing workshops in English and Spanish. Workshops educate tenants on fair housing law and include information on discriminatory practices, protections for immigrants, people with disabilities, and families with children, occupancy standards, and landlord-tenant laws. FHANC also provides educational workshops on home buying and affordable homeownership. FHANC hosts a fair housing conference in Marin County annually.

The County works in close partnership with the Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC). FHAM is the only HUD-certified Housing Counseling Agency in the county, as well the only fair housing agency with a testing program in the

county. Fair Housing Advocates of Marin (FHAM) provides free services to residents protected under federal and state fair housing laws. FHAM helps people address discrimination they have experienced, increasing housing access and opportunity through advocacy as well as requiring housing providers to make changes in discriminatory policies.

FHAM provides the following services:

- (1) Housing counseling for individual tenants and homeowners;
- (2) Mediations and case investigations;
- (3) Referral of and representation in complaints to state and federal enforcement agencies;
- (4) Intervention for people with disabilities requesting reasonable accommodations and modifications;
- (5) Fair housing training seminars for housing providers, community organizations, and interested individuals;
- (6) Systemic discrimination investigations;
- (7) Monitoring Craigslist for discriminatory advertising;
- (8) Education and outreach activities to members of protected classes on fair housing laws;
- (9) Affirmatively Furthering Fair Housing (AFFH) training and activities to promote fair housing for local jurisdictions and county programs;
- (10) Pre-purchase counseling/education for people in protected classes who may be victims of predatory lending; and
- (11) Foreclosure prevention.

Fair Housing Enforcement

Regional Trends

The 2020 AI presented information on housing discrimination basis for the entire County. Discrimination complaints from both in-place and prospective tenants are filed with FHANC, the Department of Housing and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH). Complaints filed through HUD/DFEH from 2018-2019, included in the 2020 AI are shown below. More updated FHANC clients (2020-2021) are also included in **Table E-1**. A total of 301 housing discrimination complaints were filed with FHANC from 2020 to 2021 and 14 were filed with HUD from 2018 to 2019. Discrimination complaints by protected class are shown in **Table E-1**. A majority of complaints, including 78 percent of complaints filed with FHANC and 57 percent of complaints filed with HUD, were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims, making disability the most common basis for a complaint. In addition to the complaints detailed in the table below, FHANC also received four complaints on the basis of age, three on the basis of sex, two on the basis of color, one on the basis of sexual orientation, and one on the basis of marital status. Similarly, state trends show that race and familial status are among the most common basis for discrimination complaints (16 percent and 10 percent, between 2015 and 2019).

Table E-1: Discrimination Complaints by Protected Class – Marin County (2018-2021)				
Protected Class	FHANC (2020-21)		HUD/DFEH (2018-19)	
	Complaints	Percent	Complaints	Percent
Disability	235	78%	8	57%
National Origin	38	13%	4	29%
Race	22	7%	3	21%
Gender	19	6%	2	14%
Familial Status	13	4%	1	7%
Source of Income	28	9%	--	--
Total	301	--	14	--
<i>Sources: Marin County Analysis of Impediments to Fair Housing Choice, 2020; Fair Housing Advocates of Northern California (FHANC), 2020-21.</i>				

A reasonable accommodation, as defined in the 2020 AI, “is a change or modification to a housing rule, policy, practice, or service that will allow a qualified tenant or applicant with a disability to participate fully in a housing program or to use and enjoy a dwelling, including public and common spaces.” The 2020 AI reported that FHANC requested 35 reasonable accommodations for clients with disabilities between 2018 and 2019, 33 of which were approved. County staff also advises clients on reasonable accommodations requests. FHANC also provides funding for the Marin Center for Independent Living (MCIL). Since 2017, FHANC has provided funding for 13 MCIL modifications.

As described earlier, the County works with Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC) to provide fair housing services to Marin residents. However, FHAM also provides services across a large service area that includes Marin County, Sonoma County, Santa Rosa, Fairfield, and Vallejo.

Historically, FHAM’s fair housing services have been especially beneficial to Latinos, African-Americans, people with disabilities, immigrants, families with children, female-headed households (including survivors of domestic violence and sexual harassment), and senior citizens; approximately 90 percent of clients are low-income. FHAM’s education services are also available to members of the housing, lending, and advertising industry. Providing industry professionals with information about their fair housing responsibilities is another means by which FHAM decreases incidences of discrimination and helps to protect the rights of members of protected classes.

From 2017 to 2018, the organization served 1,657 clients (tenants, homeowners, social service providers, and advocates), a 22 percent increase from the previous year; provided counseling on 592 fair housing cases (a 26 percent increase), intervened for 89 reasonable accommodations granted (a 33 percent increase) of 97 (a 24 percent increase) requested for people with disabilities; funded eight (8) reasonable modification requests to improve accessibility for people with disabilities; investigated 71 rental properties for discriminatory practices, filed 15 administrative fair housing complaints (a 15 percent increase) and one (1) lawsuit; garnered \$71,140 in settlements for clients and the agency; and counseled 71 distressed homeowners and assisted homeowners in acquiring \$228,197 through Keep Your Home California programs to prevent foreclosure.

During Fiscal Year 2018 to 2019, FHAM counseled 393 tenants and homeowners in Marin County, screening clients for fair housing issues and providing referrals for non-fair housing clients or callers out of FHAM's service area. Of the households counseled, 211 alleged discrimination and were referred to an attorney or bilingual housing counselor for further assistance (e.g. receiving information on fair housing laws, interventions with housing providers requesting relief from discriminatory behavior, making 35 reasonable accommodation requests on behalf of disabled tenants, four referrals to HUD/DFEH and representation in administrative complaints). Though the complaints FHAM received were on every federal and protected basis, the fair housing administrative complaints filed with the Department of HUD or the California Department of Fair Housing and Equal Opportunity alleged discrimination on the basis of disability, race, national origin, gender, and familial status.

Local Trends

FHANC received 50 housing discrimination complaints from Mill Valley residents between 2018 and 2021, including 10 in 2021 (**Table E-2**). Eight of the 10 complaints filed in 2021 were related to disability status, one was related to national origin, and one was related to race. Between 2018 and 2021, 78 percent of complaints related to disability status. During this period, the most common discriminatory practices cited were reasonable accommodations (60 percent), harassment (24 percent), and different terms and conditions (12 percent). Of the requests for reasonable accommodations during this period, five were granted in 2018, one was granted in 2019, and one was granted in 2020. No requests for reasonable accommodations filed in 2021 (five requests) were granted. Other complaints filed during this period related to age (eight percent), gender (six percent), national origin (six percent), race (six percent), and source of income (four percent).

The HCD Data Viewer records HUD fair housing inquiries. Fair housing inquiries are not official fair housing cases but can be used to identify concerns about possible discrimination. According to 2013-2021 HUD data, there were 0.27 inquiries per 1,000 persons in Mill Valley. The fair housing inquiry rate in the City is similar to Corte Madera to the east (0.27), but higher than Larkspur and Ross to the north. There were three total inquiries from Corte Madera during this period, one on the basis of familial status and two with no basis. Of the three inquiries, one was found to have no valid issue and two failed to respond.

Table E-2: Discrimination Complaints by Protected Class – Mill Valley (2018-2021)				
Protected Class	2018	2019	2020	2021
Disability	77.8%	100.0%	61.5%	80.0%
Gender	11.1%	0.0%	7.7%	0.0%
National Origin	5.6%	0.0%	7.7%	10.0%
Race	5.6%	11.1%	0.0%	10.0%
Sex	0.0%	0.0%	15.4%	0.0%
Source of Income	16.7%	0.0%	7.7%	0.0%
Total	18	9	13	10
<i>Sources: Fair Housing Advocates of Northern California (FHANC), 2020-21.</i>				

Fair Housing Testing

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

During the 2018-2019 FY, FHANC conducted email testing, in-person site, and phone testing for the County. FHANC conducted 60 email tests to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed." Email testing showed clear differential treatment favoring the White tester in 27 percent of tests, discrimination based on income in 63 percent of tests, and discrimination based on familial status in 7 percent of tests. Three paired tests (6 tests total) also showed discrimination based on both race and source of income. In 80 percent of tests (24 of 30 paired tests), there was some discrepancy or disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).⁶

In-person site and phone tests consisted of an African American tester and a White tester. Of the 10 paired in-person site and phone tests conducted, 50 percent showed differential treatment favoring the White tester, 60 percent showed discrepancies in treatment for HCV recipients, and 30 percent showed discrimination on the basis of race and source of income.

The conclusions of the fair housing tests included in the 2020 AI are as follows:

- Housing providers make exceptions for White Housing Choice Voucher recipients, particularly in high opportunity areas with low poverty.
- Email testing revealed significant evidence of discrimination, with 27% of tests showing clear differential treatment favoring the White tester and 63% of tests showing at least some level of discrimination based upon source of income.
- Phone/site testing also revealed significant instances of discrimination: 50% of discrimination based upon race and 60% based on source of income.

In Fiscal Year 2018 to 2019, Fair Housing Advocates of Marin (FHAM) conducted systemic race discrimination investigations as well as complaint-based testing, with testing for race, national origin, disability, gender, and familial status discrimination. FHAM monitored Craigslist for discriminatory advertising, with the additional recently added protection for individuals using housing subsidies in unincorporated parts of Marin. FHAM notified 77 housing providers in Marin during the year regarding discriminatory language in their advertisements.

The 2020 State AI did not report any findings on fair housing testing. However, the AI concluded that community awareness of fair housing protections correlates with fair housing testing as testing is often

⁶ The Housing Choice Voucher (HCV) Program is the federal government's major program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Participants issued a housing voucher are responsible for finding a suitable housing unit of their choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the local Public Housing Agency (PHA) on behalf of the participant. The participant then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Beginning on January 1, 2020, housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Housing Choice Voucher, that helps them to afford their rent.

complaint-based, like it is for FHAM in Marin County. According to the 2020 State AI, research indicates that persons with disabilities are more likely to request differential treatment to ensure equal access to housing, making them more likely to identify discrimination. The 2020 State AI highlighted the need for continued fair housing outreach, fair housing testing, and trainings to communities across California, to ensure the fair housing rights of residents are protected under federal and state law. The 2020 State AI recommended that the state support the increase of fair housing testing to identify housing discrimination.

The 2020 State AI also reported findings from the 2020 Community Needs Assessment Survey. Respondents felt that the primary bases for housing discrimination were source of income, followed by discriminatory landlord practices, and gender identity and familial status. These results differ from the most commonly cited reason for discrimination in complaints filed with DFEH and FHANC. The State survey also found that most (72 percent) respondents who had felt discriminated against did “nothing” in response. According to the 2020 State AI, “fair housing education and enforcement through the complaint process are areas of opportunity to help ensure that those experiencing discrimination know when and how to seek help.”

Local Trends

As depicted in Table E-2, Fair Housing Advocates of Northern California have documented 50 complaints related to Mill Valley rental conditions since 2018. Over 80% of all complaints are received from those individuals with disabilities seeking housing that can accommodate their needs.

Fair Housing Education and Outreach

Regional Trends

As stated earlier, the 2020 State AI has concluded that fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. FHANC organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. The Marin County Housing Authority website includes the following information in 103 languages:

- Public Housing, including reasonable accommodations, grievance procedures, transfer policies, Section 3, maintenance service charges, fraud and abuse, resident newsletters, forms and other resources;
- HCVs, including for landlords, participants, fraud and abuse and voucher payment standards;
- Waitlist information and updates;
- Resident Services, including the Supportive Housing Program and Resident Advisory Board;
- Homeownership including Below Market Rate Homeownership Program, Residential Rehab Loan Program, Mortgage Credit Certification Program and the Section 8 Homeownership Program;
- Announcements and news articles, Agency reports and calendar of events.

The County established a Fair Housing Community Advisory Group in 2016. The Community Advisory Group provides advice and feedback on citizen engagement and communication strategies to County staff, participates in inclusive discussions on fair housing topics, identifies fair housing issues and contributing factors, and assists in developing solutions to mitigate fair housing issues. The County also established a Fair Housing Steering Committee consisting of 20 members representing public housing,

faith-based organizations, the Marin County Housing Authority, Asian communities, cities and towns, African American communities, business, persons with disabilities, children, legal aid, persons experiencing homelessness, Latino communities, and philanthropy. The Steering Community advises on citizen engagement strategies, identifies factors contributing to fair housing impediments, incorporates community input and feedback, and provides information on a variety of housing topics to inform actions and implementation plans.

Local Trends

From 2017 to 2018, Fair Housing Advocates of Marin (FHAM) educated 221 prospective homebuyers; trained 201 housing providers on fair housing law and practice, a 28 percent increase from the previous fiscal year. From 2017 to 2018, FHAM also reached 379 tenants and staff from service agencies through fair housing presentations and 227 community members through fair housing conferences (a 37 percent increase); distributed 4,185 pieces of literature; had 100 children participate in our annual Fair Housing Poster Contest from 10 local schools and 16 students participate in our first Fair Housing Poetry Contest from 11 local schools; and offered Storytelling shows about diversity and acceptance to 2,698 children attending 18 Storytelling shows.

As of 2021, FHAM agency reaches those least likely to apply for services through the following: ·

- Translating most of its literature into Spanish and some in Vietnamese;
- Continuing to advertise all programs/services in all areas of Marin, including the Canal, Novato, and Marin City, areas where Latinx and African-American populations are concentrated and live in segregated neighborhoods;
- Maintaining a website with information translated into Spanish and Vietnamese;
- Maintaining bilingual staff: As of 2021, FHAM has three bilingual Spanish speakers who offer intake, counseling, education and outreach to monolingual Spanish speakers; in addition, they have one staff member who is bilingual in Mandarin and another in Portuguese;
- Maintaining a TTY/TDD line to assist in communication with clients who are deaf/hard of hearing · Offering translation services in other languages when needed;
- Conducting outreach and fair housing and pre-purchase presentations in English and Spanish;
- Collaborating with agencies providing services to all protected classes, providing fair housing education to staff and eliciting help to reach vulnerable populations – e.g. Legal Aid of Marin, the Asian Advocacy Project, Canal Alliance, ISOJI, MCIL, Sparkpoint, the District Attorney's Office, Office of Education, and the Marin Housing Authority.

2. Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with “doubling up”-households with extended family members and non-kin.⁷ These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).⁸

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from 0 to 100, with 0 denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score above 60, 60 percent of people in the specified area would need to move to eliminate segregation.⁹ The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

Non-Hispanic Whites make up 71.2 percent of Marin County’s population, a significantly larger share than in the Bay Area region¹⁰, where only 39 percent of the population is non-Hispanic White. The next largest racial/ethnic group in Marin County is Hispanic/Latino, making up 16 percent of the population, followed by Asian population (5.8 percent), and population of two or more races (3.8 percent) (**Table E-3**). Of the selected jurisdictions surrounding Mill Valley, Larkspur has the largest Hispanic population, where 11 percent of residents are Hispanic or Latino, while Ross has the smallest Hispanic population of only 3.5 percent (and inversely the largest White population of 89 percent). Unlike the County, Asian residents in Mill Valley make up the second largest share of the population and Hispanic/Latino residents account for only 4.2 percent of the population. While the Asian population makes up the third largest share of the population in Marin County, they account for only six percent of the population. Mill Valley and adjacent cities tend to have larger non-Hispanic White populations compared to the County.

⁷ Harvey, H., Dunifon, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. *Duke University Press*, 58 (3): 821–846. <https://doi.org/10.1215/00703370-9101102>

⁸ Sandefur, G.D., Martin, M., Eggerling-Boeck, J., Mannon, S.E., & Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) *America becoming: Racial trends and their consequences*. (Vol I, pp. 40-102). National Academy Press Washington, D.C.

⁹ Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

¹⁰ The “Bay Area” data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

Table E-3: Racial Composition in Neighboring Cities and County (2019)

	Bay Area ¹	Marin County	Mill Valley	Corte Madera	Larkspur	Ross	Sausalito	Tiburon
White, non-Hispanic	39.3%	71.2%	86.2%	78.5%	77.9%	89.1%	86.7%	86.7%
Black or African American, non-Hispanic	5.8%	2.1%	0.7%	2.3%	0.7%	3.0%	0.9%	0.9%
American Indian and Alaska Native, non-Hispanic	0.2%	0.2%	0.0%	0.0%	0.4%	0.0%	0.2%	0.2%
Asian, non-Hispanic	26.7% ¹	5.8%	5.0%	6.1%	5.4%	3.8%	3.2%	3.2%
Native Hawaiian and Other Pacific Islander, non-Hispanic	N/A	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Some other race, non-Hispanic	N/A	0.9%	0.0%	1.6%	0.5%	0.0%	0.6%	0.6%
Two or more races, non-Hispanic	N/A	3.8%	3.8%	4.4%	4.0%	0.5%	0.4%	0.4%
Hispanic or Latino	23.5%	16.0%	4.2%	7.1%	11.0%	3.5%	8.1%	8.1%
Total	7,710,026	259,943	14,330	9,838	12,319	2,290	7,116	7,116

1. The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

2. Asian and Pacific Islander combined; ABAG Data Package presented data with some races combined.

Sources: American Community Survey, 2015-2019 (5-Year Estimates). ABAG Housing Needs Data Package.

As explained above, dissimilarity indices measures segregation, with higher indices signifying higher segregation. In Marin County, all minority (non-White) residents combined are considered moderately segregated from White residents, with an index score of 42.6 in 2020 (**Table E-4**). Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Black, Hispanic, Asian/Pacific Islander, and White residents have also increased since 1990, indicating that Marin County has become increasingly racially segregated. Based on HUD's definition of the index, Black and White residents are highly segregated and Hispanic and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table E-4: Dissimilarity Indices for Marin County (1990-2020)				
	1990 Trend	2000 Trend	2010 Trend	Current
Marin County				
Non-White/White	31.63	34.08	35.21	42.61
Black/White	54.90	50.87	45.61	57.17
Hispanic/White	36.38	44.29	44.73	49.97
Asian or Pacific Islander/White	19.64	20.13	18.55	25.72
<i>Sources: HUD Dissimilarity Index, 2020.</i>				

In California, based on the figures provided in the 2020 State AI, segregation levels between non-White and White populations were moderate in both entitlement and non-entitlement areas. However, segregation levels in non-entitlement areas are slightly higher with a value of 54.1, compared to 50.1 in entitlement areas. Segregation trends Statewide show an increase in segregation between non-White and White populations between 1990 and 2017 in both entitlement and non-entitlement areas. The 2020 State AI found that California's segregation levels have consistently been most severe between the Black and White populations, a trend paralleled in Marin County. Also, like Marin County, State trends show Asian or Pacific Islander and White residents are the least segregated when compared to other racial and ethnic groups, but levels are still increasing.

Figure E-4 and **Figure E-5** below compare the concentration of minority populations in Marin County and the adjacent region by census block group¹¹ in 2010 and 2018. Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide. In Marin County, non-White populations are most concentrated along the eastern County boundary, specifically in North and Central Marin in the cities of San Rafael, Novato, and the unincorporated communities of Marin City and San Quentin (where a State Prison is located). Red block groups indicate that over 81 percent of the population in the tract is non-White. While non-White populations appear to be increasing across the Marin region, these groups are generally concentrated within the areas described above. However, minorities are more highly concentrated in jurisdictions east and south of Marin County. Most of the block groups along the San Pablo Bay and San Francisco Bay shores in Solano, Contra Costa, Alameda,

¹¹ Block groups (BGs) are the next level above census blocks in the geographic hierarchy (census blocks are the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data). A BG is a combination of census blocks that is a subdivision of a census tract or block numbering area (BNA). A county or its statistically equivalent entity contains either census tracts or BNAs; it can not contain both. The BG is the smallest geographic entity for which the decennial census tabulates and publishes *sample* data.

and San Francisco County have higher concentrations of minorities (over 61 percent) compared to North Bay counties (Marin, Sonoma, and Napa).

Figure E-4: Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

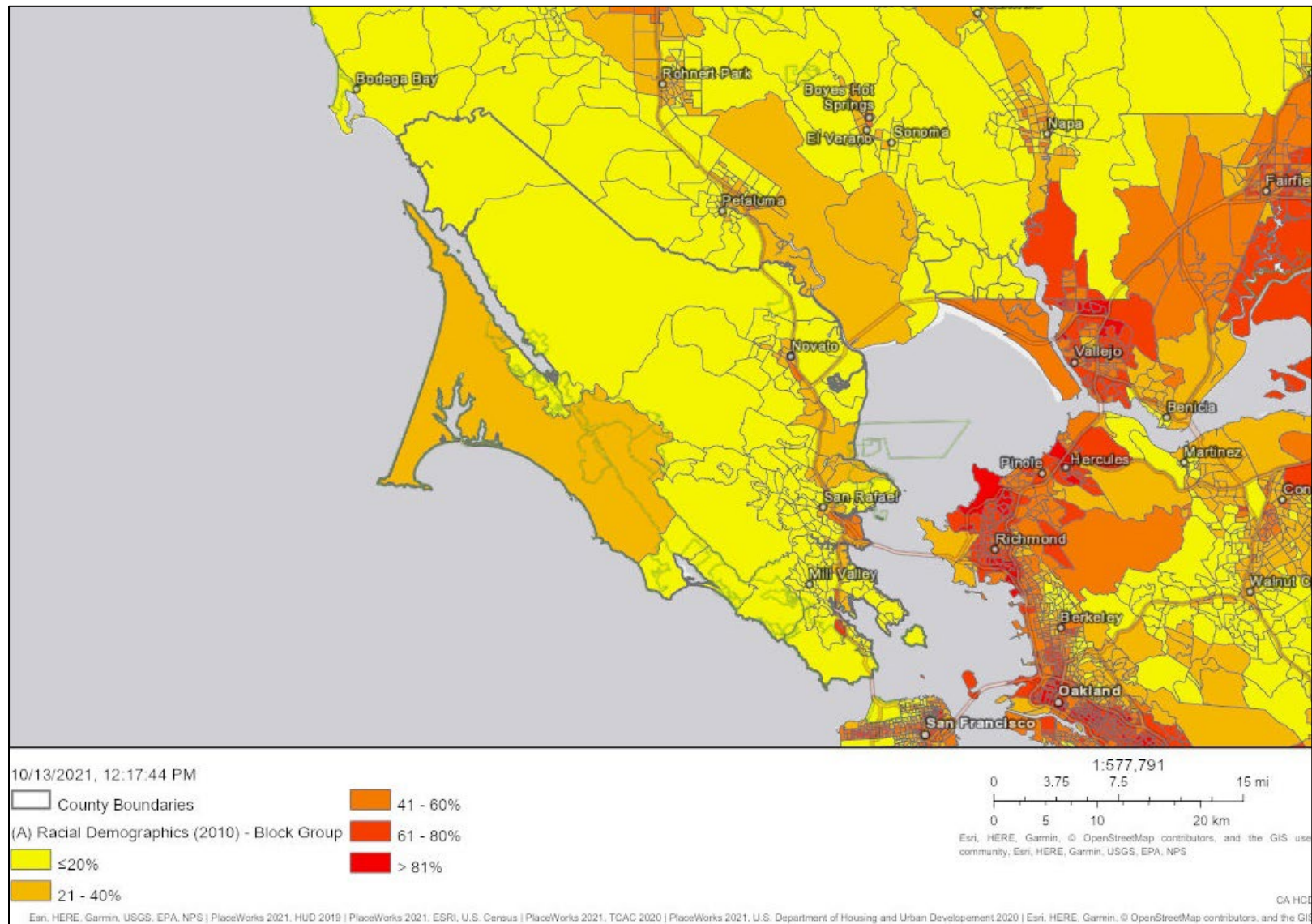


Figure E-5: Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

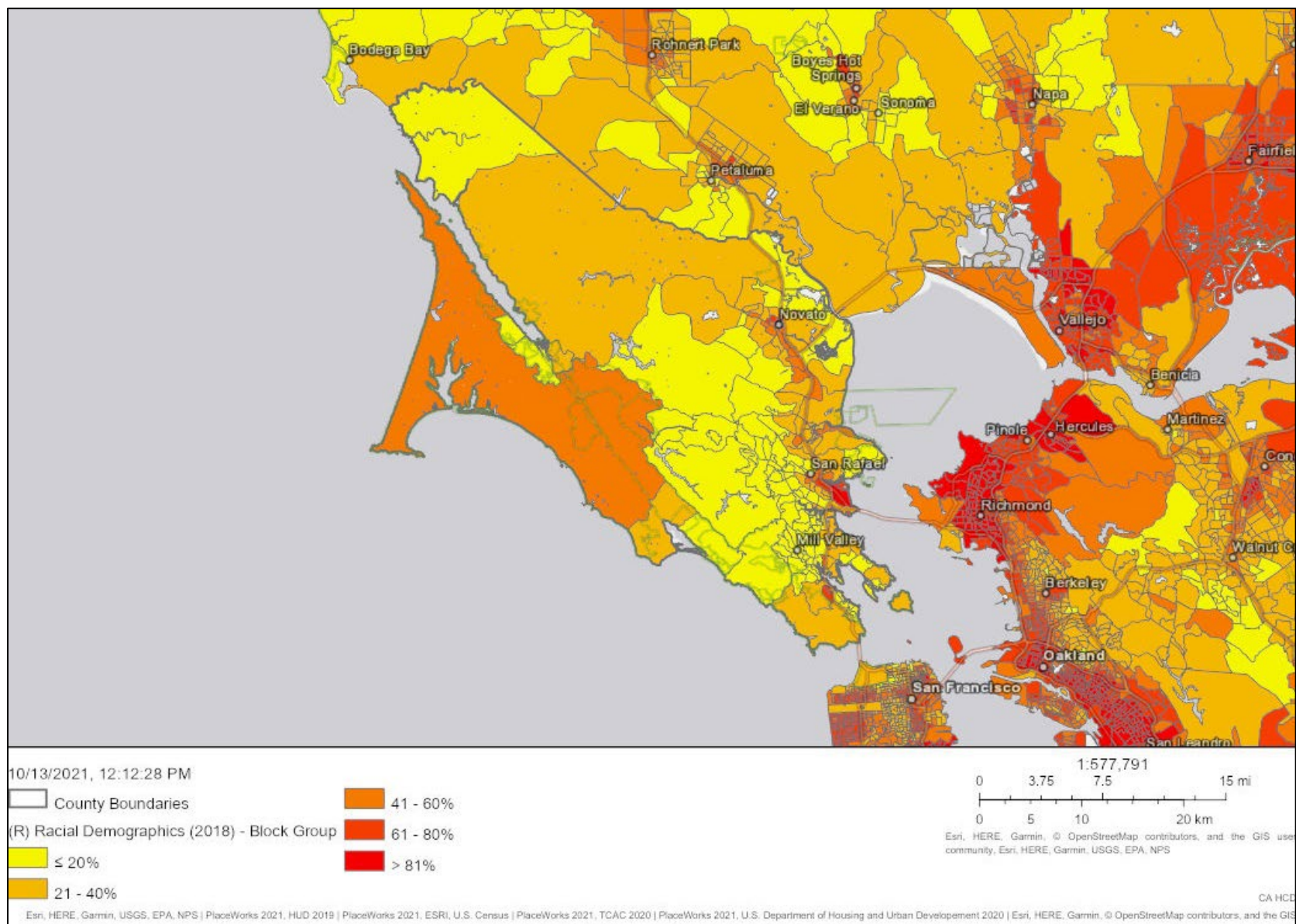
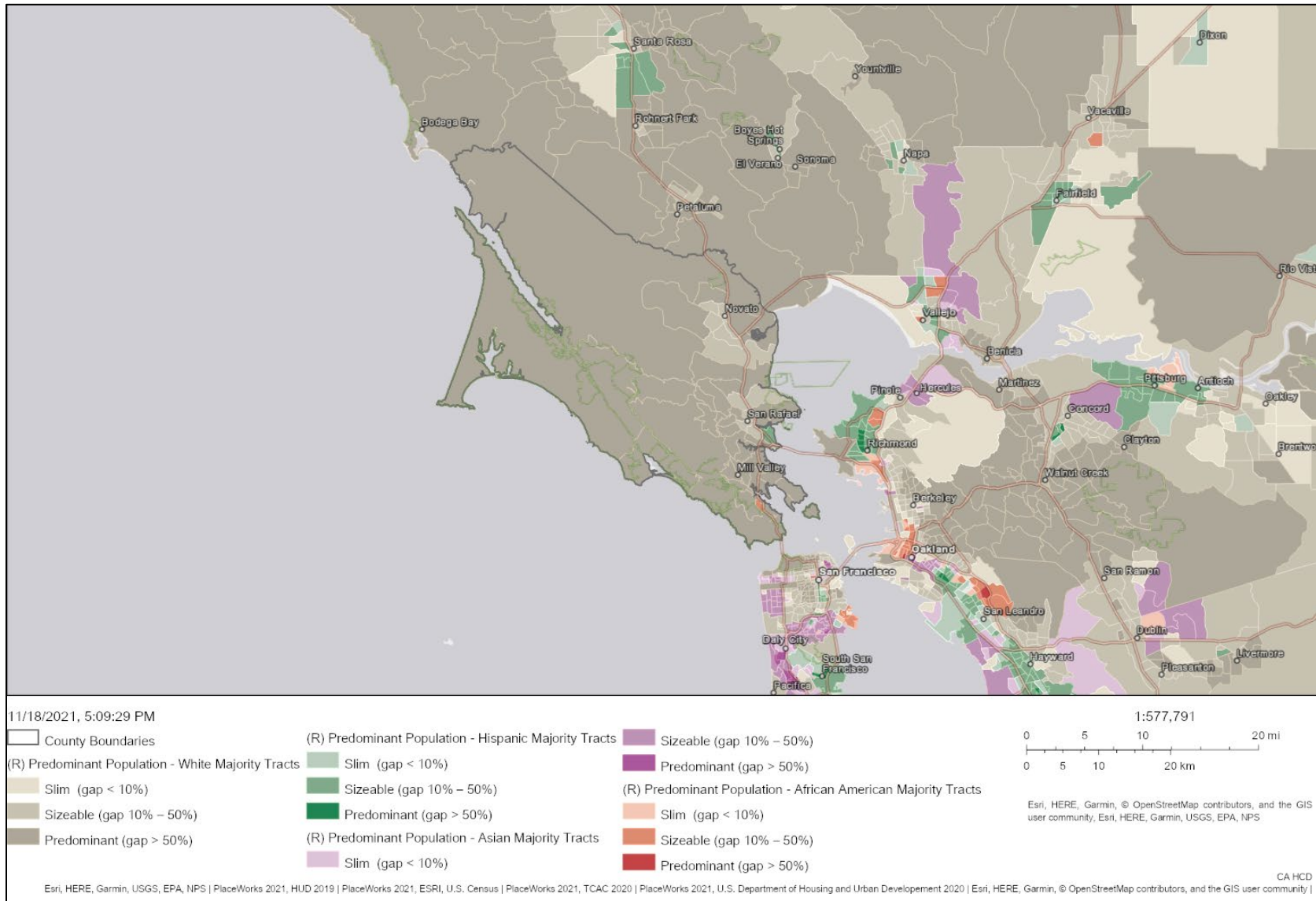


Figure E-6 shows census tracts in Marin County and the neighboring region by predominant racial or ethnic groups. The intensity of the color indicates the population percentage gap between the majority racial/ethnic group and the next largest racial/ethnic group. The higher the intensity of the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. The darkest color indicator for each race indicates that over 50 percent of the population in that tract is of a particular race/ethnicity. Gray indicates a White predominant tract, green indicates a Hispanic predominant tract, purple indicates an Asian predominant tract, and red indicates a Black predominant tract. There are only four tracts in the County with non-White predominant populations. Three tracts in Central Marin and one tract in Southern Marin have predominant non-White populations. Two tracts in San Rafael have Hispanic predominant populations (green), one of which has a Hispanic population exceeding 50 percent (90 percent, darkest green), and one tract in the unincorporated San Quentin community has a Black predominant population (40 percent, red). In Southern Marin, one tract in unincorporated Marin City has a Black majority population (41 percent, red). In all other tracts countywide, Whites are the predominant race (grey). By comparison, many census tracts in Solano, Contra Costa, Alameda and San Francisco county have predominant minority populations (shades of purple, green, and red).

It is important to note that Marin City, a historic African American enclave, is experiencing significant declines in its African American population – in 1990, the community was about 90 percent Black/African American, and is currently around 28 percent.

COVID-19 has accelerated these trends, exemplifying the communities that are increasingly at risk. Hispanic/Latino populations represent about 16 percent of the County, and 34 percent of Rental Assistance requests, while Black/African American residents represent about two percent of the population, but 8.5 percent of Rental Assistance requests.

Figure E-6: Regional Racial/Ethnic Majority Tracts (2018)



Local Trends

Like the County, Mill Valley's population is mostly White (86.2 percent). As presented in **Table E-5**, the City's White population increased from 84.1 percent in 2010 to 86.2 percent in 2019, while the Black/African American, American Indian/Alaska Native, Asian, and Hispanic/Latino populations decreased during the same period. The population of two or more races increased slightly from 2.3 percent in 2010 to 3.8 percent in 2019. There are no American Indian/Alaska Native residents, Native Hawaiian/Other Pacific Islander residents, or residents of a race not listed residing in Mill Valley.

Table E-5: Change in Racial/Ethnic Composition (2010-2019)				
	2010		2019	
	Persons	Percent	Persons	Percent
White, non-Hispanic	11,530	84.1%	12,353	86.2%
Black or African American, non-Hispanic	217	1.6%	106	0.7%
American Indian and Alaska Native, non-Hispanic	25	0.2%	0	0.0%
Asian, non-Hispanic	799	5.8%	712	5.0%
Two or more races, non-Hispanic	311	2.3%	550	3.8%
Hispanic or Latino	820	6.0%	609	4.2%
Total	13,702	100.0%	14,330	100.0%
<i>Sources: 2006-2010 and 2015-2019 ACS (5-Year Estimates).</i>				

ABAG provides segregation analyses for Bay Area jurisdictions for the purpose of this AFFH assessment. According to this report, the dissimilarity index score for people of color and White communities in Mill Valley is slightly lower than the Bay Area average. From 2000 to 2020, the White and non-White communities in Mill Valley have become less segregated but increased slightly between 2010 and 2020 (**Table E-6**). Segregation between Asian/Pacific Islander vs. White and Black/African American vs. White communities in Mill Valley is estimated to be higher compared to the Bay Area average. However, segregation is difficult to measure for small communities including the Black/African American community. Only 0.7 percent of the City population is Black or African American. The dissimilarity index score for Latinx vs. White communities is the lowest compared to Asian/Pacific Islander vs. White, Black/African American vs. White, and People of Color vs. White communities in the City. Segregation between Latinx and White communities in Mill Valley is also lower than in the Bay Area.

Table E-6: Dissimilarity Indices for Mill Valley (2010-2020)				
	Mill Valley			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	28.5*	26.7	29.8	18.5
Black/African American vs. White	36.1*	23.8*	34.1*	24.4
Latinx vs. White	16.7*	8.5*	12.7	20.7
People of Color vs. White	21.2	14.5	16.4	16.8
<i>* Index based on racial group making up less than 5 percent of jurisdiction population. Estimates may be unreliable. Source: ABAG/MTC AFFH Segregation Report, 2022.</i>				

Figure E-7 shows racial/ethnic minority populations by Mill Valley block group in 2018. Concentrations of racial/ethnic minority populations generally remained constant since 2010, according to the HCD AFFH Data Viewer. In the City, nearly all block groups have racial/ethnic minority populations smaller than 20 percent. In one block group in the southeast corner of the City, 53.6 percent of the population belongs to a racial or ethnic minority group. In general, block groups east of Mill Valley have larger non-White populations.

As presented in **Figure E-8**, the entirety of Mill Valley is predominantly White, including the tract containing the block group with a non-White population of 53.6 percent. This trend is consistent with the surrounding jurisdictions.

Figure E-7: Sites Inventory and Minority Concentrations by Block Group (2018)

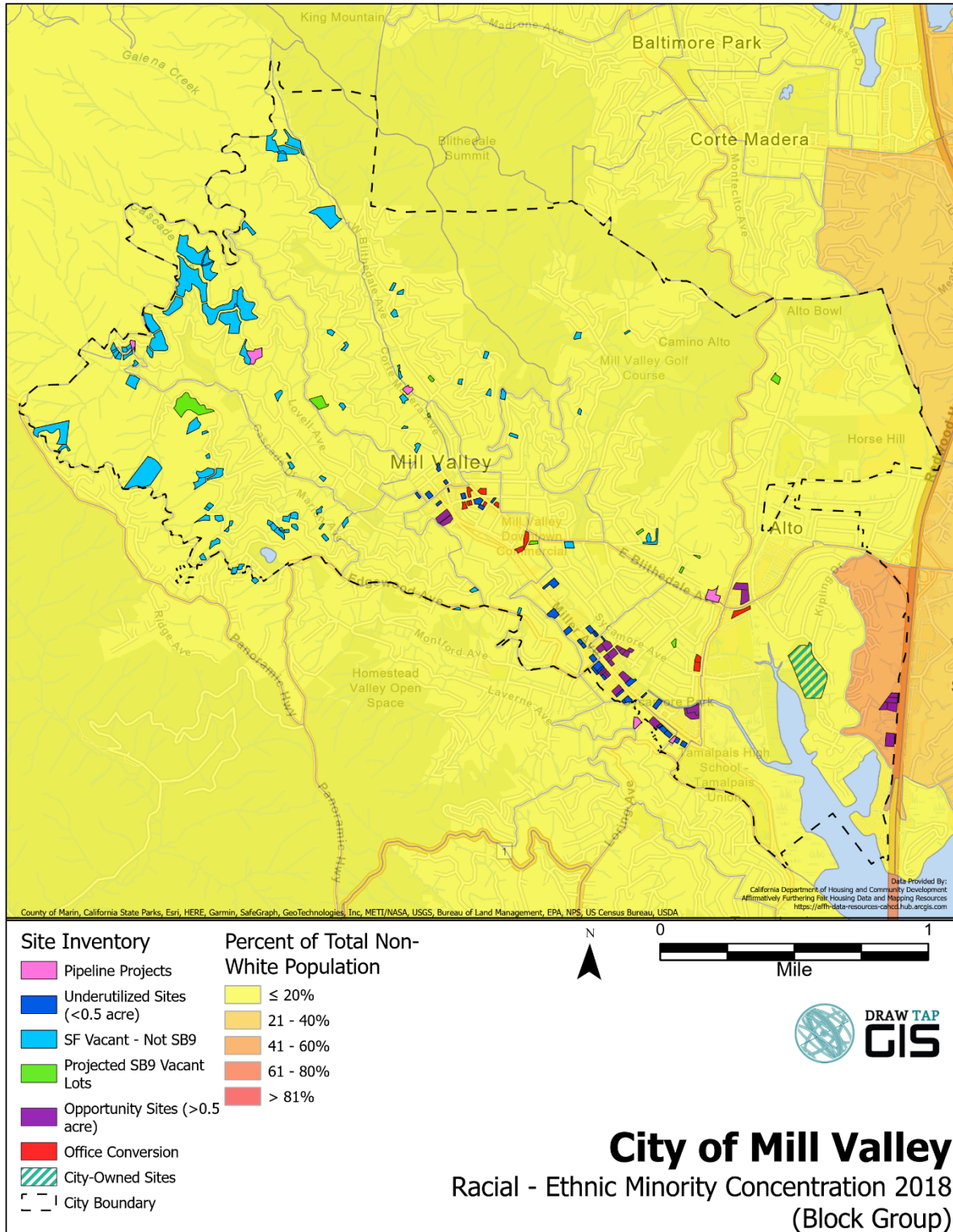
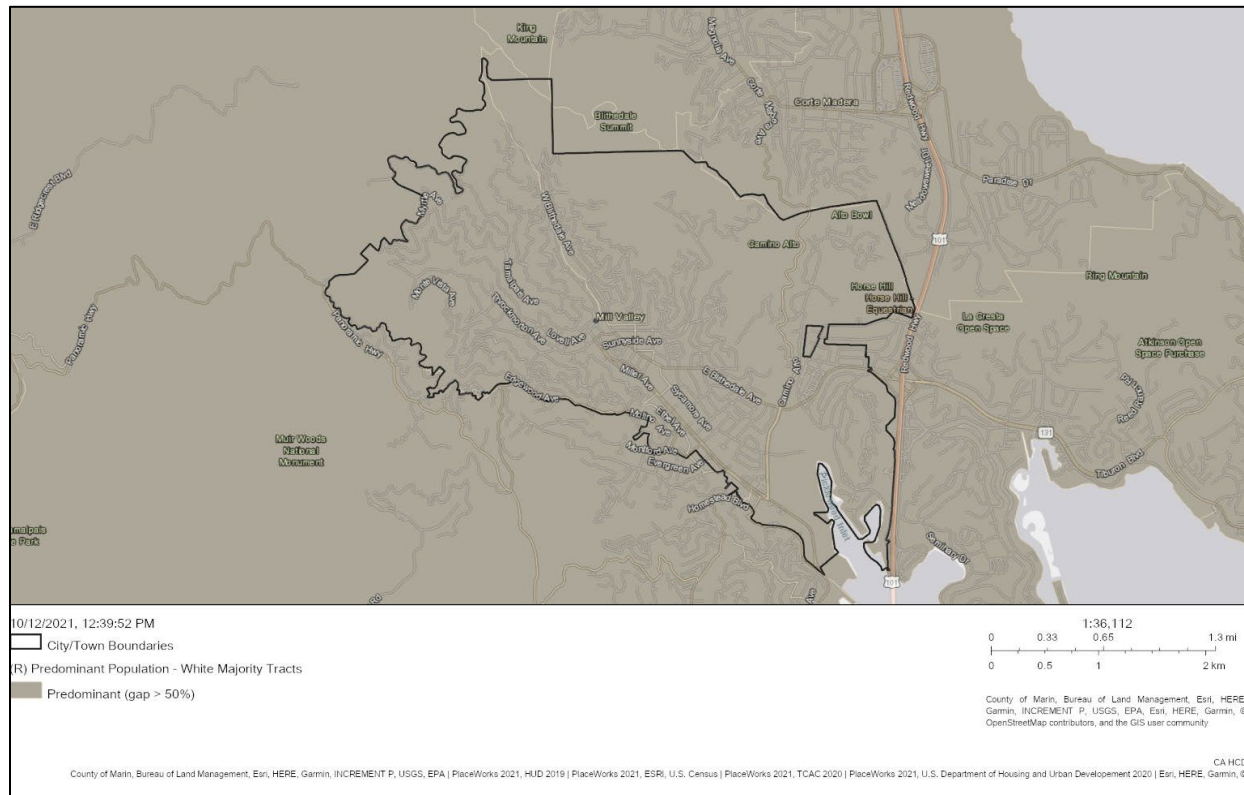


Figure E-8: Racial/Ethnic Majority Tracts (2018)



Sites Inventory

As discussed previously, in nearly all Mill Valley block groups, less than 20 percent of the population belongs to a racial or ethnic minority population. There is one block group along the eastern City boundary with a non-White population of 53.6 percent. The distribution of units selected to meet the City's RHNA by racial/ethnic minority population are shown in **Table E-7** and **Figure E-7**.

Most units (91 percent) are in block groups where less than 20 percent of the population is non-White. There are no moderate or above moderate-income units located in the block group where 53.6 percent of the population belongs to a racial or ethnic minority group. Conversely, 20.4 percent of lower income units (83 units) are located in this area of the City. While the City's RHNA strategy does place a larger proportion of lower income units in the block group with a racial/ethnic minority population of 53.6 percent, sites are generally distributed throughout the City ensuring a variety of housing types are available in all areas and census tracts in Mill Valley (see **Figure E-64**).

Table E-7: Distribution of RHNA Units by Racial/Ethnic Minority Concentration								
Percent Non-White (Block Group)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<=20%	319	79.6%	273	100.0%	238	100.0%	830	91.0%
21-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
41-60%	82	20.4%	0	0.0%	0	0.0%	0	0.0%
Total	401	100.0%	273	100.0%	238	100.0%	912	100.0%

Persons with Disabilities

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability.

Regional Trends

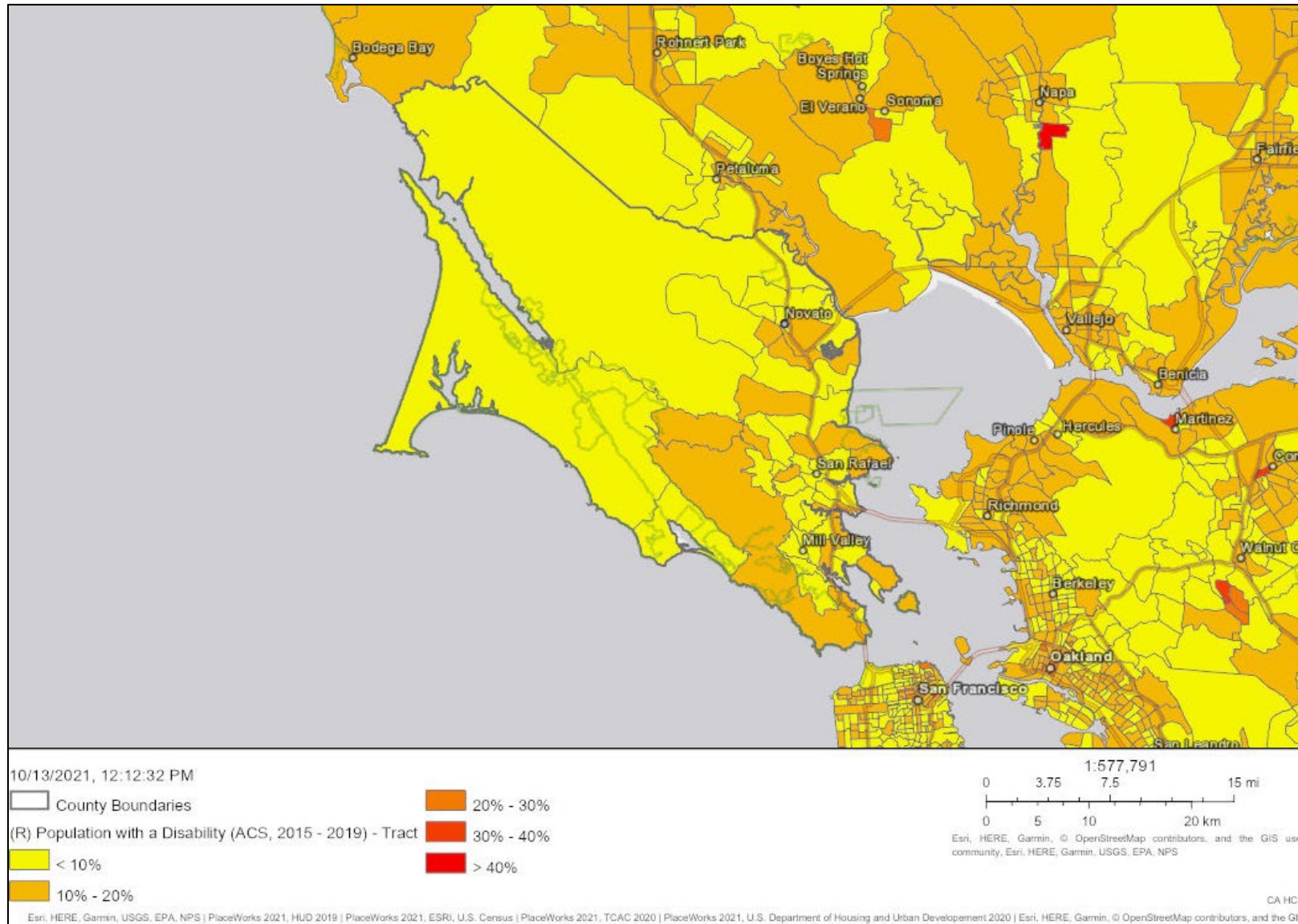
Marin County's population with a disability¹² is similar to that in the Bay Area. As presented in **Table E-8**, in Marin County, 9.1 percent of the population has a disability, compared to 9.6 percent in the Bay Area. Black or African American, American Indian and Alaska Native, and non-Hispanic White populations experience disabilities at the highest rates in both the Bay Area and the County (16 percent, 18 percent, and 11 percent in the Bay Area and 15 percent, 12 percent, and 10 percent in Marin County, respectively). Nearly 37 percent of Marin County's population aged 75 and older and 14.6 percent aged 65 to 74 has one or more disability, lower shares than in the Bay Area. Ambulatory and independent living difficulties are the most common disability type in the County and Bay Area.

¹² The American Community Survey asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report anyone of the six disability types are considered to have a disability. For more information visit: <https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reach%2C%20lifting%2C%20or%20carry%20ing.>

Table E-8: Populations of Persons with Disabilities – Marin County		
	Bay Area	Marin County
	Percent with a Disability	Percent with a Disability
Civilian non-institutionalized population	9.6%	9.1%
Race/Ethnicity		
Black or African American alone	15.9%	14.8%
American Indian and Alaska Native alone	17.5%	12.1%
Asian alone	7.3%	7.3%
Native Hawaiian and Other Pacific Islander alone	9.3%	0.8%
Some other race alone	6.8%	4.7%
Two or more races	8.2%	8.9%
White alone, not Hispanic or Latino	11.3%	9.9%
Hispanic or Latino (of any race)	7.9%	6.1%
Age		
Under 5 years	0.6%	0.7%
5 to 17 years	3.8%	2.9%
18 to 34 years	4.6%	5.9%
35 to 64 years	8.0%	6.1%
65 to 74 years	19.6%	14.6%
75 years and over	47.8%	36.8%
Type		
Hearing difficulty	2.7%	3.0%
Vision difficulty	1.7%	1.5%
Cognitive difficulty	3.7%	3.2%
Ambulatory difficulty	4.8%	4.3%
Self-care difficulty	2.2%	2.0%
Independent living difficulty	3.9%	4.3%
1. The “Bay Area” data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Sources: American Community Survey, 2015-2019 (5-Year Estimates).		

According to the 2015-2019 ACS, populations of persons with disabilities in Marin County cities are generally consistent, ranging from 7.2 percent in Ross to 10 percent in Novato. **Figure E-9** shows that less than 20 percent of the population in all tracts in the County have a disability. Persons with disabilities are generally not concentrated in one area in the region. **Figure E-9** also shows that only few census tracts in the region have a population with a disability higher than 20 percent. However, multiple census tracts with a population with disabilities between 15 and 20 percent are concentrated along San Pablo Bay and San Francisco Bay in Napa, Contra Costa, and Contra Costa Valley.

Figure E-9: Regional Populations of Persons with Disabilities by Tract (2019)



Local Trends

According to the 2015-2019 ACS, 9.7 percent of Mill Valley residents experience a disability, compared to 9.1 percent countywide. Disabilities are most common amongst elderly residents; approximately 42 percent of persons aged 75 and over experience a disability (**Table E-9**). The most common disabilities in Mill Valley are independent living difficulties (5.7 percent) and ambulatory difficulties (5.2 percent). Ambulatory difficulties, difficulty walking or climbing stairs, and independent living difficulties are typically most common amongst elderly adults. Black/African American residents in Mill Valley have a significantly higher disability rate (37.2 percent) compared to other racial/ethnic groups. The Hispanic/Latino population (13.4 percent) and non-Hispanic White population (10.1 percent) also have disability rates exceeding the citywide average.

The population of persons with disabilities has increased from 8.9 percent during the 2008-2012 ACS. This is likely due, in part, to the increase in elderly residents. The elderly population aged 65 and older in Mill Valley grew from 19.2 percent to 23.7 percent during the same period. The elderly population in Mill Valley may also contribute to disability rate citywide. As mentioned above, the disability rate in the City exceeds the countywide average. The population of persons aged 75 or older in Mill Valley accounts for 11.5 percent of the population compared to only nine percent in Marin County.

Table E-9: Populations of Persons with Disabilities – Mill Valley (2019)		
	Total Population	Percent with a Disability
Total civilian non-institutionalized population	14,264	9.7%
Race/Ethnicity		
Black or African American alone	164	37.2%
Asian alone	712	7.9%
Some other race alone	16	0.0%
Two or more races	665	1.4%
White alone, not Hispanic or Latino	12,295	10.1%
Hispanic or Latino (of any race)	604	13.4%
Age		
Under 5 years	558	0.0%
5 to 17 years	2,627	2.6%
18 to 34 years	1,376	8.3%
35 to 64 years	6,373	4.7%
65 to 74 years	1,732	13.6%
75 years and over	1,598	42.1%
Type		
Hearing difficulty	--	4.1%
Vision difficulty	--	1.0%

Cognitive difficulty	--	2.4%
Ambulatory difficulty	--	5.2%
Self-care difficulty	--	3.5%
Independent living difficulty	--	5.7%
<i>Sources: American Community Survey, 2015-2019 (5-Year Estimates).</i>		

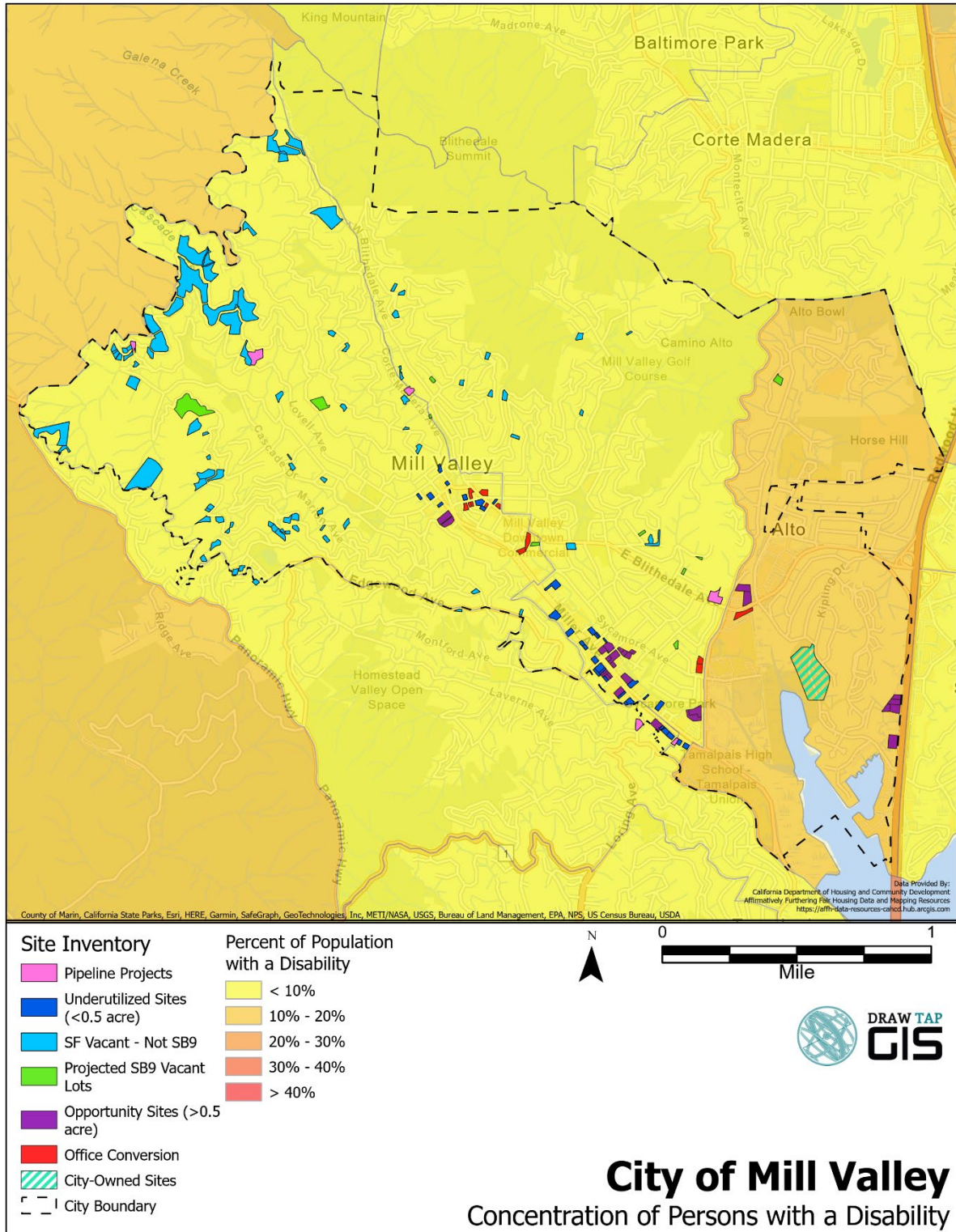
Figure E-10 shows the population of persons with disabilities by census tract based on the 2015-2019 ACS. Tracts 1261, 1262, and 1270 encompass a majority of the City. There are three additional tracts, 1191, 1211, and 1282, that encompass small sections of the City along the northern and southern City boundaries. Tracts 1191 and 1211, located north of the City, do not contain any Mill Valley households.

In tracts 1261, 1270, and 1282, located in the central and western areas of Mill Valley, less than 10 percent of the population experiences one or more disability. Tract 1262, on the eastern side of the City, has a population of persons with disabilities of 12.3 percent. The concentration of persons with disabilities in this tract is likely, in part, due to the elderly population residing in this area of the City. This tract has a population of persons aged 65 and older of 28.5 percent compared to 18.9 percent in tract 1261 (central tract), 23.3 percent in tract 1270 (western tract), and 16.8 percent in tract 1282 (southern tract).

Tract 1262 also encompasses all subsidized housing projects in the City. There is a total of six subsidized housing projects in Mill Valley: Alto Station Apartments (17 affordable units), Camino Alto Apartments (24 affordable units), Mill Creek Apartments (9 affordable units), Shelter Hill Apartments (65 affordable units), The Redwoods II (60 affordable units), and Pickleweed Apartments (24 affordable units). Camino Alto Apartments and Mill Creek Apartments are both affordable senior housing complexes.

The tract with the higher concentration of persons with disabilities also contains the block group where 53.6 percent of the population belongs to a racial or ethnic minority group (see **Figure E-7**). Populations of persons with disabilities in Mill Valley tracts are consistent with surrounding jurisdictions.

Figure E-10: Sites Inventory and Populations of Persons with Disabilities by Tract (2019)



Sites Inventory

As presented above, one tract in Mill Valley has a population of persons with disabilities exceeding 10 percent. It is relevant to note that this tract has a population of persons with disabilities of 12.3 percent, while populations of persons with disabilities in all other tracts range from 8.1 to 8.4 percent. The distribution of units selected to meet the City's RHNA by population of persons with disabilities is shown in **Table E-10** and **Figure E-10**.

Most RHNA units (80.2 percent) are in tracts where fewer than 10 percent of the population experiences a disability. All above moderate income units and 96 percent of moderate income units are in tracts where less than 10 percent of the population has a disability. Conversely, 42.4 percent of lower income RHNA units are in the tract where 12.3 percent of the population is disabled.

Table E-10: Distribution of RHNA Units by Population of Persons with Disabilities								
Percent with Disability (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	231	57.6%	262	96.0%	238	100.0%	731	80.2%
10-20%	170	42.4%	11	4.0%	0	0.0%	181	19.8%
Total	401	100.0%	273	100.0%	238	100.0%	912	100.0%

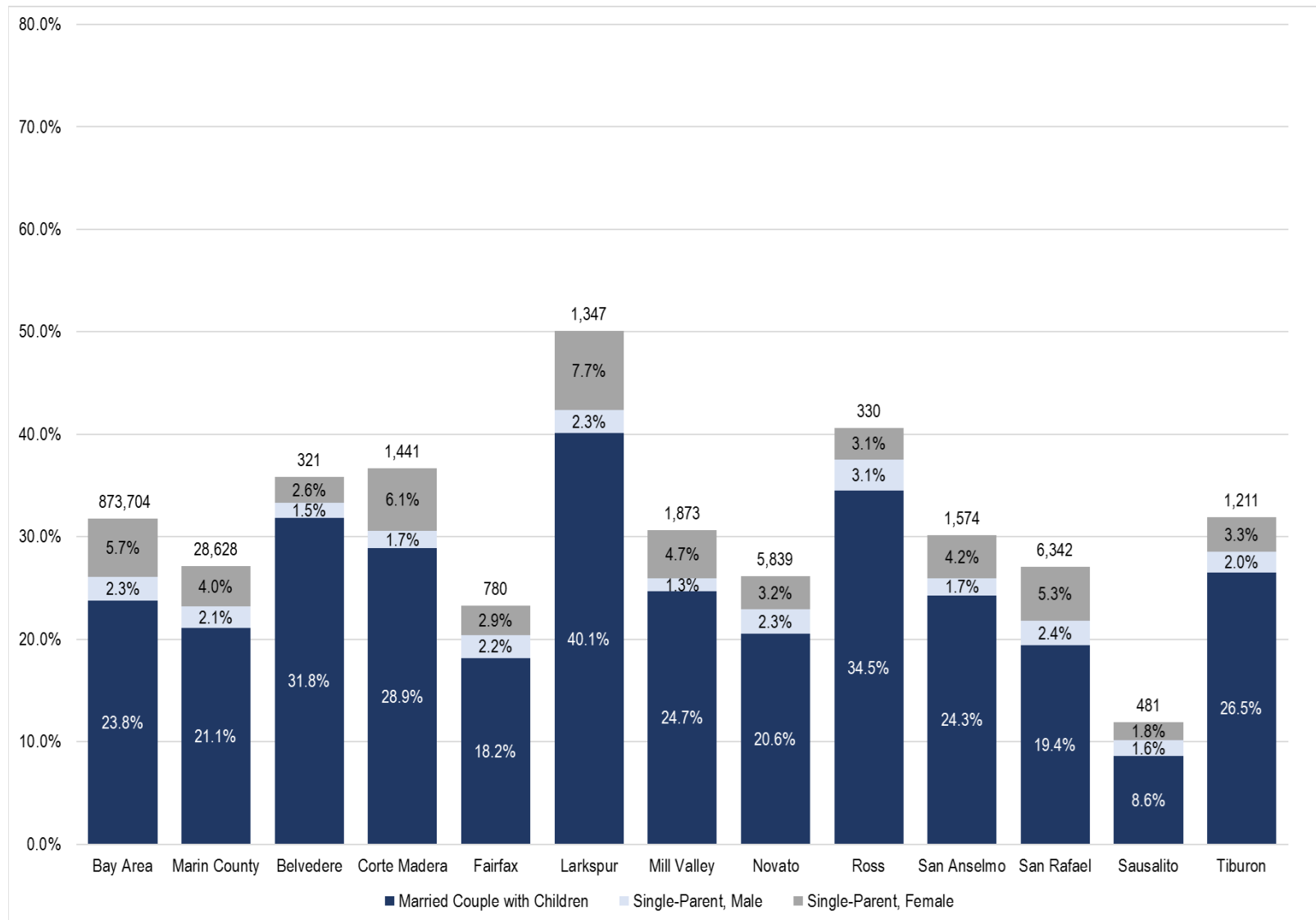
Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Regional Trends

According to the 2019 ACS, there are slightly fewer households with children in Marin County than the Bay Area. About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households (**Figure E-11**). In the Bay Area, about 32 percent of households have children and like in the County, the majority of households with children are married-couple households. Within Marin County, the cities of Larkspur and Ross have the highest percentage of households with children (50.1 percent and 40.6 percent, respectively). Larkspur, Corte Madera, and San Rafael have concentrations of single-parent households exceeding the countywide average. **Figure E-12** shows the distribution of children in married households and single female headed households in the region. Census tracts with high concentrations of children living in married couple households are not concentrated in one area of Marin County. Most census tracts have over 60 percent of children living in married-persons households. Regionally, children in married-person households are more common in inland census tracts (away from the bay areas). The inverse trend is seen for children living in single-parent female-headed households, is shown in **Figure E-13**. In most tracts countywide, less than 20 percent of children live in female-headed households. Between 20 and 40 percent of children live in female-headed households in two tracts: one in Southern Marin in the unincorporated community of Marin City and one in West Marin near the unincorporated community of Bolinas. Regionally, tracts with a higher percentage of children in married-persons households are found along the San Pablo and San Francisco bays. .

Figure E-11: Households with Children in Marin County and Incorporated Cities



Source: American Community Survey, 2015-2019 ACS (5-Year Estimates).

Figure E-12: Regional Percent of Children in Married Couple Households by Tract (2019)

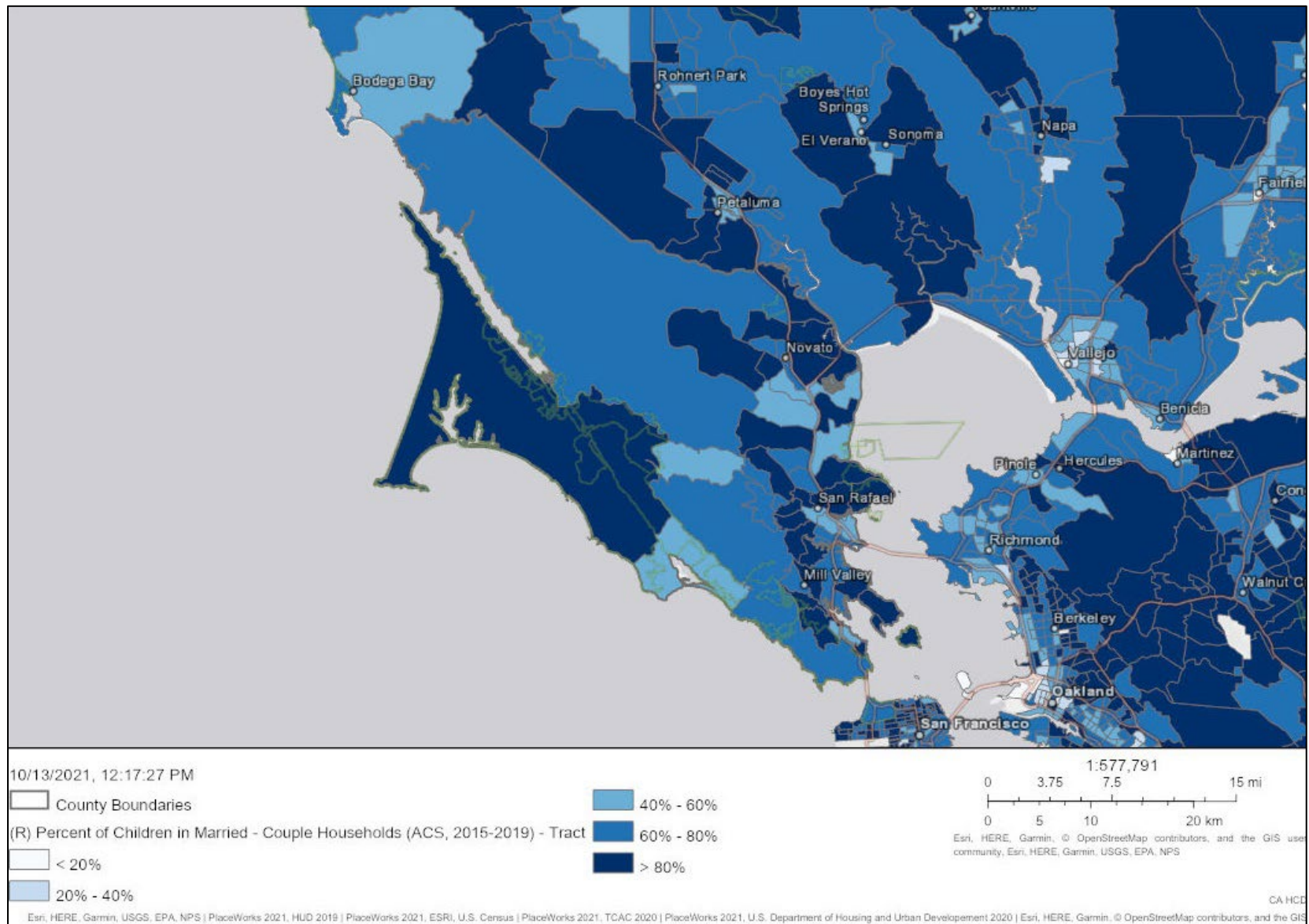
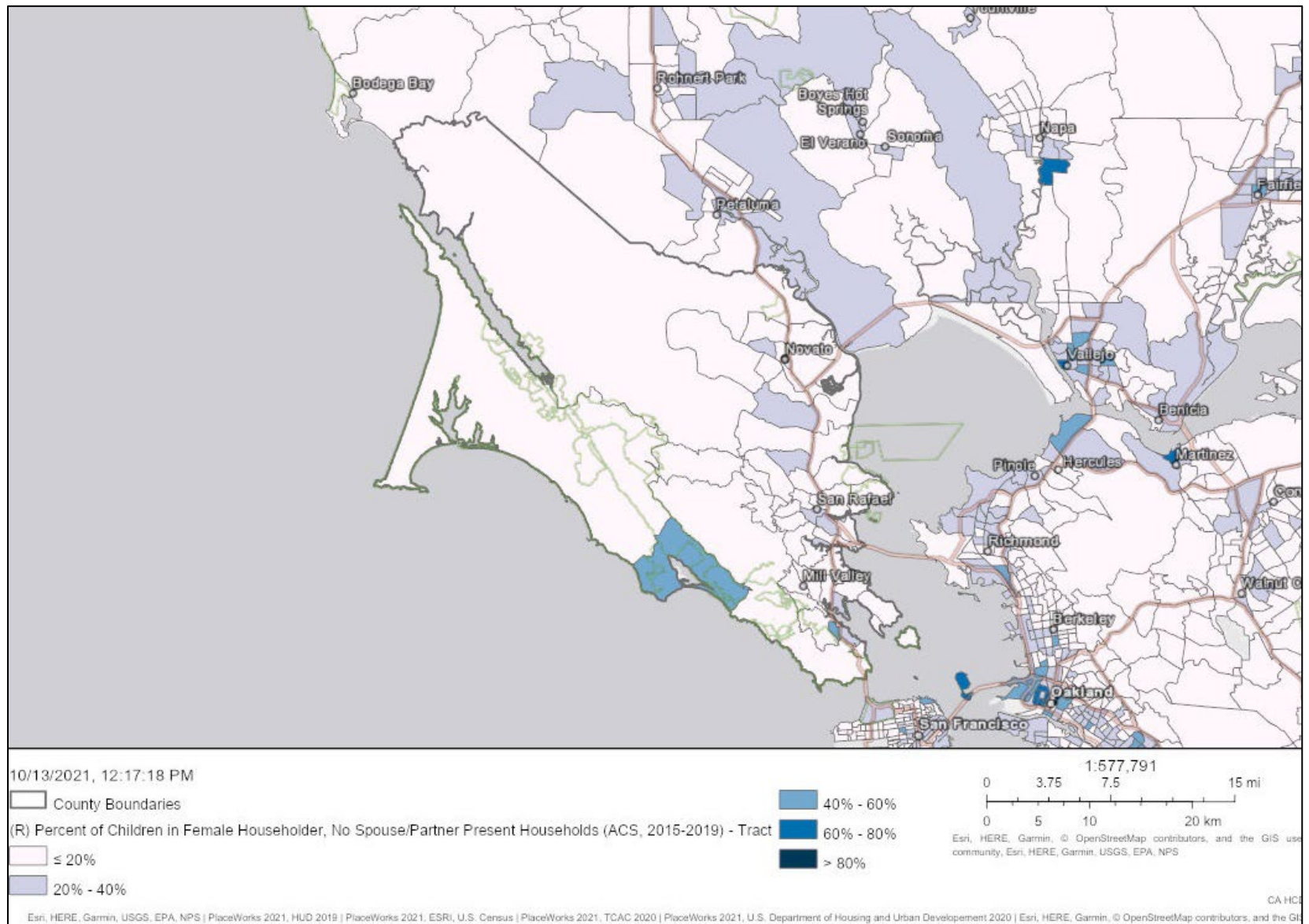


Figure E-13: Regional Percent of Children in Female-Headed Households by Tract (2019)



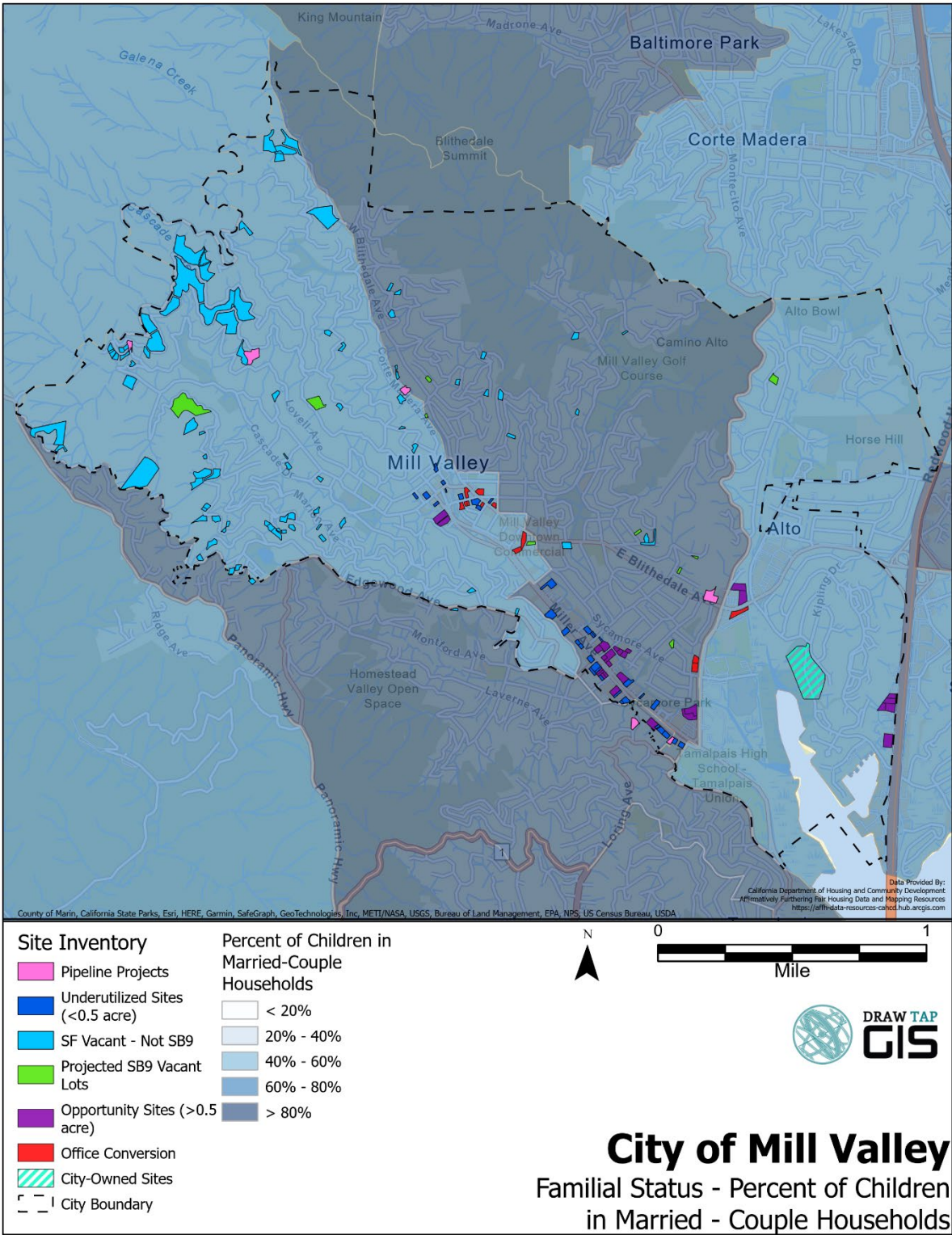
Local Trends

Mill Valley has seen an increase in households with children in recent years (**Table E-11**). During the 2006-2010 ACS, there were 1,824 households with children representing 29.6 percent of all City households. The most recent 2015-2019 ACS estimates show there is now 1,910 households with children in Mill Valley representing 31.3 percent of households citywide. Nearly six percent of households in the City are single-parent households, most of which are female-headed single-parent households (4.4 percent). The number of single-parent female-headed households with children in Mill Valley has increased 89.4 percent since the 2006-2010 ACS. During the same period, the number of married couple households with children decreased 1.7 percent and the number of single-parent male-headed households decreased 38.4 percent. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services.

Table E-11: Change in Household Type – Households with Children (2006-2019)					
Household Type	2006-2010		2015-2019		Percent Change
	Households	Percent	Households	Percent	
Married-couple family with children	1,534	24.9%	1,508	24.7%	-1.7%
Cohabiting couple with children	--	--	19	0.3%	N/A
Single-parent, male-headed	125	2.0%	77	1.3%	-38.4%
Single-parent, female-headed	142	2.3%	269	4.4%	89.4%
Total Households with Children	1,824	29.6%	1,910	31.3%	4.7%
Total Households	6,156	100.0%	6,107	100.0%	-0.8%
-- = data not available.					
Sources: American Community Survey, 2006-2010 and 2015-2019 (5-Year Estimates).					

As shown in **Figure E-14**, between 60 and 80 percent of children in the eastern and western tracts (tracts 1270 and 1262) live in married couple households. More than 80 percent of children live in married couple households in the central tract (tract 1261) and the southern tract (tract 1282). As discussed previously, tract 1282 encompasses only a small proportion of Mill Valley along the southern City boundary. Although a smaller proportion of children live in married couple households in the eastern and western tracts, populations of children residing in married couple households in these tracts are comparable to the remainder of the City; 78 percent of children in the eastern tract and 79.2 percent of children in the western tract live in married couple households. There are no tracts in Mill Valley where more than 20 percent of children live in single-parent female-headed households. Concentrations of children residing in married couple households in Mill Valley tracts are consistent with neighboring jurisdictions.

Figure E-14: Sites Inventory and Percent of Children in Married Couple Households by Tract (2019)



Sites Inventory

As presented previously, there are no concentrations of children living in female-headed households in the City. **Table E-12** and **Figure E-14** show the distribution of units selected to meet the RHNA by tract population of children living in married couple households. Approximately 51 percent of units are in tracts where less than 80 percent of children live in married couple households including 52.1 percent of lower income units, 37.4 percent of moderate income units, and 66.4 percent of above moderate income units. The City's RHNA strategy does not concentrate units in areas where fewer children live in married couple households. Further, as discussed above, all tracts have comparable proportions of children residing in married couple households.

Table E-12: Distribution of RHNA Units by Children in Married Couple Households								
Children in Married Couple HHs (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
60-80%	209	52.1%	102	37.4%	158	66.4%	469	51.4%
>80%	192	47.9%	171	62.6%	80	33.6%	443	48.6%
Total	401	100.0%	273	100.0%	238	100.0%	912	100.0%

Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

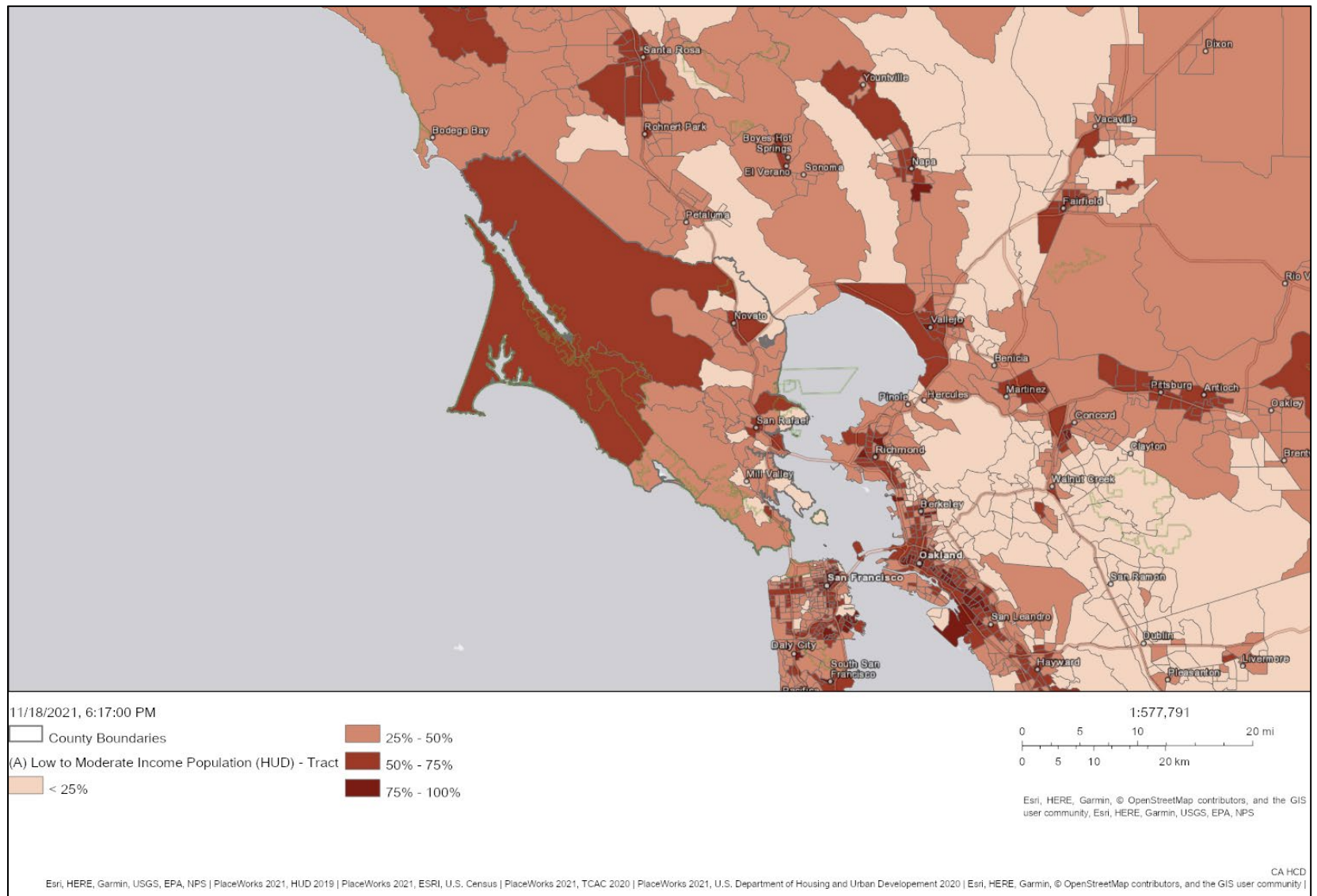
Regional Trends

According to Comprehensive Housing Affordability Strategy (CHAS)¹³ data based on the 2017 ACS, 40.5 percent of Marin County households are low or moderate income, earning 80 percent or less than the area median income (AMI) (**Table E-13**). A significantly larger proportion of renter households in Marin County are LMI. Nearly 60 percent of renter households are considered LMI compared to only 29.8 percent of owner households. **Figure E-15** shows that LMI populations are most concentrated in tracts in West Marin, North Marin (Novato), Central Marin (San Rafael), and the unincorporated communities of Marin City and Santa Venetia.

¹³ Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.

Table E-13: Marin County Households by Income Category and Tenure (2017)			
Income Category	Owner	Renter	Total
0%-30% of AMI	8.7%	26.0%	14.9%
31%-50% of AMI	8.5%	16.0%	11.2%
51%-80% of AMI	12.6%	17.6%	14.4%
81%-100% of AMI	8.4%	10.0%	8.9%
Greater than 100% of AMI	61.8%	30.4%	50.5%
Total	67,295	37,550	104,845
<p>1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties) for Marin County.</p> <p>Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.</p>			

Figure E-15: Regional Concentrations of LMI Households by Tract



Local Trends

Over 65 percent of households in Mill Valley earn more than 100 percent of the area median income (AMI). However, a significantly larger proportion of owner-occupied households earn 100 percent of the AMI or more compared to renter-occupied households, 72.2 percent vs. 47 percent, respectively. Owners tend to have higher incomes than renters. Households earning less than 80 percent of the AMI are considered lower income households. Nearly 43 percent of renter households in the City are lower income households compared to only 22.1 percent of owners. According to 2015-2019 ACS estimates, the median household income in Mill Valley is \$163,614, higher than the County (\$115,246) and neighboring cities of Corte Madera (\$149,439), Larkspur (\$109,426), Sausalito (\$111,906), and Tiburon \$154,915), but lower than Ross (\$224,500).

Table E-14: Mill Valley Households by Income Category and Tenure (2017)			
Income Category	Owner	Renter	Total
0%-30% of AMI	5.0%	18.5%	8.7%
31%-50% of AMI	5.9%	10.4%	7.1%
51%-80% of AMI	11.3%	13.7%	12.0%
81%-100% of AMI	5.6%	10.4%	7.0%
Greater than 100% of AMI	72.2%	47.0%	65.3%
Total	4,425	1,680	6,105
Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.			

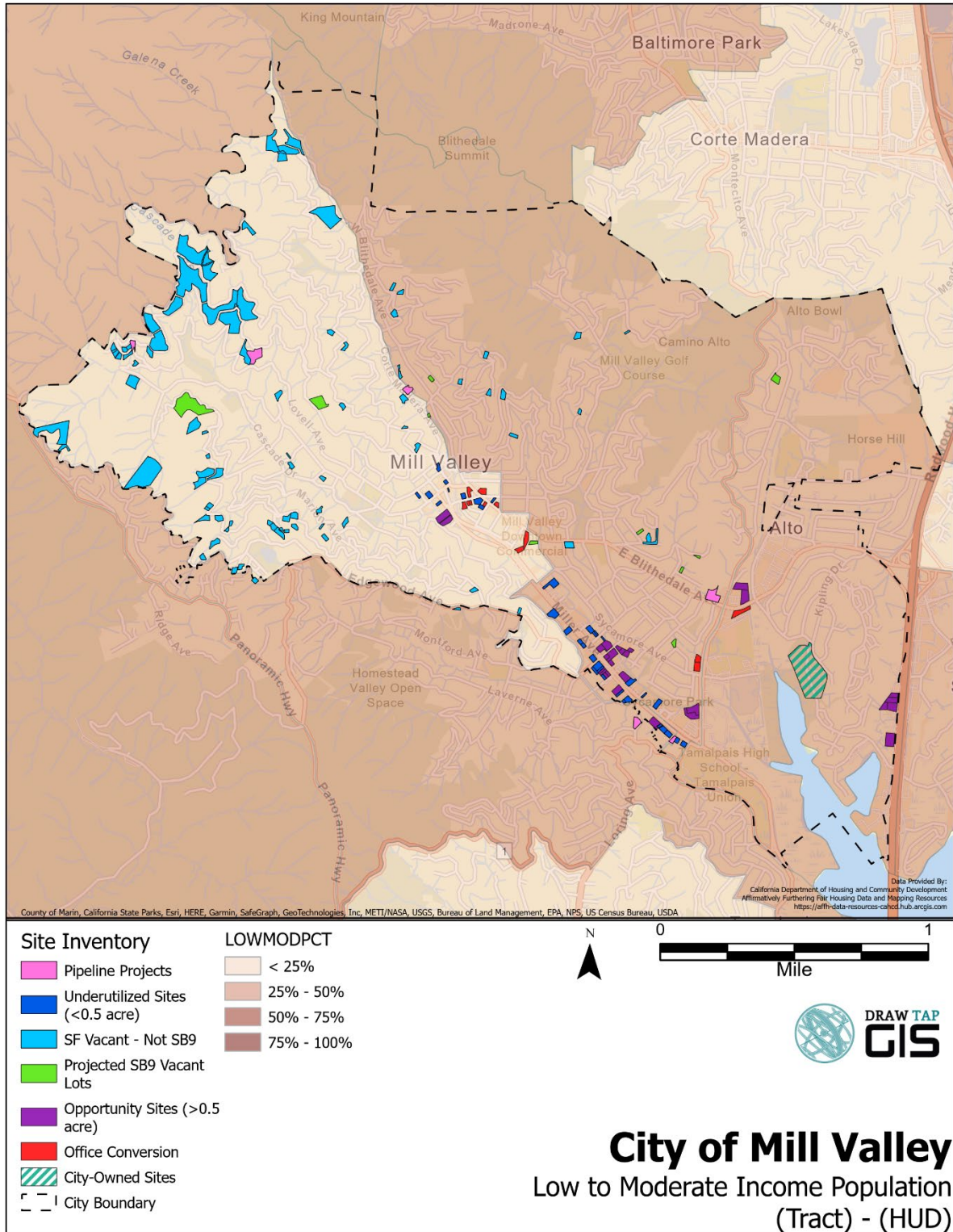
Dissimilarity indices from the ABAG AFFH Segregation Report are presented in **Table E-15**. Household income dissimilarity indices for Mill Valley reveal that various income groups are generally less segregated in the City compared to the Bay Area. Segregation between lower income households and higher income households has decreased in Mill Valley since 2010. Segregation between households earning below 80 percent and households earning above 80 percent of the AMI are lower in Mill Valley compared to the Bay Area, while segregation between households earning below 50 percent and above 120 percent of the AMI is comparable to the region.

Table E-15: Income Dissimilarity Indices – Mill Valley (2022)			
Income Group	Mill Valley		Bay Area
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	16.2	13.2	19.8
Below 50% AMI vs. Above 120% AMI	30.1	24.8	25.3
Source: ABAG/MTC AFFH Segregation Report, 2022.			

Figure E-16 shows the LMI populations in Mill Valley by tract. A tract is considered an LMI area if more than 50 percent of households are low or moderate income. There are no tracts in the City that are considered LMI areas. The central and eastern side of the City, as well as the tract encompassing the small southern area of Mill Valley, tend to have higher concentrations of low and moderate income households compared to the western side. Tract 1262 on the eastern side of the City has the highest concentration of LMI households of 37.8 percent. As discussed previously, there are six subsidized

housing projects in Mill Valley, all of which are located in this tract. These subsidized housing projects likely contribute to the proportion of LMI households in this section of the City. This tract also has a larger population of persons with disabilities and contains a block group with a non-White population of 53.6 percent (see **Figure E-7** and **Figure E-9**). Though this tract has a larger LMI household population compared to other tracts in the City, a majority of households in tract 1262 are above moderate income households earning more than 120 percent of the AMI. LMI populations in Mill Valley tracts are comparable to adjacent jurisdictions.

Figure E-16: Sites Inventory and Concentrations of LMI Households by Tract



Sites Inventory

As shown above, there are no tracts in the City that are considered LMI areas. **Table E-16** and **Figure E-16** show the distribution of RHNA units by LMI population.

Consistent with the overall composition of the City, 68.4 percent of RHNA units are in tracts where 25 to 50 percent of households are low or moderate income. It is relevant to note that tract 1262 has the largest LMI population amongst Mill Valley tracts of only 37.8 percent. A smaller proportion of lower income units (9.7 percent) and moderate income units (33.3 percent) are in the tract where less than 25 percent of households are LMI compared to above moderate income units (66.4 percent). Though a larger proportion of lower and moderate income units are in tracts where more than 25 percent of households are LMI compared to above moderate income units, there are no LMI areas in the City where more than 50 percent of households are low or moderate income.

Table E-16: Distribution of RHNA Units by LMI Household Concentration								
LMI Households (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	39	9.7%	91	33.3%	158	66.4%	288	31.6%
25-50%	362	90.3%	182	66.7%	80	33.6%	624	68.4%
Total	401	100.0%	273	100.0%	238	100.0%	912	100.0%

Housing Choice Vouchers (HCV)

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an “expanding housing opportunities” indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration¹⁴. In Marin County, the Landlord Partnership Program aims to expand rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive and feasible, and by making the entire program more streamlined.

A study prepared by HUD’s Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty¹⁵. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

¹⁴ For more information of Marin County’s SEMAP indicators, see: the County’s Administrative Plan for the HCV Program. <https://irp.cdn-website.com/4e4dabof/files/uploaded/Admin%20Plan%20Approved%20December%202021.pdf>

¹⁵ Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). *Housing choice voucher location patterns: Implications for participant and neighborhood welfare*. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

Regional Trends

As of December 2020, 2,100 Marin households received HCV assistance from the Housing Authority of the County of Marin (MHA). The map in **Figure E-17** shows that HCV use is concentrated in tracts in North Marin (Hamilton and the intersection of Novato Boulevard and Indian Valley Road). In these tracts, between 15 and 30 percent of the renter households are HCV holders. In most Central Marin tracts and some Southern Marin tract (which are more densely populated), between five and 15 percent of renters are HCV recipients. The correlation between low rents and a high concentration of HCV holders holds true in North Marin tracts where HVC use is the highest (**Figure E-18**). Overall, patterns throughout most Marin County communities also show that where rents are lower, HCV use is higher.

Figure E-17: Regional HCV Concentration by Tract

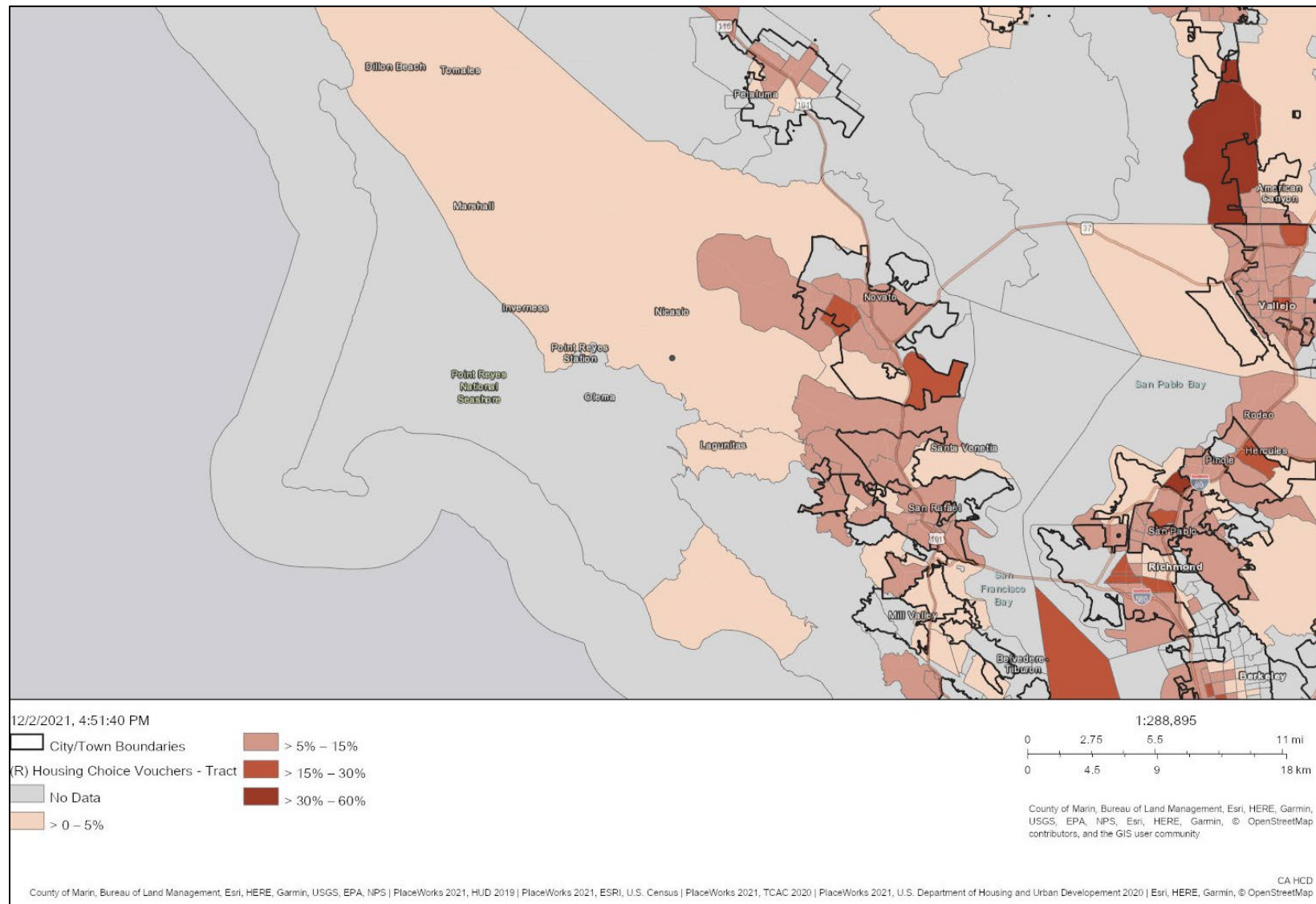
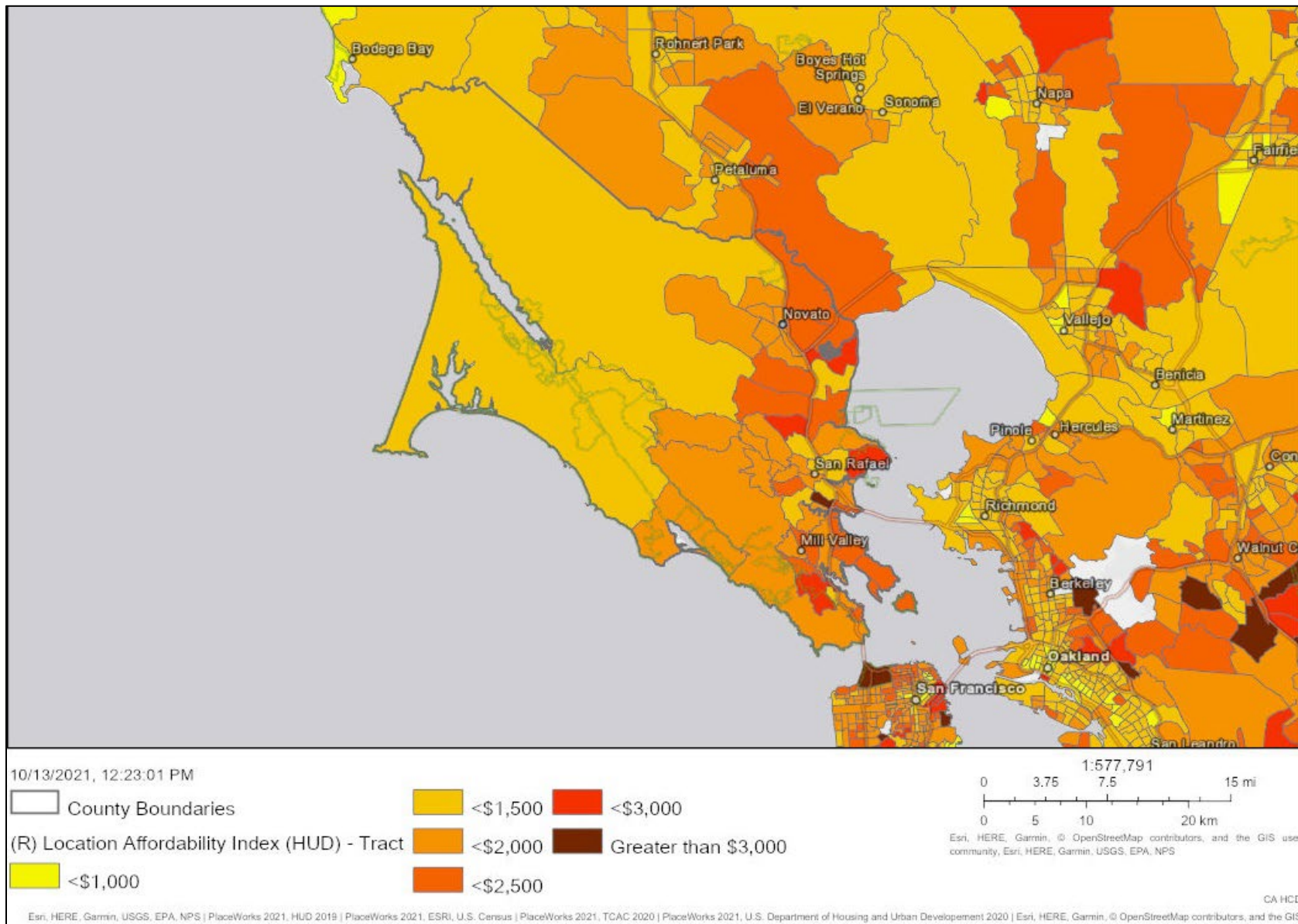


Figure E-18: Regional Median Gross Rent/Affordability Index by Tract



Local Trends

There is no data for HCV recipients for most Mill Valley tracts, indicating there is a very low proportion of renters receiving HCVs in these tracts (**Figure E-19**). To protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this dataset. In tract 1262 on the eastern side of the City, two percent of renter-occupied households receive HCVs. According to the HCD AFFH Data Viewer, the eastern tract also has a larger proportion of renters compared to the remainder of the City. As presented in **Figure E-20**, rental prices are slightly more affordable on the western and eastern sides of the City compared to the central area. Cost burden and overpayment are further analyzed in Section 5, *Disproportionate Housing Needs*, of this Assessment of Fair Housing.

Figure E-19: HCV Concentration by Tract (2020)

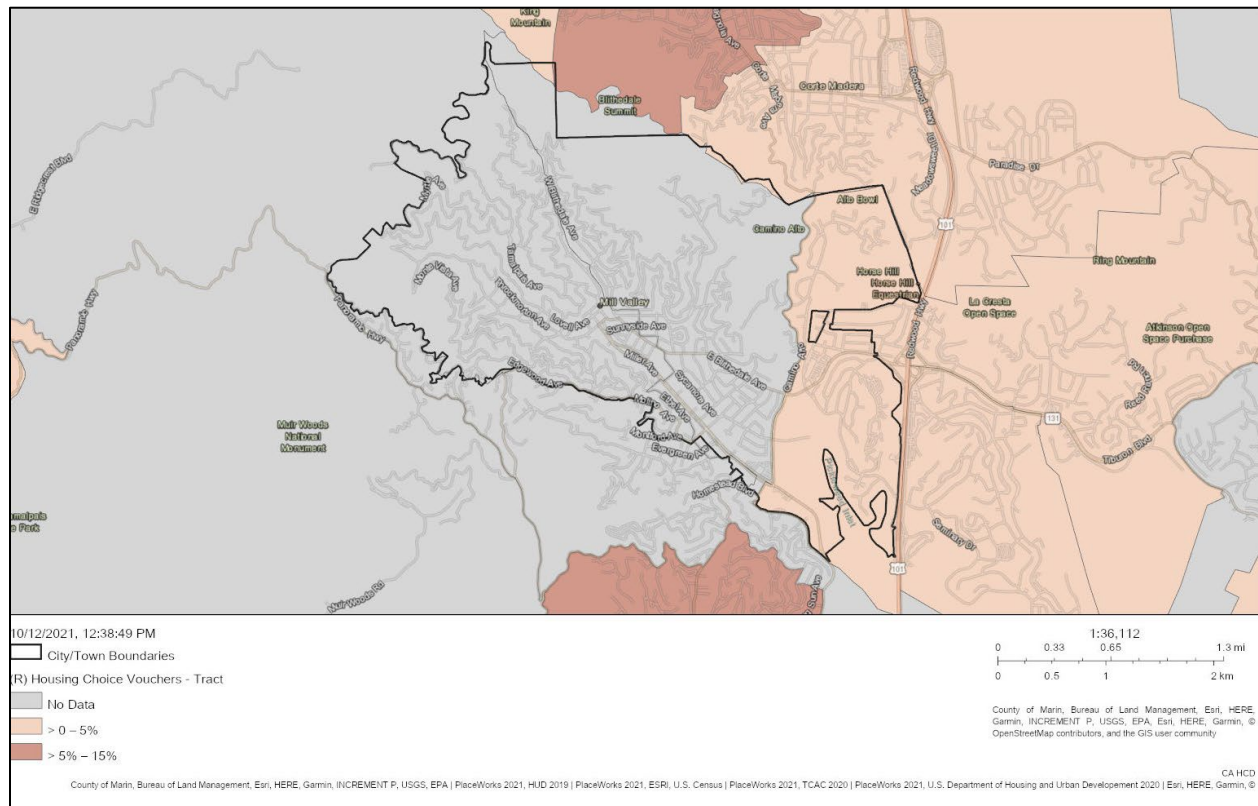
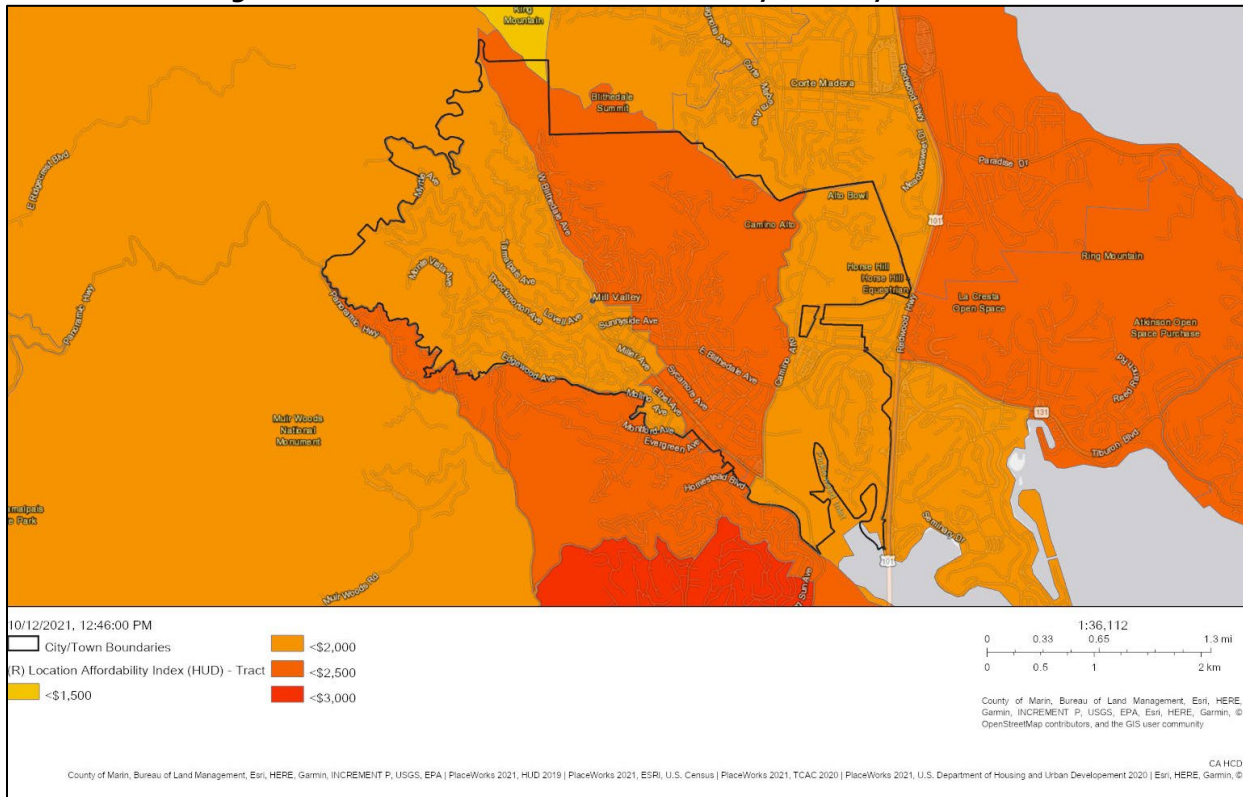


Figure E-20: Median Gross Rent/Affordability Index by Tract (2016)



3. Racially and Ethnically Concentrated Areas

Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

There is one R/ECAP in Southern Marin located in Marin City west of State Highway 101 (**Figure E-21**). As shown in **Figure E-6**, previously, the Marin City CDP tract is characterized by a concentration of African American residents. Approximately 22 percent of Marin City's residents are African American—significantly higher than the County's and unincorporated County's African American population (two percent and three percent, respectively). Marin City residents also earn lower median incomes (less than \$55,000, **Figure E-25**), especially compared to neighboring jurisdictions where median incomes are higher than \$125,000. Marin City, where Marin County's only family public housing is located, also has the highest share of extremely low-income households in the County; about 40 percent of households earn less than 30 percent the Area Median Income, whereas only 14 percent of unincorporated County households are considered extremely low income.

Figure E-21: Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

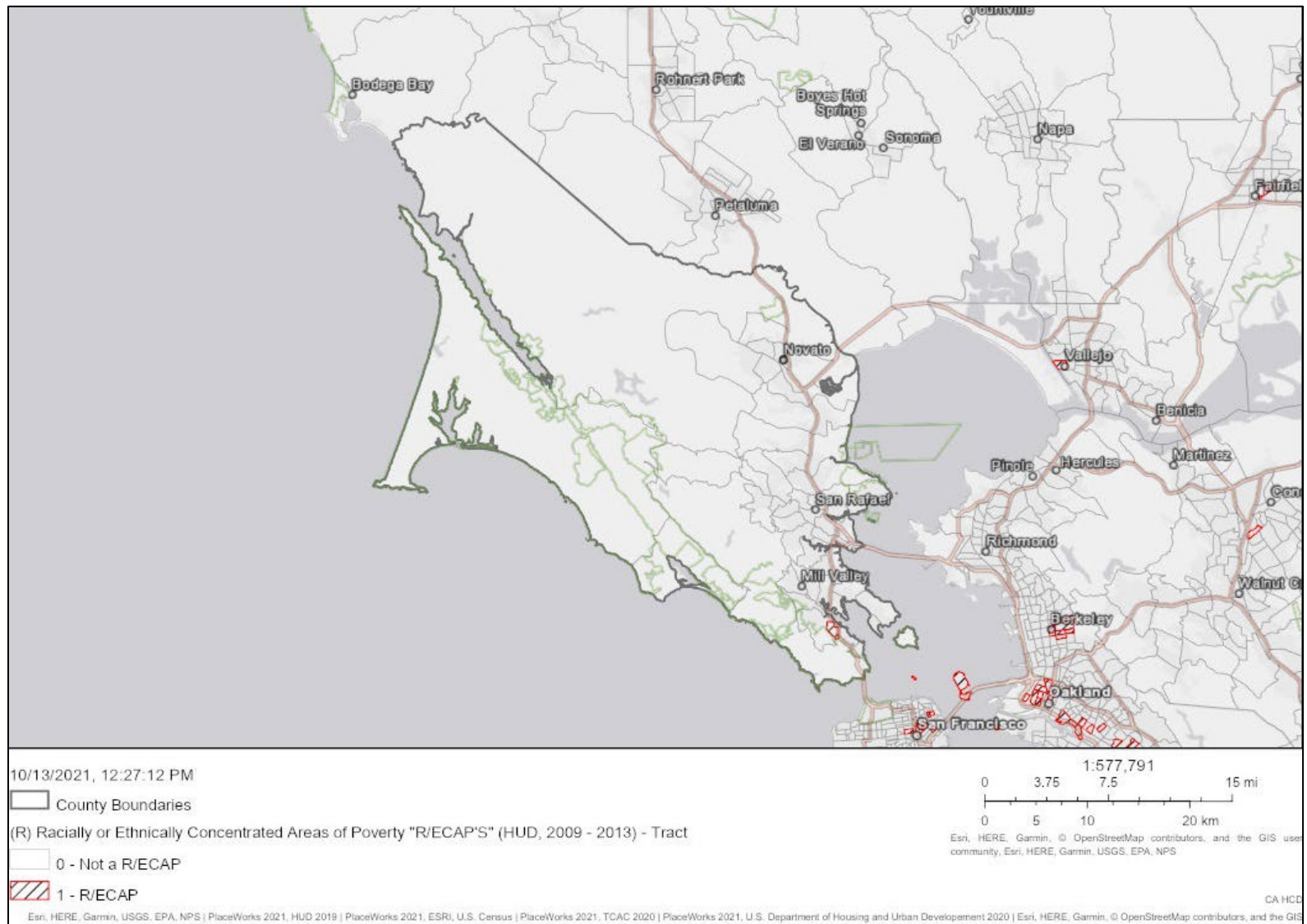
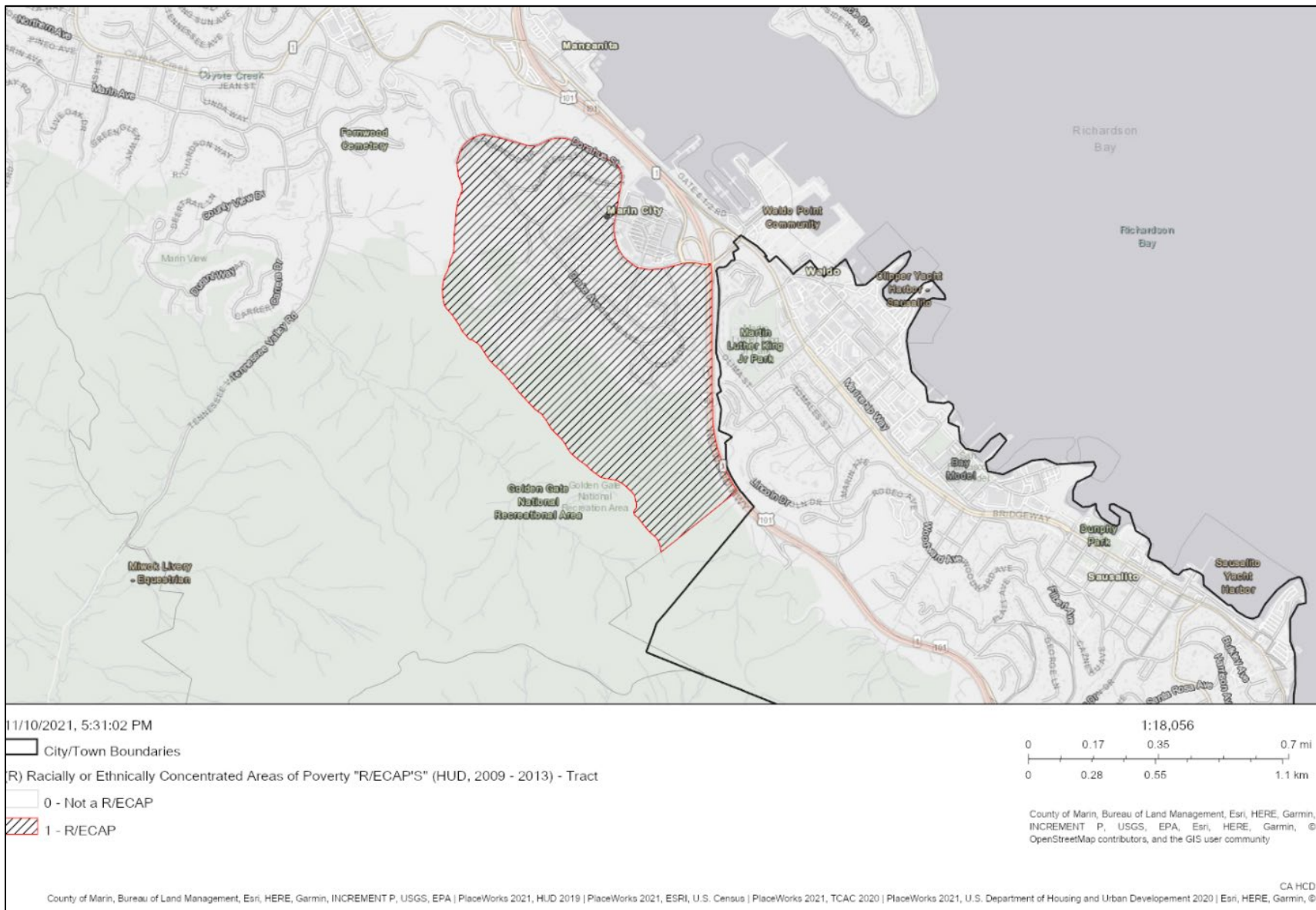


Figure E-22: Regional R/ECAP Detail



Local Trends

There are no R/ECAPs or TCAC-designated areas of high segregation and poverty in Mill Valley. The closest R/ECAP is in Marin City, south of the City, and the closest TCAC area of high segregation and poverty is in San Rafael, northeast of the City.

As presented in **Table E-17**, Mill Valley has a smaller population below the poverty level compared to the County (5.6 percent vs. 7.2 percent, respectively). In Mill Valley, all non-White populations have poverty rates exceeding the citywide average. The population of a race not listed ("some other race") (100 percent), followed by the Black/African American population (37.2 percent), and Hispanic/Latino population (22.4 percent) have the highest poverty rates in the City. In comparison, only 4.1 percent of the non-Hispanic White population is below the poverty level. **Figure E-23** shows poverty status by tract in Mill Valley. Fewer than 10 percent of the population in all tracts are below the poverty line.

Table E-17: Population Below Poverty Level by Race/Ethnicity (2019)				
Income Category	Mill Valley		Marin County	
	Total Population	% Below Poverty Level	Total Population	% Below Poverty Level
Black or African American alone	164	37.2%	4,746	16.8%
American Indian and Alaska Native alone	0	-	823	22.1%
Asian alone	712	6.0%	14,859	8.2%
Native Hawaiian and Other Pacific Islander alone	0	-	507	65.1%
Some other race alone	16	100.0%	20,879	23.2%
Two or more races	665	16.7%	12,199	6.5%
Hispanic or Latino origin (of any race)	604	22.4%	39,574	16.9%
White alone, not Hispanic or Latino	12,295	4.1%	182,823	4.8%
Total population for whom poverty status is determined	14,264	5.6%	253,869	7.2%
<i>Sources: ABAG/MTC Housing Needs Data Workbook, 2021; 2015-2019 ACS (5-Year Estimates).</i>				

Legend:

- [Black outline] City/Town Boundaries
- [Blue shading] Poverty Status (ACS, 2015 - 2019) - Tract
 - < 10%
 - 10% - 20%

Scale: 1:36,112
 0 0.33 0.65 1.3 mi
 0 0.5 1 2 km

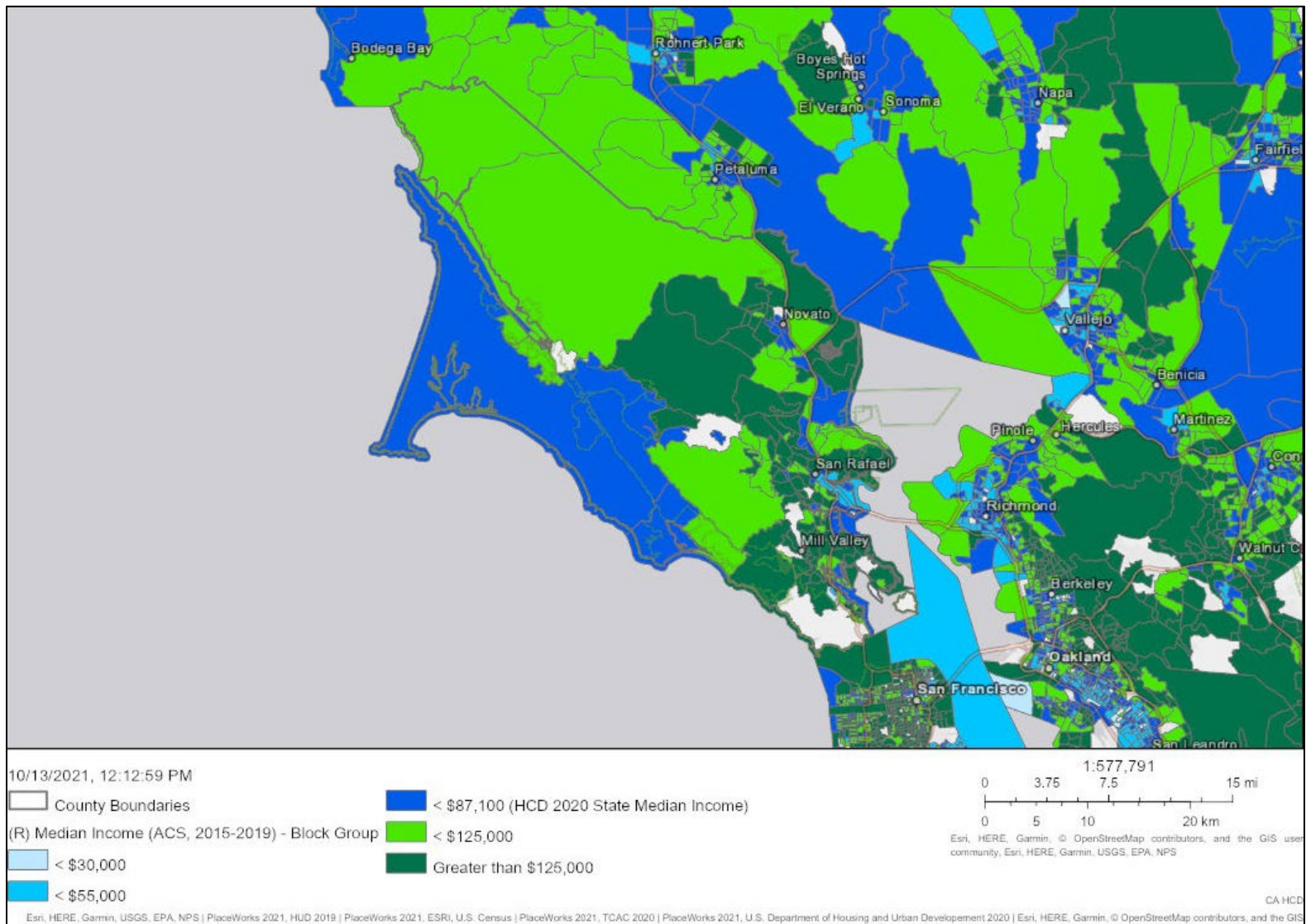
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 County of Marin, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic White residents. According to HUD's policy paper, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

Regional Trends

Figure E-5 and **Figure E-6** shows the concentration of minority/non-White population and majority populations across the region. In **Figure E-5**, census tracts in yellow have less than 20 percent non-white population, indicating over 80 percent of the population is white. There are a few tracts with over 80 percent non-Hispanic White population located throughout the County, especially in Southern Marin, parts of Central Marin, coastal North Marin, and central West Marin. The cities of Belvedere, Mill Valley, Fairfax, Ross, and some areas of San Rafael and Novato are also predominantly white. However, of all these predominantly white areas (incorporated jurisdictions and unincorporated communities), only Belvedere, the Valley, Tam Valley, Black Point- Green Point and the eastern tracts of Novato are census tracts with a median income over \$125,000 (**Figure E-24**). Although not all census tracts have the exact relationship of over 85 percent White and median income over \$125,000 to qualify as "RCAAs," throughout the County tracts with higher White population tend to have greater median incomes.

Figure E-24: Regional Median Income by Block Group (2019)



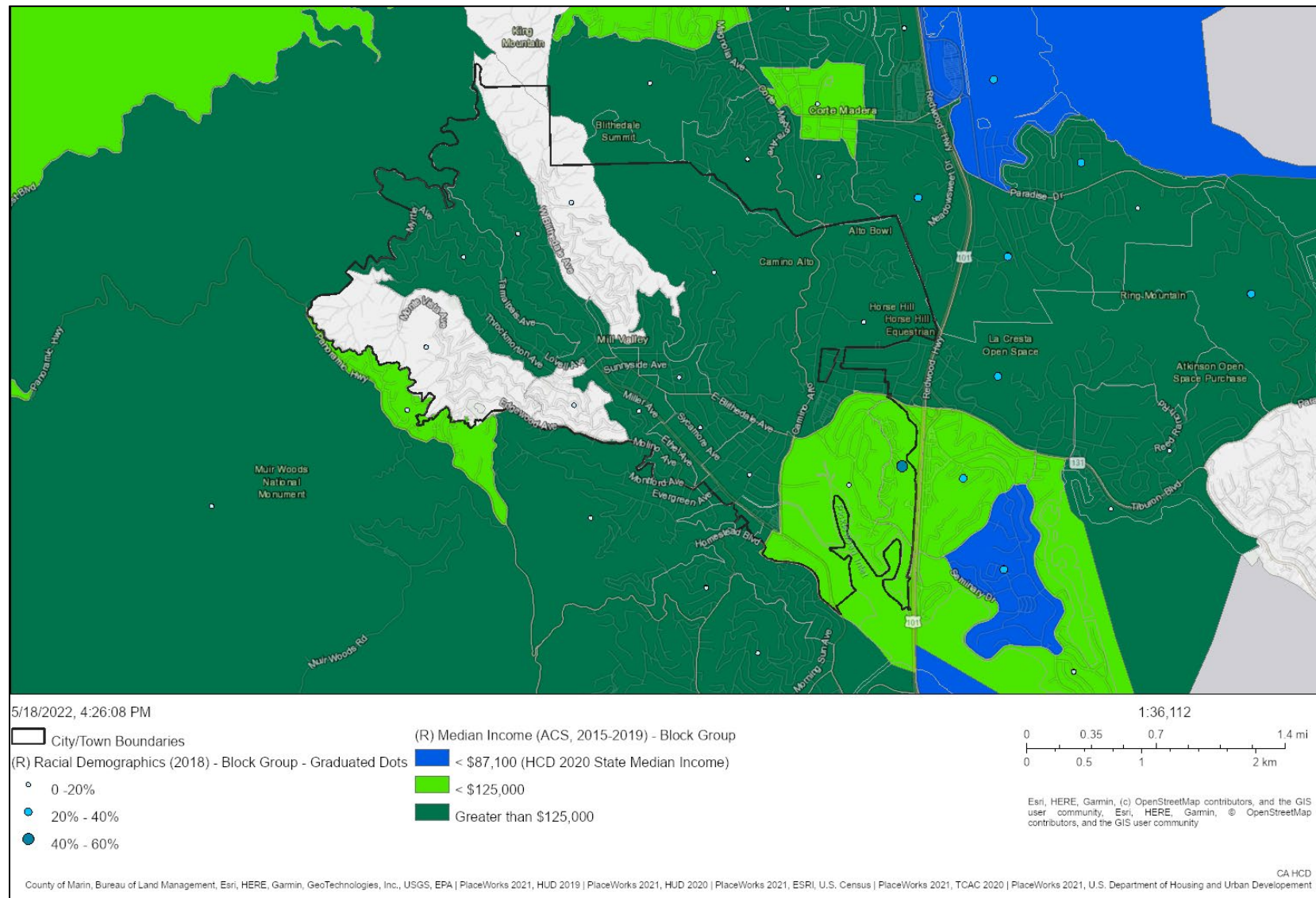
Local Trends

Median household income by race/ethnicity in Mill Valley and Marin County is shown in **Table E-18**. In the County, White, non-Hispanic households have the highest median income of \$126,501, while the median income amongst Hispanic or Latino households is \$67,125, significantly lower than non-Hispanic White households. Similarly, the Hispanic/Latino population has the lowest median income of \$57,619 amongst racial/ethnic groups in the City for which median income was calculated. The population of two or more races and the non-Hispanic White population both have median incomes exceeding the citywide average. The median income citywide, as well as the median income for non-Hispanic White households and households of two or more races, exceed the countywide medians. However, the median income amongst Hispanic/Latino households in Mill Valley is nearly \$10,000 lower than the median for Hispanic/Latino households countywide.

Table E-18: Median Household Income by Race/Ethnicity (2019)				
Income Category	Mill Valley		Marin County	
	Percent Distribution	Median HH Income	Percent Distribution	Median HH Income
White alone, not Hispanic or Latino	91.2%	\$168,611	80.3%	\$126,501
Hispanic or Latino origin (of any race)	3.4%	\$57,619	9.7%	\$67,125
Black or African American	0.4%	--	1.6%	\$48,602
American Indian and Alaska Native	0.0%	--	0.3%	--
Asian	3.4%	--	5.6%	\$107,849
Native Hawaiian and Other Pacific Islander	0.0%	--	0.1%	\$18,221
Some other race	0.3%	--	4.5%	\$59,604
Two or more races	2.3%	\$186,150	3.2%	\$104,679
Total	100.0%	\$163,614	100.0%	\$115,246
-- = Insufficient data.				
Sources: 2015-2019 ACS (5-Year Estimates).				

As presented previously, non-White populations represent less than 20 percent of the population in most Mill Valley block groups (see **Figure E-7**). Only one block group has a non-White population exceeding 20 percent. **Figure E-25** shows median income and non-White population by block group in the City. Most block groups have median incomes exceeding \$125,000. The block group encompassing the small section of Mill Valley along the southern City boundary and two block groups in the southeast corner of the City, including the block group with a non-White population of 53.6 percent, have slightly lower median incomes (see **Figure E-6**). All block groups, excluding the block groups previously mentioned, are considered RCAs where the non-White population is smaller than 20 percent and the median income exceeds \$125,000. As outlined in Section 2, *Integration and Segregation*, Mill Valley is generally an affluent City with large White populations and few low-income households.

Figure E-25: Median Income by Block Group and non-White population (2019, 2018)



4. Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing.”

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. **Table E-19** shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Table E-19: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020	

TCAC/HCD assigns “scores” for each of the domain (see **Table E-19**) by census tracts as well as computing “composite” scores that are a combination of the three domains. Scores from each individual domain range from 0-1, where higher scores indicate higher “access” to the domain or higher “outcomes.” Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize show areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty and can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends

As explained earlier, TCAC composite scores categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Counties in the region all have a mix of resource levels. The highest concentrations of highest resource areas are located in the counties of Sonoma and Contra Costa (**Figure E-26**). Marin and San Francisco counties also have a concentration of high resource tracts. All counties along the San Pablo and San Francisco Bay area have at least one census tract considered an area of high segregation and poverty, though these tracts are most prevalent in the cities of San Francisco and Oakland.

There is only one census tract in Marin County considered an area of “high segregation and poverty” (**Figure E-27**). This census tract is located in Central Marin within the Canal neighborhood of the City of San Rafael. In the County, low resource areas (green) are concentrated in West Marin, from Dillon Beach to Nicasio. This area encompasses the communities of Tomales, Marshall, Inverness, and Point Reyes Station. In Central Marin, low resource areas are concentrated in San Rafael. As shown in **Figure E-27**, all of Southern Marin is considered a highest resource area, with the exception of Marin City which is classified as moderate resource.

Figure E-26: Regional TCAC Composite Scores by Tract (2021)

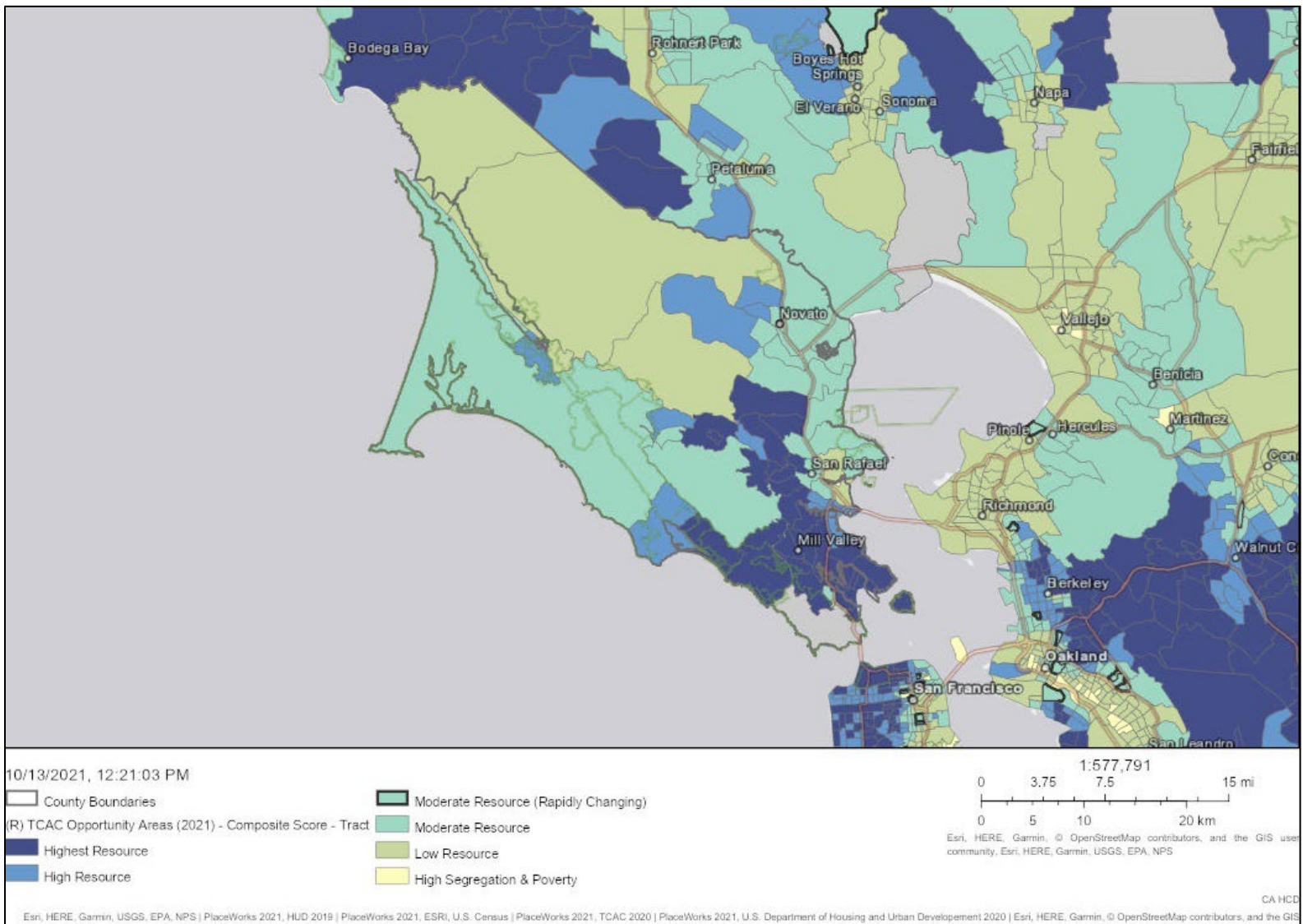
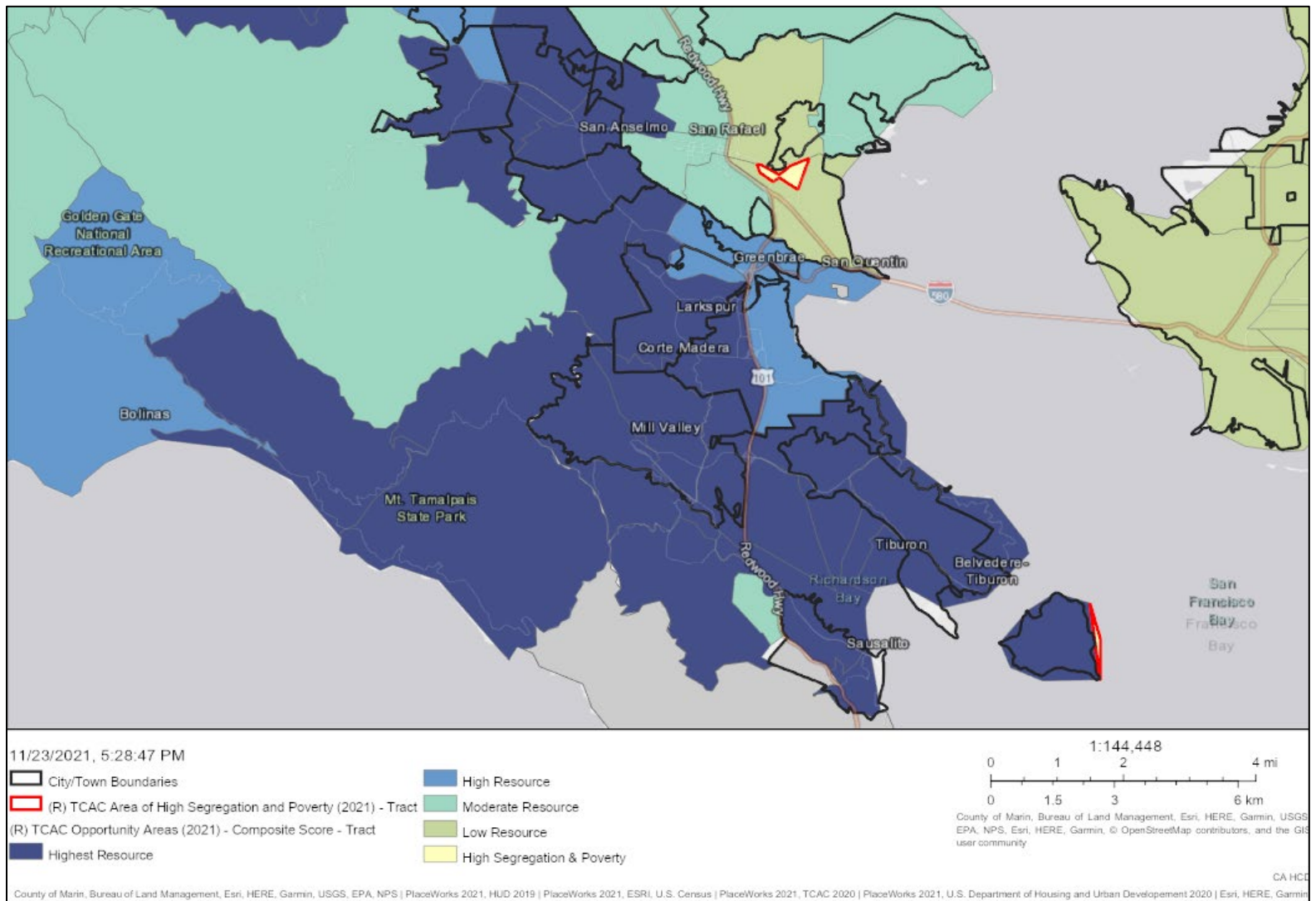


Figure E-27: Local TCAC Areas of High Segregation and Poverty Areas (2021)



Note: The area in outlined in red is in Tiburon is Angel Island State Park (no residential).

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess County residents' access to key opportunity assets. HUD opportunity indices are provided for entitlement jurisdictions only. Opportunity indicators are not available for the City of Corte Madera. **Table E-20** provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the index value, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the index value, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA)). *The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index value, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.*

Table E-20: Opportunity Indices by Race/Ethnicity – Marin County						
	School Proficiency Index	Labor Market Index	Transit Trip Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Marin County						
Total Population						
White, Non-Hispanic	78.73	86.48	61.00	86.45	64.50	81.33
Black, Non-Hispanic	75.59	48.89	68.54	89.57	74.96	76.55
Hispanic	55.96	68.11	68.08	89.65	69.72	83.84
Asian or Pacific Islander, Non-Hispanic	74.41	82.57	64.24	87.81	66.89	81.01
Native American, Non-Hispanic	77.09	67.25	62.28	87.19	69.32	80.55
Population below federal poverty line						
White, Non-Hispanic	74.28	84.68	61.13	87.02	64.01	82.93
Black, Non-Hispanic	66.79	55.04	74.1	91.52	66.84	76.07
Hispanic	38.54	56.82	75.83	91.68	76.48	83.81
Asian or Pacific Islander, Non-Hispanic	68.97	82.89	67.01	89.11	71.69	78.95
Native American, Non-Hispanic	56.77	66.49	71.22	88.33	67.14	85.29
<i>Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 60 for index score meanings.</i> Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA						

Local Trends

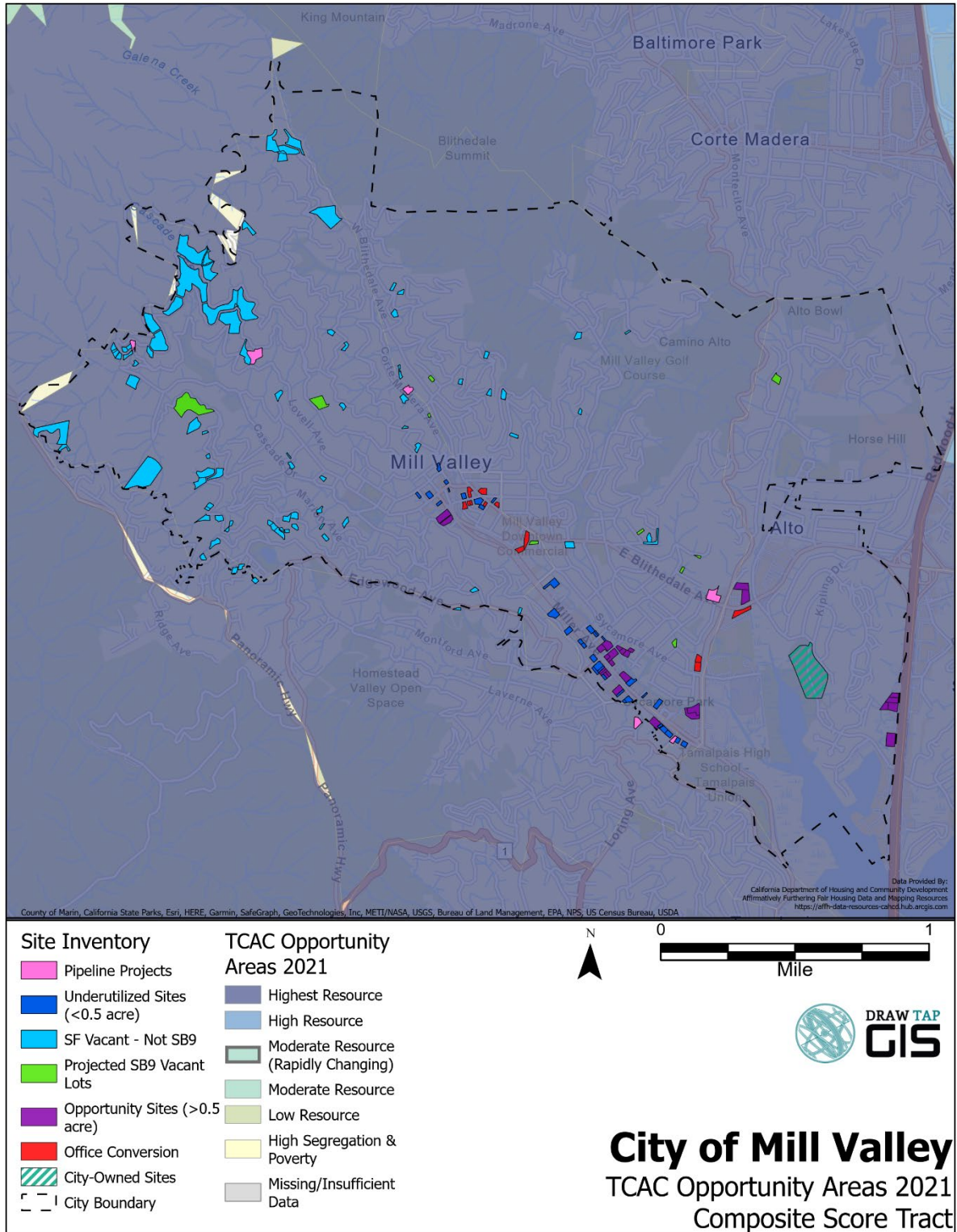
Table E-21 shows the Opportunity Map scores for the census tracts in the City. Categorization is based on percentile rankings for census tracts within the Marin County region. High composite scores mean higher resources. All tracts in the City are considered highest resource tracts. TCAC composite scores for Mill Valley tracts are generally comparable to adjacent jurisdictions. The Opportunity Map is shown in **Figure E-28**. As indicated by TCAC opportunity area scores citywide, Mill Valley is generally an affluent City with high access to opportunities.

Sites Inventory

All tracts in Mill Valley are highest resource tracts; therefore, all units selected to meet the RHNA are in tracts with the highest access to opportunities.

Table E-21: Opportunity Map Scores and Categorization (2021)					
Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index	Final Category
1261	0.845	0.985	0.983	0.922	Highest Resource
1262	0.591	0.632	0.957	0.589	Highest Resource
1270	0.802	0.995	0.983	0.904	Highest Resource
1282 ¹	0.805	0.929	0.972	0.833	Highest Resource
1211 ²	0.734	0.618	0.890	0.591	Highest Resource
1191 ³	0.836	0.997	0.787	0.688	Highest Resource
<p>1. Encompasses small section of Mill Valley along southern City boundary; encompasses mostly unincorporated Marin County area south of the City.</p> <p>2. Encompasses mostly Corte Madera; very small section of northern Mill Valley (no Mill Valley residential).</p> <p>3. Very small section of tract encompasses Mill Valley; northern corner near King Mountain (no Mill Valley residential).</p> <p>Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.</p>					

Figure E-28: TCAC Composite Scores by Tract (2021)



Education

Regional Trends

The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Marin County, Hispanic residents have access to lower quality schools (lowest index value of 56) compared all other residents (for all other races, index values ranged from 74 to 78, **Table E-20**). For residents living below the federal poverty line, index values are lower for all races but are still lowest for Hispanic and Native American residents. White residents have the highest index values, indicating a greater access to high quality schools, regardless of poverty status.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (**Figure E-29**). As explained in **Table E-19**, the Education domain score is based on a variety of indicators including math proficiency, reading proficiency, high School graduation rates, and student poverty rates. The education scores range from 0 to 1, with higher scores indicating more positive education outcomes. In the Region, lower education scores are found in census tracts in all counties along the San Pablo Bay. In counties surrounding the San Francisco Bay, there are concentrations of both low and high education scores. For example, in San Francisco County, the western coast has a concentration of high education scores while the eastern coast has a concentration of low education scores. In Marin County, low education scores are concentrated in Novato and San Rafael along the San Pablo Bay and along the western coast.

According to Marin County's 2020 Analysis of Impediments to Fair Housing Choice [2020 AI], while the County's overall high school graduation rates are among the highest in the nation, Marin County, "has the greatest educational achievement gap in California." According to data from Marin Promise, a nonprofit of education and nonprofit leaders, from 2017 – 2018:

- 78 percent of White students in Marin met or exceeded common core standards for 3rd Grade Literacy, while only 42 percent of students of color met or exceeded those standards;
- 71 percent of White students met or exceeded common core standards for 8th grade math, while only 37 percent of students of color met or exceeded those standards;
- 64 percent of White students met or exceeded the college readiness standards, defined as completing course requirements for California public universities, while only 40 percent of students of color met or exceeded those requirements.

Of special note in Marin County is the California State Justice Department's finding in 2019 that the Sausalito Marin City School District had "knowingly and intentionally maintained and exacerbated" existing racial segregation and deliberately established a segregated school and diverted County staff and resources to Willow Creek while depriving the students at Bayside MLK an equal educational opportunity.

Lower education scores are found in most of the unincorporated County areas in West Marin (**Figure E-29**). Higher education scores are prominent in Southern Marin and eastern Central Marin jurisdictions including the unincorporated and incorporated communities of Lucas Valley, Fairfax, Larkspur, Kentfield, Mill Valley, Corte Madera, Tiburon, and Strawberry. However, lower education scores are found in parts of North and Central Main, specifically in the cities of Novato and San Rafael. The pattern of higher education scores in the south and lower education scores in the north correlate with the location of schools throughout the County. **Figure E-30** shows that most schools are concentrated in North, Central, and Southern Marin along major highways (Highway 101 and Shoreline Highway), with few schools in West Marin. Despite a high concentration of schools in the San Rafael/Novato area, these census tracts have lower education outcomes.

Figure E-29: TCAC Education Scores- Region

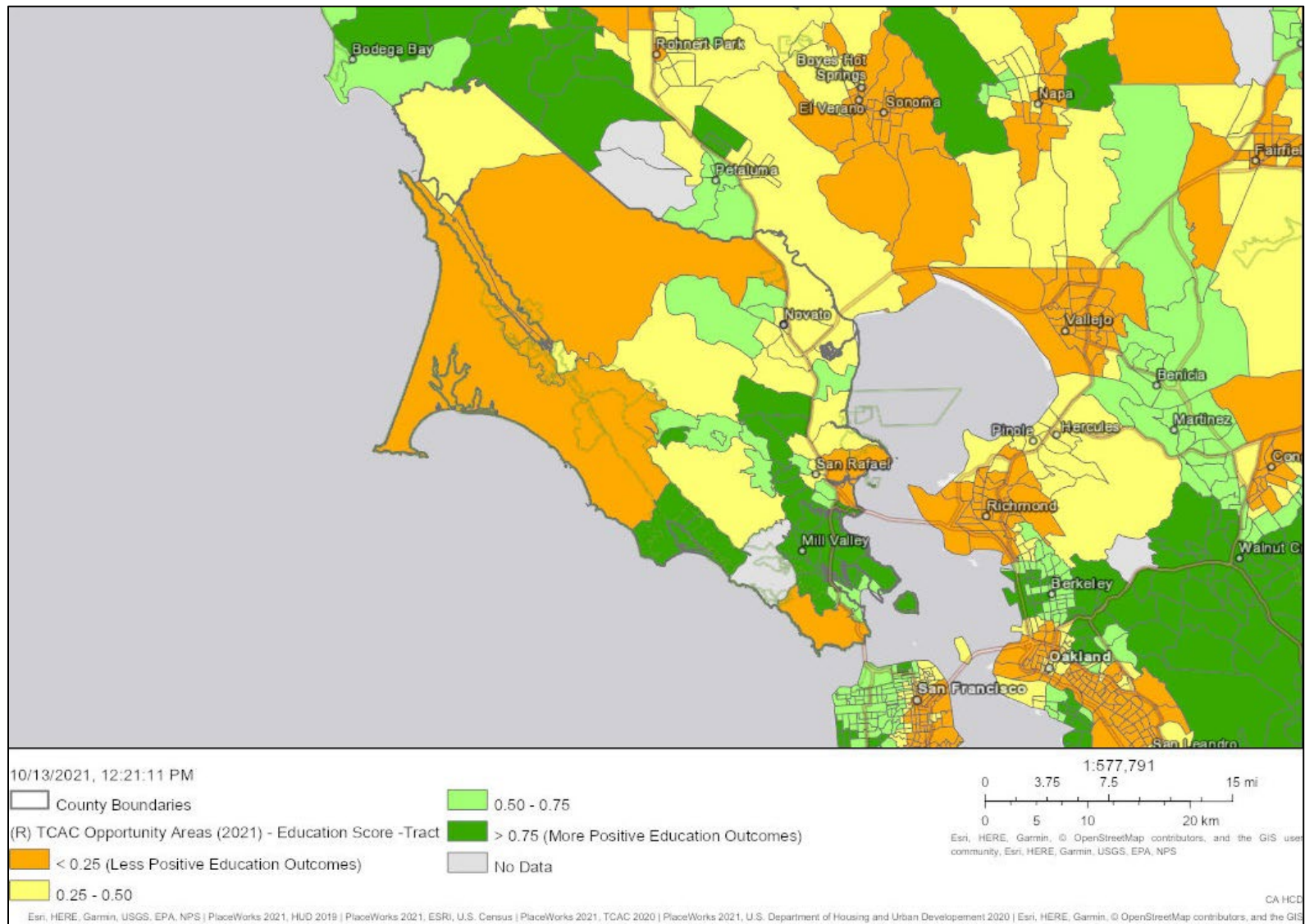


Figure E-30: Schools in Marin County

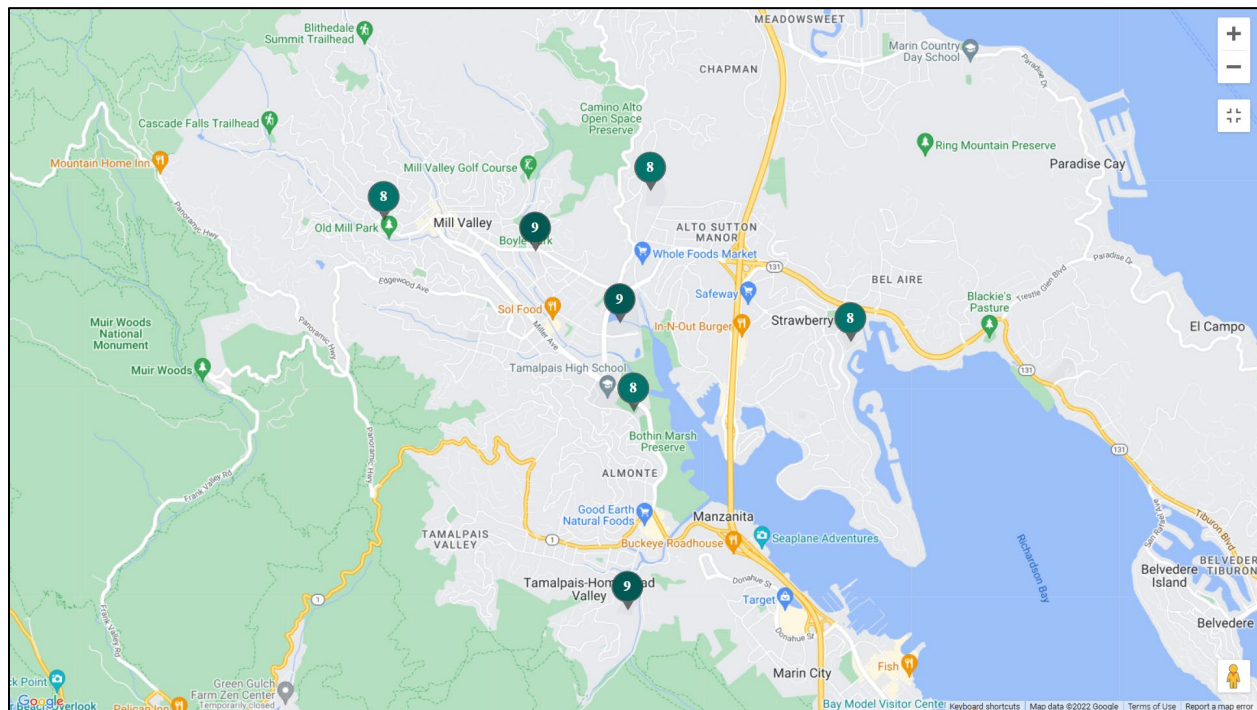


Local Trends

Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is “below average”, 5-6 indicate “average”, and 7-10 are “above average.” **Figure E-31** shows that all public schools in the City are considered “above average.” The following schools are part of the Mill Valley School District: Edna Maguire Elementary, Old Mill Elementary, Strawberry Point Elementary, Mill Valley Middle School, Park Elementary, and Tam Valley Elementary. Tamalpais High School, located in Mill Valley, is part of the Tamalpais Union High School District. The City is characterized by a large number of private schools.

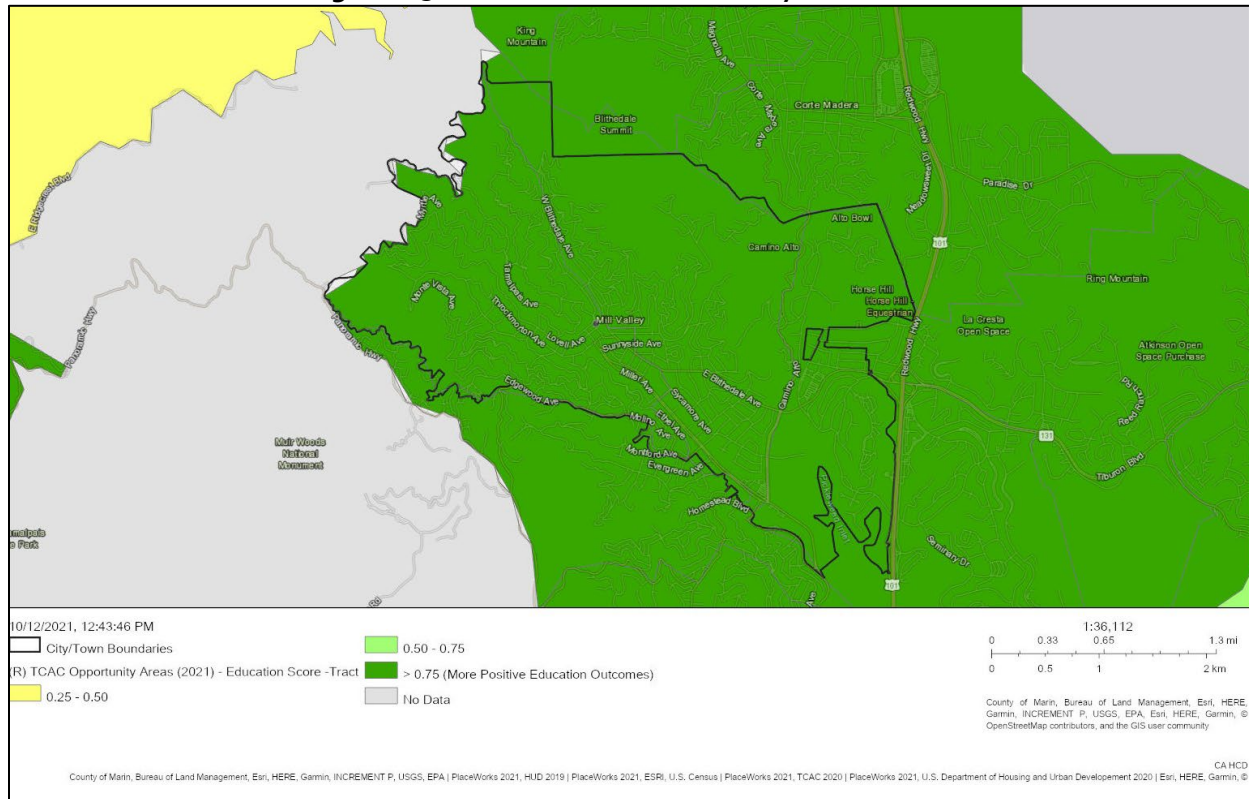
Greatschools.org ratings for Mill Valley schools correspond with the TCAC's Education Score map for the City presented in **Figure E-32**. All Mill Valley tracts scored in the highest quartile for educational opportunities.

Figure E-31: GreatSchools Ratings (2022)



Source: Greatschools.org, GreatSchools Rating – Mill Valley, accessed May 2022.

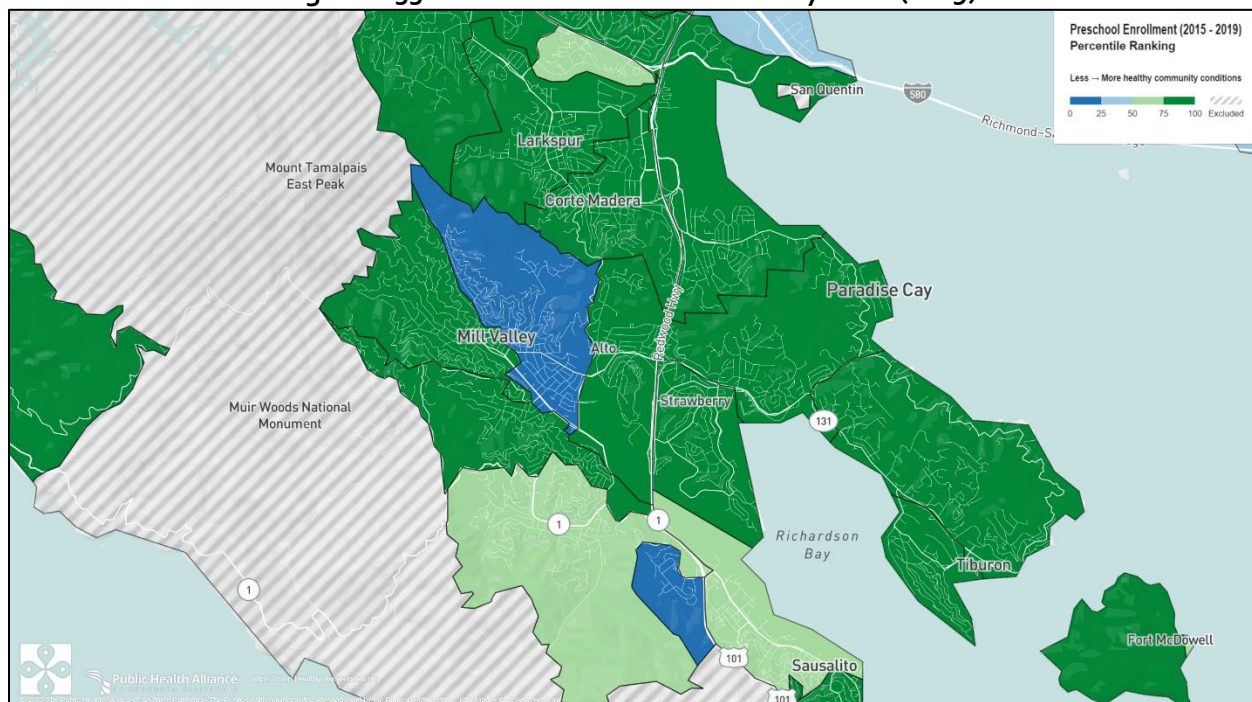
Figure E-32: TCAC Education Scores by Tract (2021)



The Healthy Places Index (HPI) analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions.¹⁶ The HPI is expanded upon in *Healthy Places* subsection of this Chapter, *Access to Opportunities*. The HPI uses the following indicators to measure conditions related to education by tract: attainment of bachelor's education or higher, high school enrollment, and preschool enrollment. All Mill Valley tracts scored in the highest quartile for attainment of bachelor's education or higher. HPI maps also revealed that 100 percent of the high school aged population in all tracts were enrolled in school. **Figure E-33** shows that there is one tract located in central Mill Valley that scored in the lowest quartile for preschool enrollment. According to the HPI, only 25.3 percent of three and four year old children residing in this tract are enrolled in preschool, significantly lower than the rate citywide (98.3 percent), countywide (98.4 percent), and statewide (49.6 percent). This may indicate that preschools are less accessible to families residing in this area of the City.

¹⁶ Public Health Alliance of Southern California. California Healthy Places Index (HPI). <https://www.healthyplacesindex.org/>.

Figure E-33: HPI – Preschool Enrollment by Tract (2019)



Source: California Healthy Places Index (HPI), HPI Indicators Mapping Tool, accessed May 2022.

Transportation

Regional Trends

According to ABAG's Plan Bay Area 2040, regional mismatch between employment growth relative to the housing supply has resulted in a disconnect between where people live and work. Overall, the Bay Area has added nearly two jobs for every housing unit built since 1990. The deficit in housing production has been particularly severe in terms of housing affordable to lower- and middle wage workers, especially in many of the jobs-rich, high-income communities along the Peninsula and in Silicon Valley. As a result, there have been record levels of freeway congestion and historic crowding on transit systems like Bay Area Rapid Transit (BART), Caltrain and San Francisco's Municipal Railway (Muni).

HUD's opportunity indicators can provide a picture of transit use and access in Marin County through the transit index¹⁷ and low transportation cost.¹⁸ Index values can range from zero to 100 and are reported per race so that differences in access to transportation can be evaluated based on race. In the County, transit index values range from 61 to 69, with White residents scoring lower and Black and Hispanic residents scoring highest. Given that higher the transit trips index, the more likely residents utilize public transit, Black and Hispanics are more likely to use public transit. For residents living below the poverty line, the index values have a larger range from 61 for White residents to 75 for Hispanic residents.

¹⁷ Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

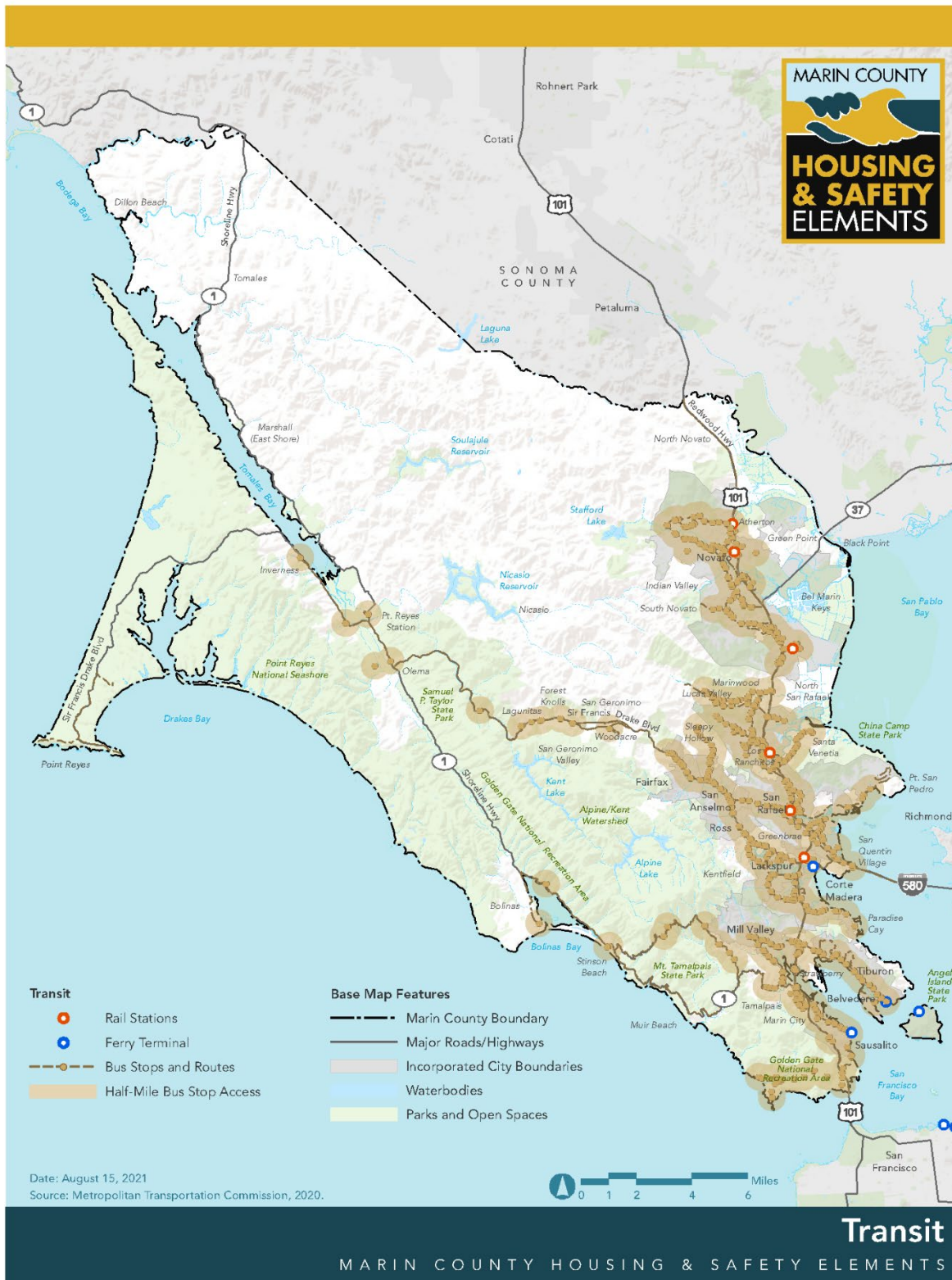
¹⁸ Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit.

Low transportation cost index values have a larger range than transit index values from 65 to 75 across all races and were similar for residents living below the poverty line. Black and Hispanic residents have the highest low transportation cost index values, regardless of poverty status. Considering a higher “low transportation cost” index value indicates a lower cost of transportation; public transit is less costly for Black and Hispanics than other groups in the County.

Transit patterns in **Figure E-34** show that transit is concentrated throughout North, Central, and Southern Marin along the City Centered Corridor from Novato to Marin City/Sausalito. In addition, there are connections eastbound; San Rafael connects 101 North/South and 580 Richmond Bridge going East (Contra Costa County) and Novato connects 101 North/South and 37 going East towards Vallejo (Solano County). Internally, public transit along Sir Francis Drake Blvd connects from Olema to Greenbrae.

Figure E-34: Public Transit



In West Marin, the West Marin Stagecoach provides two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Pt. Reyes and Inverness (**Figure E-35**). The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the northern West Marin area does not have any public transit connection to the south. Bus transit (orange dots in **Figure E-34** and route 61 and 86 of Stagecoach **Figure E-34**) only connect as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the County (**Figure E-5** and **Figure E-9**).

Figure E-35: West Marin Stagecoach Routes



Marin Transit Authority (MTA) operates all bus routes that begin and end in the County. In 2017, MTA conducted an onboard survey of their ridership and identified the Canal District of San Rafael as having a high rating of a “typical” transit rider”. That typical rider was described as, “42 percent of households have annual income of less than \$25,000, 90 percent of individuals identify as Hispanic or Latino, 19 percent of households have no vehicle, 17 percent have three or more workers in their homes, 30 percent have five or more workers living with them, and Spanish is spoken in 84 percent of households.”¹⁹ According to the survey, residents in the Canal area had the highest percentage of trips that began or ended in routes provided by Marin Transit.

In addition to its fixed routes, MTA offers several other transportation options and some that are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes.

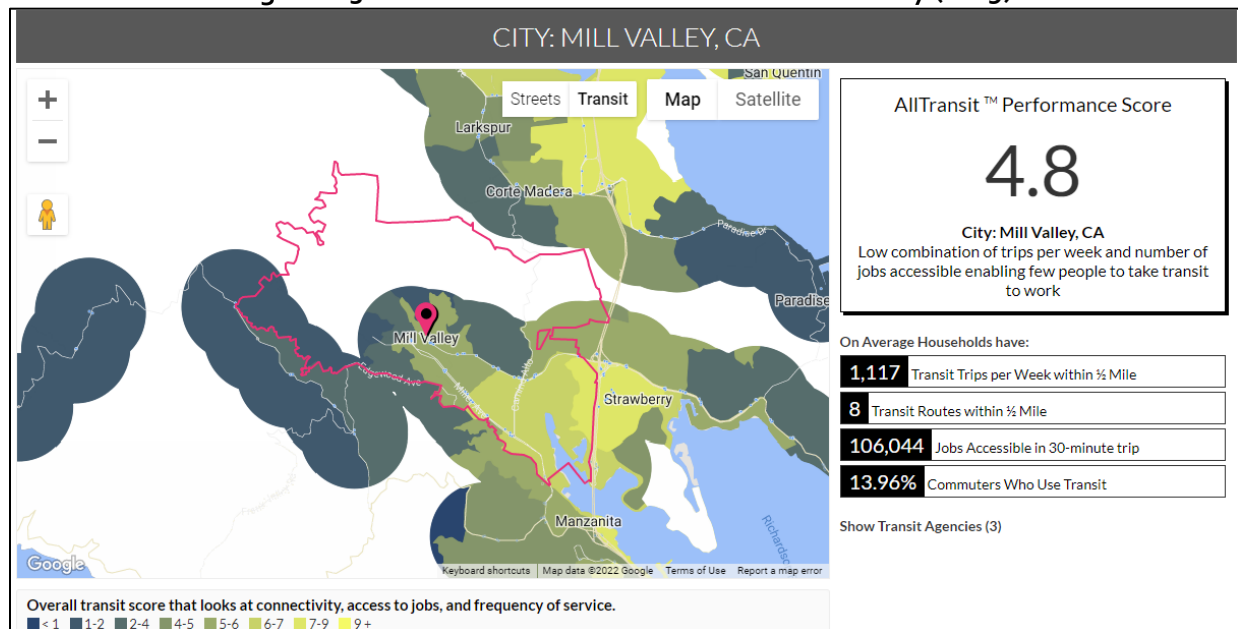
¹⁹ From the 2020 County of Marin Analysis of Impediments to Fair Housing Choice

- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are eligible for ADA Paratransit Service.

Local Trends

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Mill Valley has an AllTransit Performance Score of 4.8 (out of 10). The map in **Figure E-36** shows that the southeastern areas of the City closer to the 101 Freeway have the highest scores compared to the western and central areas. According to AllTransit, in the City, 82.1 percent of jobs are located within ½ mile of transit and 69.8 percent workers live within ½ mile of transit. Mill Valley has the same AllTransit Performance Score as the County and has comparable rates of jobs and workers near transit. Approximately 79 percent of jobs and 72.6 percent of workers countywide are located/reside within a ½ mile of transit.

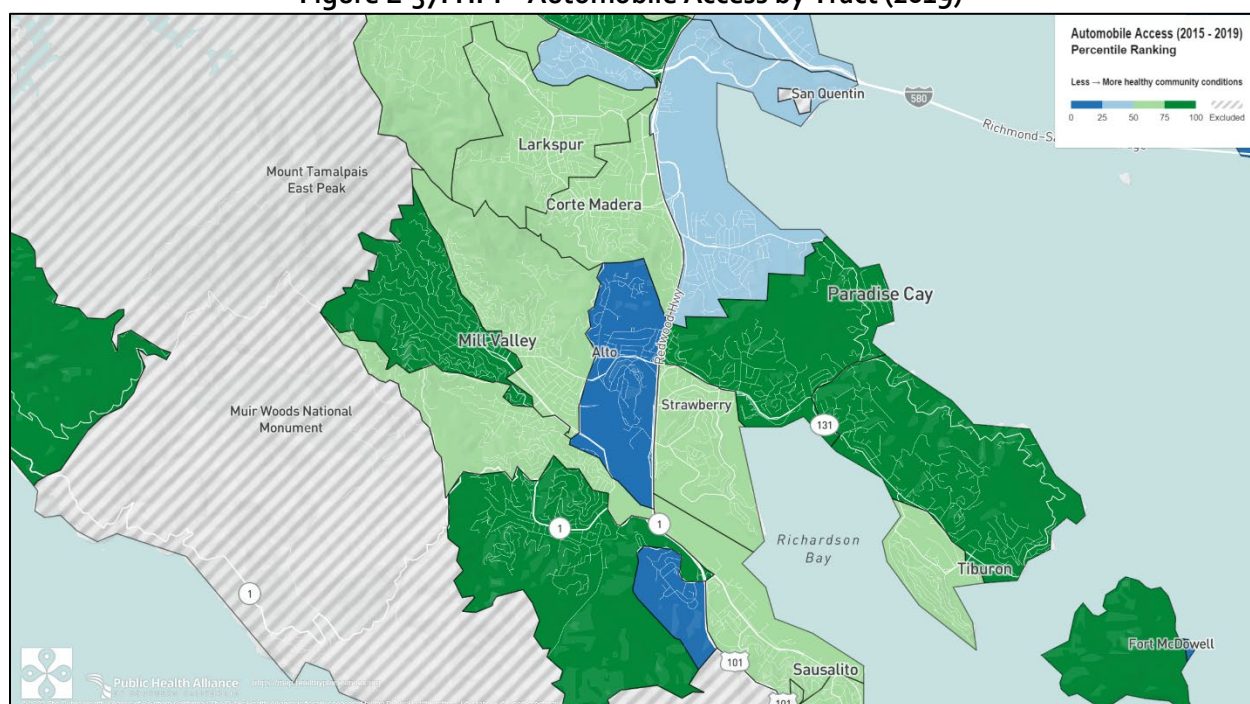
Figure E-36: All Transit Performance Score – Mill Valley (2019)



Source: All Transit Metrics – Mill Valley, accessed May 2022.

The HPI uses the following indicators related to transportation to measure community health: active commuting and automobile access. According to HPI maps, all Mill Valley tracts scored in the highest quartile for active commuting (percent of workers who commute to work by transit, walking, or cycling). **Figure E-37** shows automobile access by tract. The western side of Mill Valley scored in the highest quartile for automobile access, while the eastern side scored in the lowest quartile. Only 84.2 percent of the population in this tract has access to an automobile compared to 93.7 percent citywide, 95.3 percent countywide, and 92.9 percent statewide. This tract also has a larger population of persons with disabilities compared to other Mill Valley tracts, as well as two block groups with lower median incomes and one block group with a non-White population of 53.6 percent (see **Figure E-7**, **Figure E-10**, and **Figure E-25**).

Figure E-37: HPI – Automobile Access by Tract (2019)



Source: California Healthy Places Index (HPI), HPI Indicators Mapping Tool, accessed May 2022.

Economic Development

Regional Trends

The Bay Area has a regional economy in which has grown to be the fourth largest metropolitan region in the United States today, with over 7.7 million people residing in the nine-county, 7,000 square-mile area. In recent years, the Bay Area economy has experienced record employment levels during a tech expansion surpassing the “dot-com” era of the late 1990s. The latest boom has extended not only to the South Bay and Peninsula — the traditional hubs of Silicon Valley — but also to neighborhoods in San Francisco and cities in the East Bay, most notably Oakland. The rapidly growing and changing economy has also created significant housing and transportation challenges due to job-housing imbalances.

HUD’s opportunity indicators provide values for labor market index²⁰ and jobs proximity index²¹ that can be measures for economic development in Marin County. Like the other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant “opportunity” (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Marin County’s labor market index values have a significant range from 49 to 86, with Black residents scoring lowest and White residents scoring highest. Scores for Marin County residents living below the poverty line drop notably for Hispanic residents (from 68 to 57), increase for Black residents (from 49 to 55) and remain the same

²⁰ Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

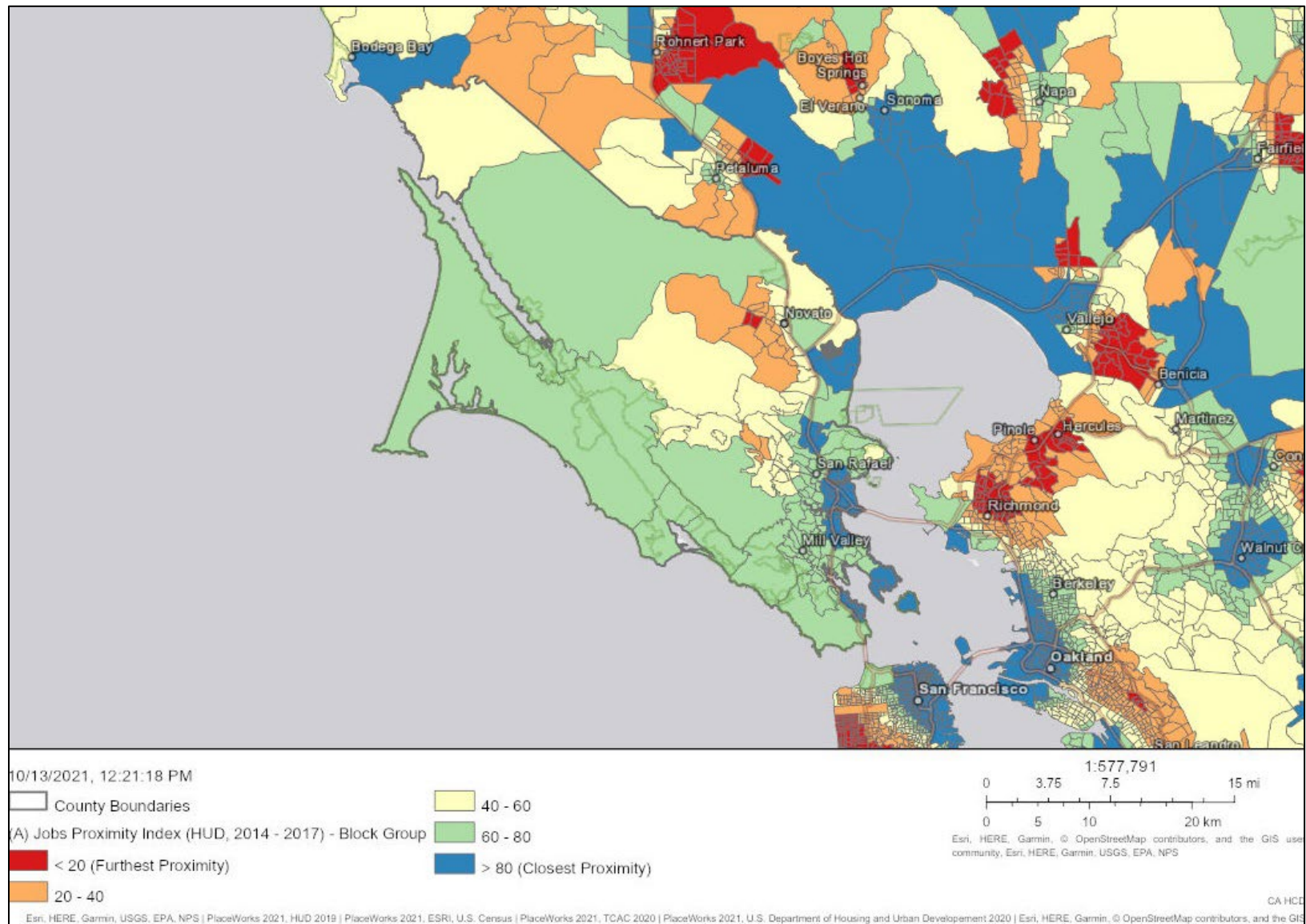
²¹ Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

for all other races. These values indicate that Black and Hispanic residents living in poverty have the lowest labor force participation and human capital in the County.

HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicate better the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 65 to 75 and are highest for Hispanic and Black residents. The jobs proximity value map in **Figure E-38** shows the distribution of scores in the region. Regionally, tracts along the northern San Pablo Bay shore and northern San Francisco Bay shore (Oakland and San Francisco) have the highest job proximity scores

In Marin County, the highest values are in Central Marin at the intersection of Highway 101 and Highway 580 from south San Rafael to Corte Madera. Some census tracts in North and Southern Marin along Highway 101 also have high jobs proximity values, specifically in south Novato and Sausalito. The City of Tiburon in Southern Marin also has the highest scoring census tracts. Western North and Central Marin and some West Marin tracts, including the unincorporated Valley community (west of Highway 101) have the lowest jobs proximity scores.

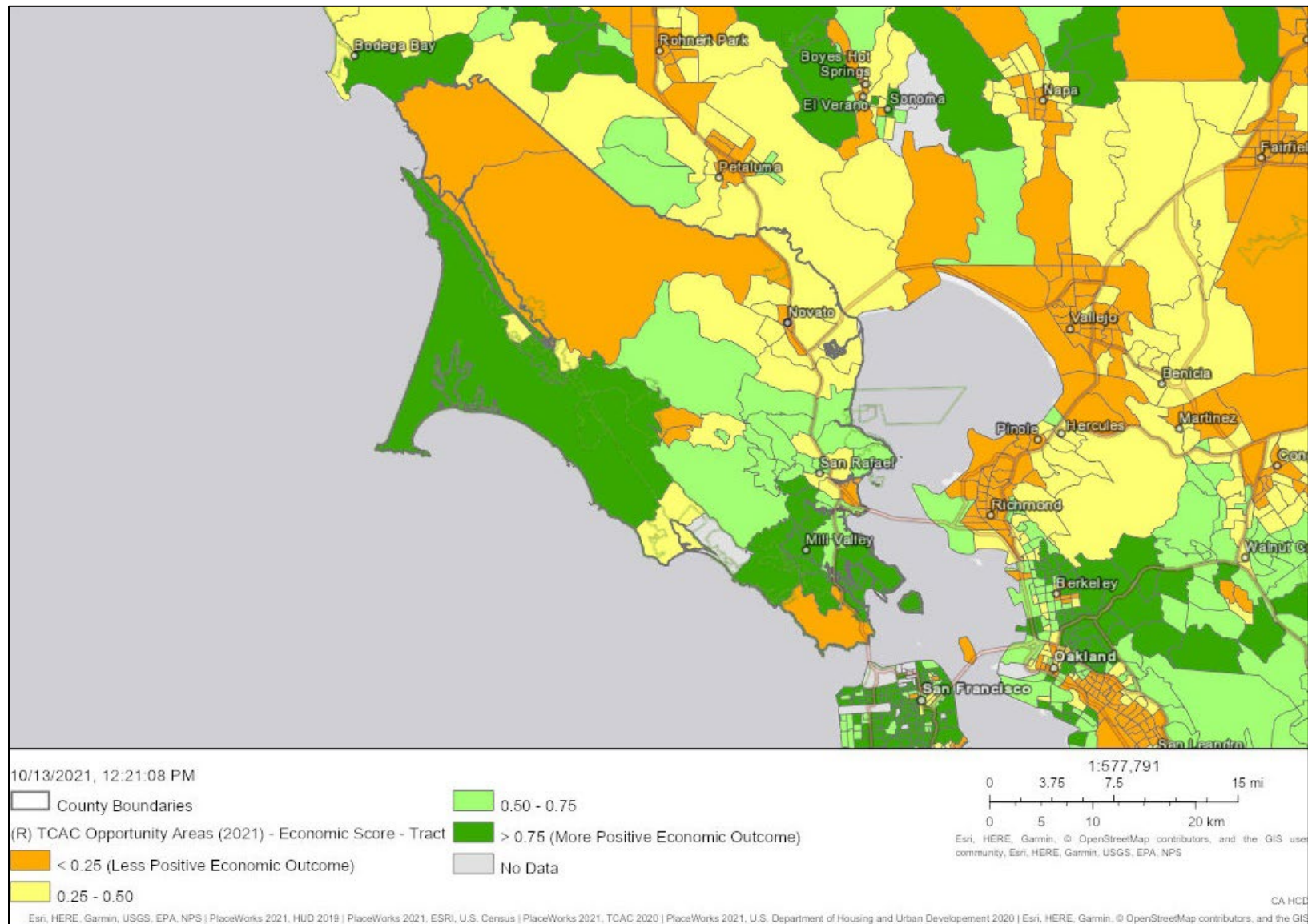
Figure E-38: Regional Jobs Proximity Index by Block Group (2017)



The TCAC Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics.²² TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. The map in **Figure E-39** shows that the lowest economic scores are located in the northern San Pablo shores as well as many census tracts in North and West Marin, southern Sonoma County, Solano, and Contra Costa County. In Marin County, the lowest economic scores are located in northern West Marin and North Marin, as well as some census tracts in Central Marin and at the southern tip of the County (Marin Headlands). The highest TCAC economic scores are located along coastal West Marin communities, Southern Marin, and parts of Central Marin including the cities of Larkspur, Mill Valley, Corte Madera, Sausalito, and Tiburon.

²² See [Error! Reference source not found.](#) at the beginning of section for more information on TCAC maps and scores.

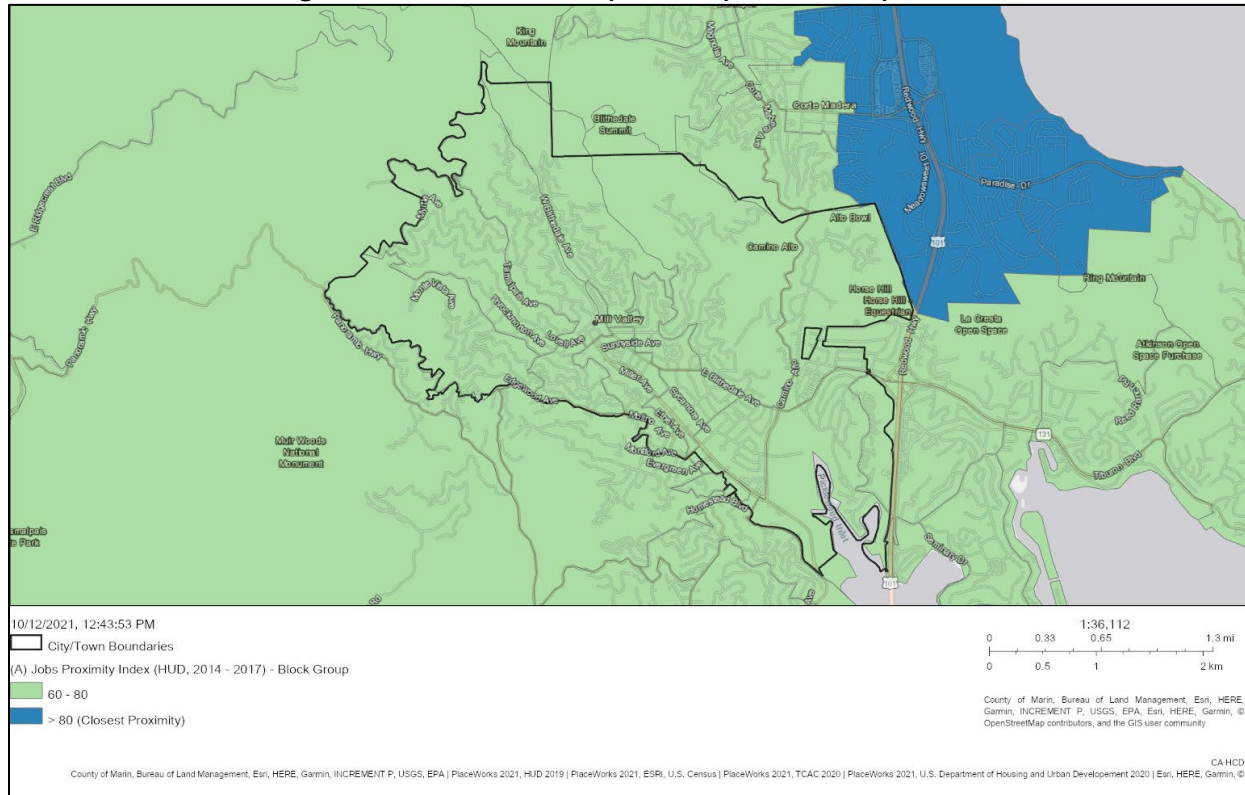
Figure E-39: Regional TCAC Economic Score by Tract (2021)



Local Trends

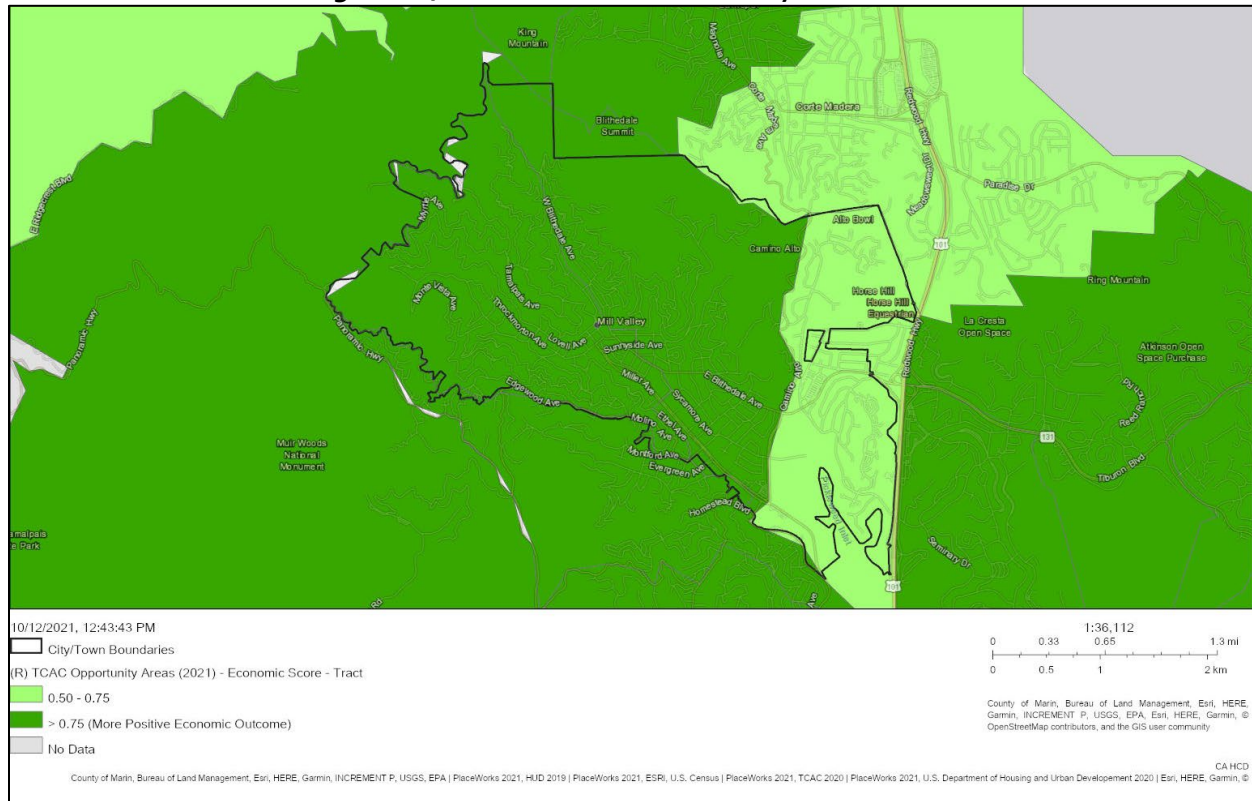
HUD's jobs proximity scores, discussed above, are shown by block group in **Figure E-40**. All block groups in Mill Valley received jobs proximity index scores within the 60 to 80 range, indicating employment opportunities are adequately accessible in all areas of the City.

Figure E-40: Jobs Proximity Index by Block Group (2017)



The TCAC Economic Scores are a composite of jobs proximity as well as poverty, adult education, employment, and median home value characteristics. The map in **Figure E-41** shows that the western and central areas of the City scored in the highest quartile for economic opportunities. Tract 1262 on the eastern side of the City received a slightly lower economic score of 0.59. This tract also has a larger population of persons with disabilities and contains a tract with a non-White population of 53.6 percent (see **Figure E-7** and **Figure E-10**). Though this tract has a lower economic score compared to the rest of Mill Valley, it is still classified as a highest resource tract. Access to economic opportunities in the City is generally high.

Figure E-41: TCAC Economic Scores by Tract (2021)



Environment

Regional Trends

Environmental conditions residents live in can be affected by past and current land uses like landfills or proximity to freeways. The TCAC Environmental Score shown in **Figure E-42** is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, where higher scores indicate a more positive environmental outcome (better environmental quality).

Regionally, TCAC environmental scores are lowest in the tracts along to the San Pablo and San Francisco Bay shores, except for the coastal communities of San Rafael and Mill Valley in Marin County. Inland tracts in Contra Costa and Solano County also have low environmental scores. In Marin County, TCAC Environmental scores are lowest in the West Marin areas of the unincorporated County from Dillon Beach in the north to Muir Beach in the South, east of Tomales Bay and Shoreline Highway. In addition, census tracts in Black Point-Green Point, Novato, and south San Rafael have “less positive environmental outcomes.” More positive environmental outcomes are located in tracts in the City-Centered Corridor along Highway 101, from North Novato to Sausalito (**Figure E-42**).

Figure E-42 shows the TCAC Environmental Score based on CalEnviroScreen 3.0. However, the Office of Environmental Health Hazard Assessment has released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores in **Figure E-42** are based on percentiles and show

that Southern San Rafael and Marin City have the highest percentile and are disproportionately burdened by multiple sources of pollution.

HUD's opportunity index for "environmental health" summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Marin County, environmental health index values range from 77 for Blacks to 83 for Hispanics **Table E-20**. The range is similar for the population living below the federal poverty line, with Black residents living in poverty still scoring lowest (76) but Native American residents living in poverty scoring highest among all races (85) and higher than the entire County Native American population (86 and 81, respectively).

Figure E-42: Regional TCAC Environmental Score by Tract (2021)

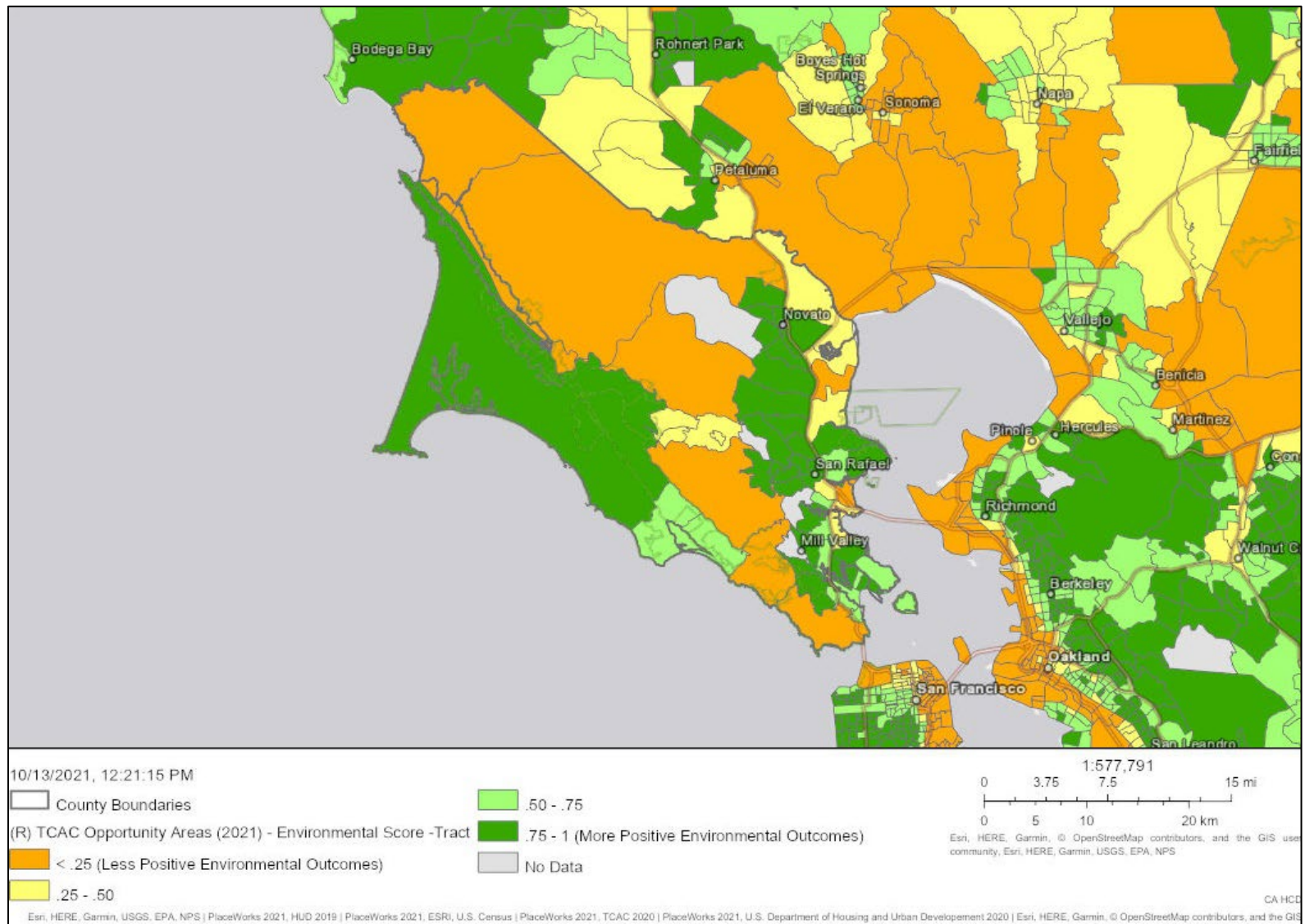
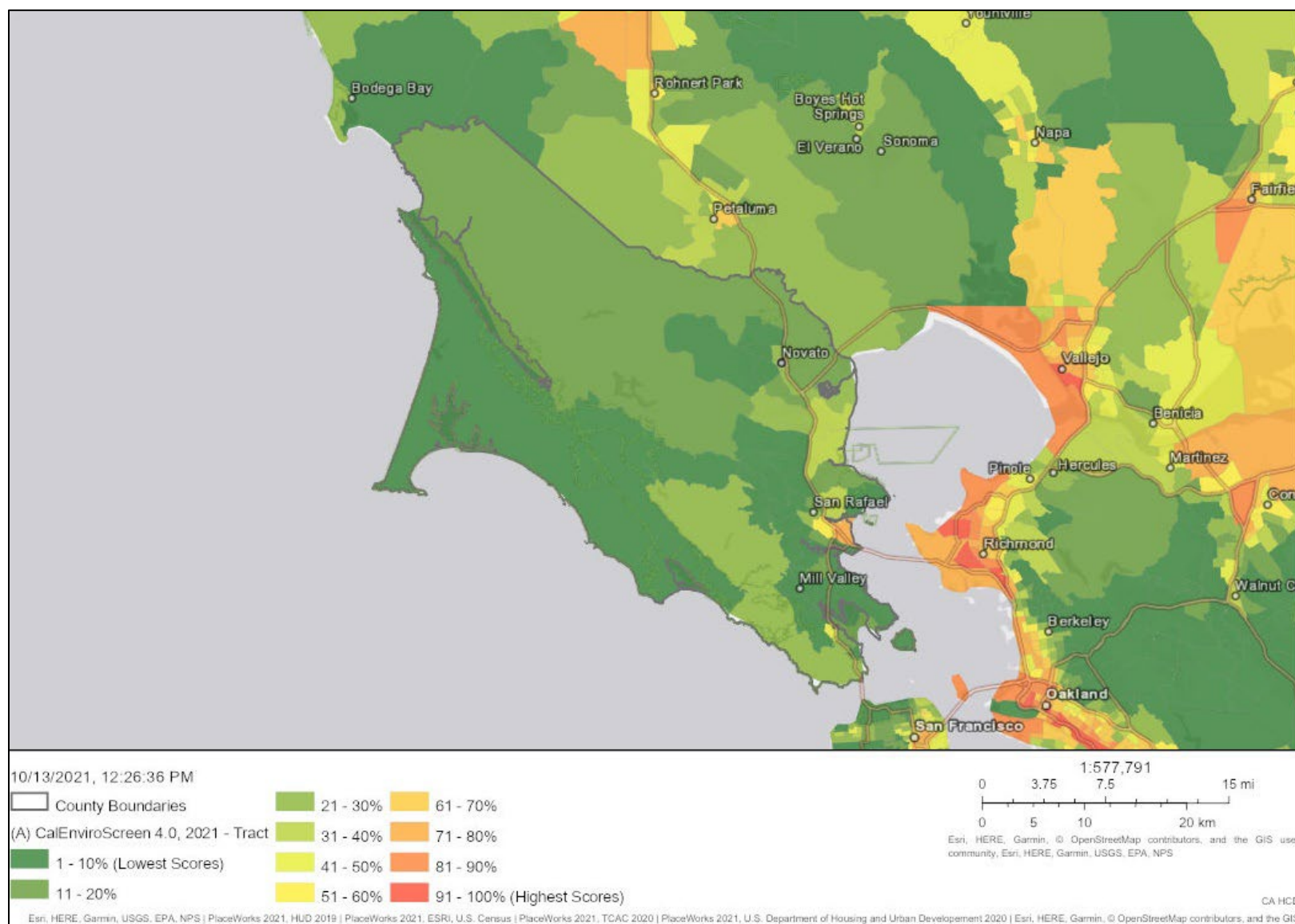


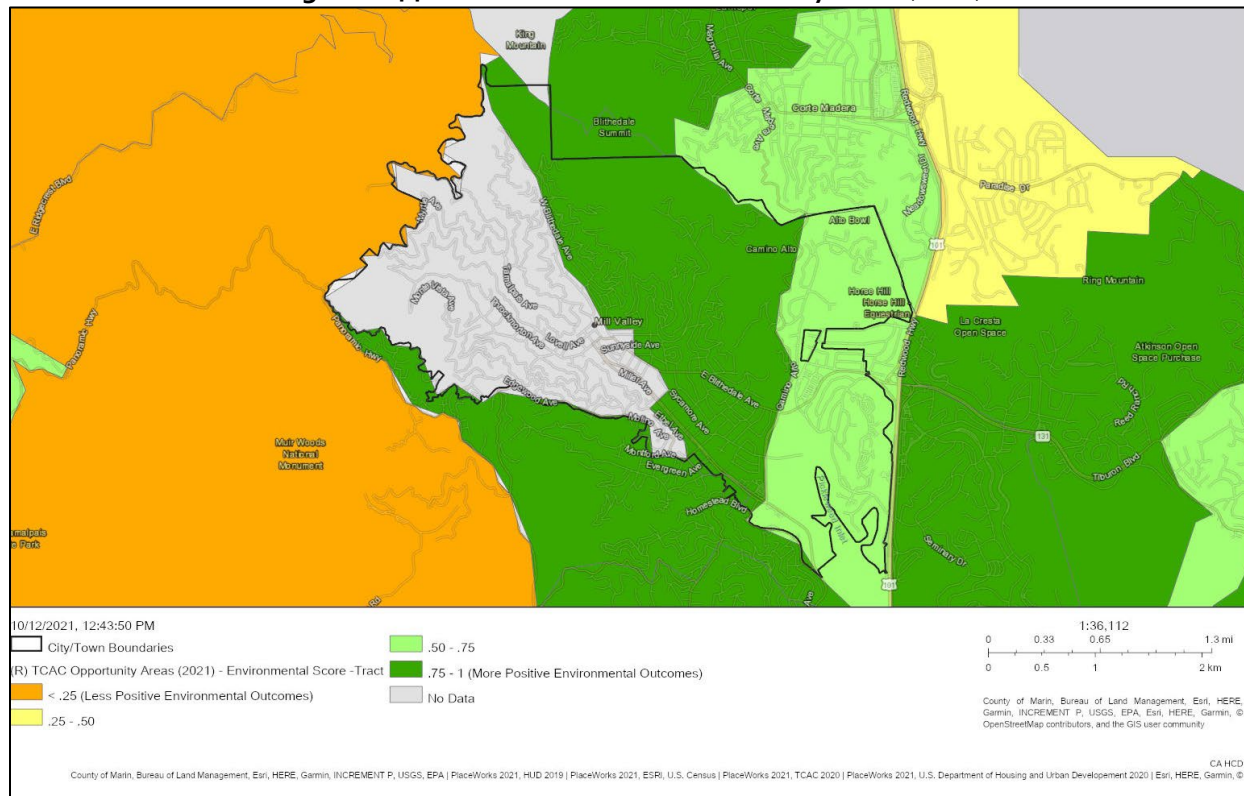
Figure E-43: Regional CalEnviroScreen 4.0 Scores by Tract (2021)



Local Trends

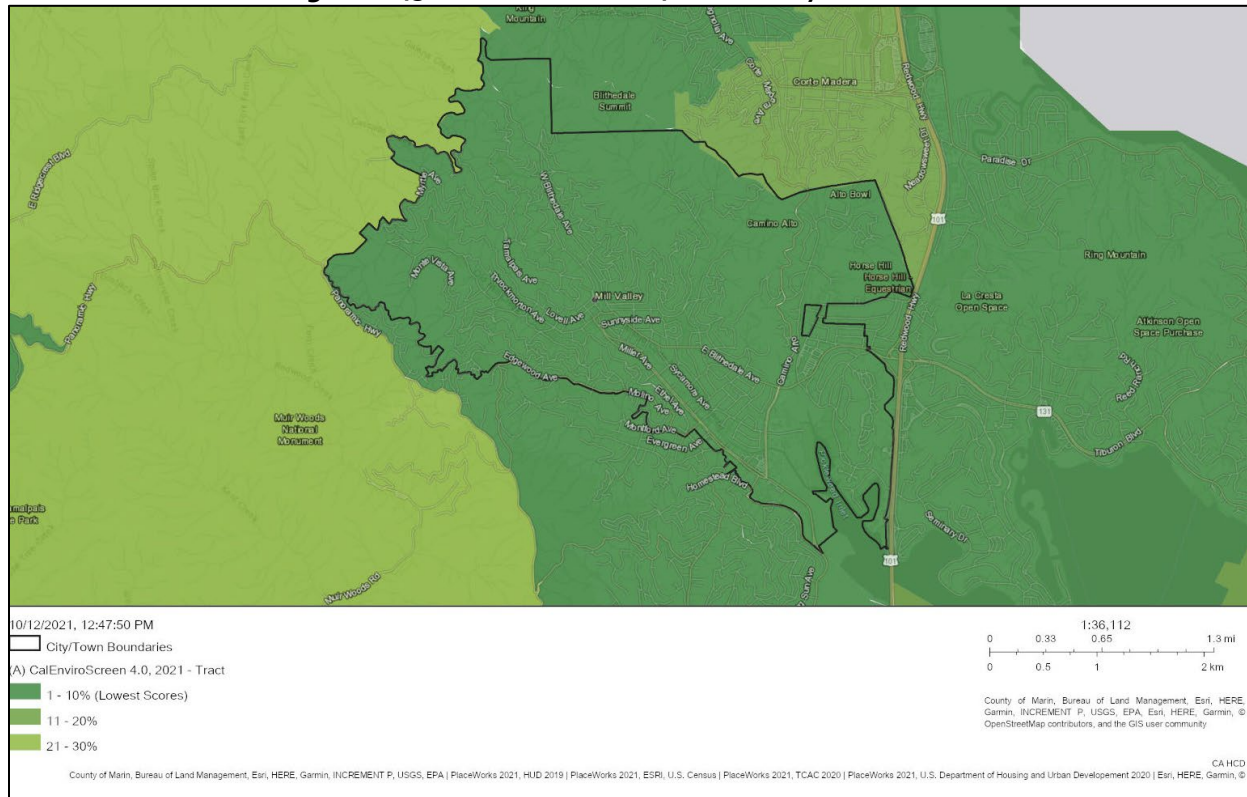
As shown in **Figure E-44**, the central and southern areas of Mill Valley scored in the highest quartile for TCAC environmental opportunities. No score was recorded for the western tract and the eastern tract received a slightly lower score of 0.63. TCAC environmental scores in the areas surrounding the City are variable, ranging from scores in the lowest quartile west of the City and scores in the highest quartile north, south, and east of the City.

Figure E-44: TCAC Environmental Scores by Tract (2021)



The Office of Environmental Health Hazard Assessment has released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores in **Figure E-45** are based on percentiles; the lower the score the better the environmental conditions. All tracts in the City have CalEnviroScreen 4.0 scores within the 10th percentile (best scores), indicating all areas of the City have above average environmental conditions.

Figure E-45: CalEnviroScreen 4.0 Scores by Tract (2020)

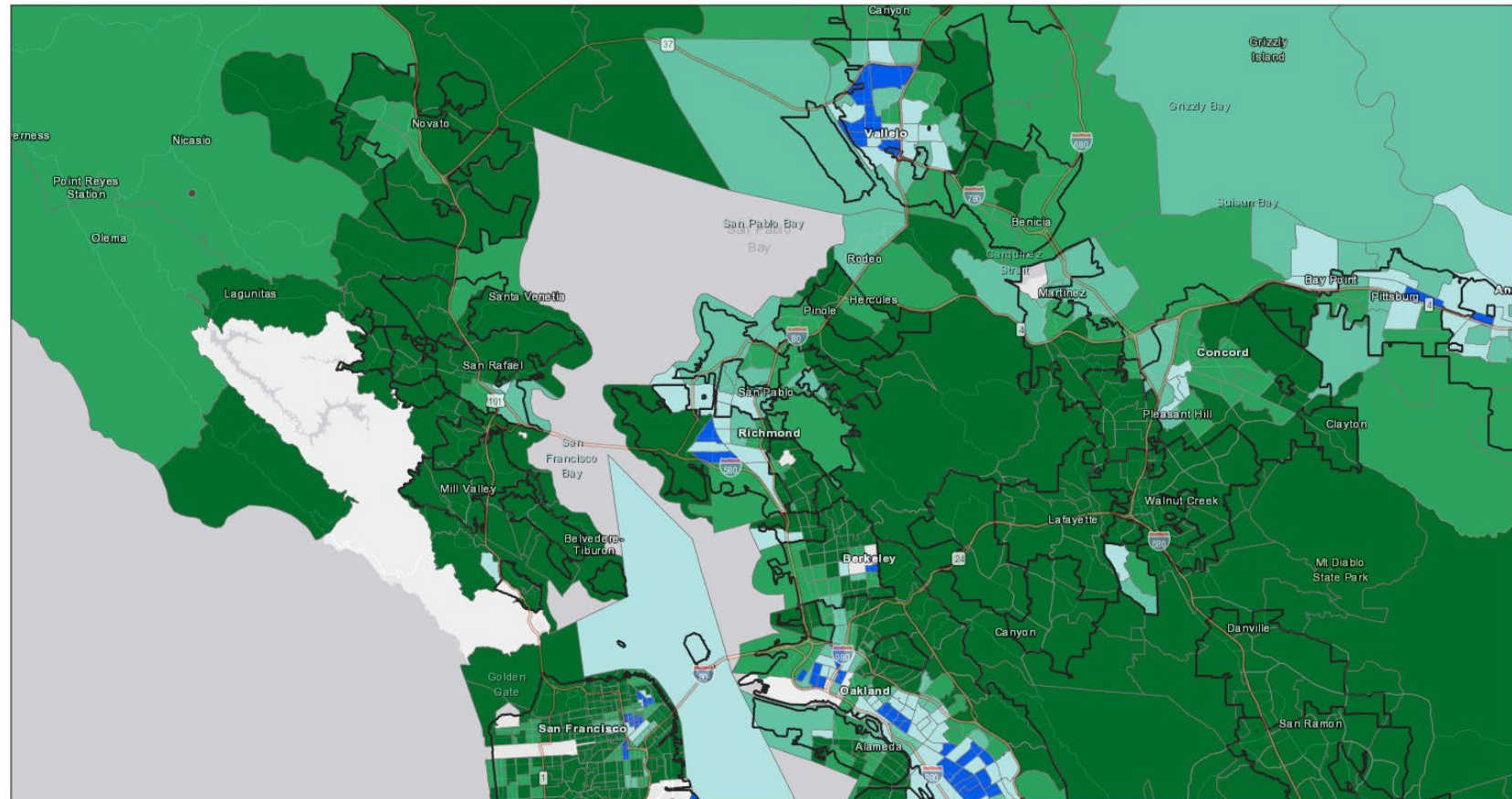


Healthy Places

Regional Trends

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. **Figure E-46** shows the HPI percentile score distributions in the Region tend to be above 60 percent except in some concentrated areas in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco- each county along the bays have at least one cluster of tracts with an HPI below 60 (blue). In Marin County, most tracts are also above 80 percent except in Southern San Rafael and Marin City. All of Marin City and the census tract in the Canal area of San Rafael both scored in the lower 40th percentile. These communities have also both been identified as having low access to healthy foods in the 2020 AI and have a concentration of minorities and lower access to resources.

Figure E-46: Regional Healthy Places Index by Tract (2021)



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City/Town Boundaries

(A) Healthy Places Index (PHASC, 2021) - Tract

< 20%

20% - 40%

40% - 60%

60% - 80%

80% - 100%

1:288,895

0 2.75 5.5 11 mi
0 4.5 9 18 km

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD

Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, ©

Local Trends

According to the HCD AFFH Data Viewer, all tracts in Mill Valley received HPI percentile scores of 80 percent or higher (best scores). HPI scores for all Mill Valley tracts indicate that community conditions, related to housing, education, economic, and social factors, are favorable. The HPI index for Mill Valley tracts is consistent with adjacent jurisdictions and Marin County as a whole.

Open Space and Recreation

Regional Trends

According to the Plan Bay Area 2040, a strong regional movement emerged during the latter half of the 20th century to protect farmland and open space. Local governments adopted urban growth boundaries and helped lead a “focused growth” strategy with support from environmental groups and regional agencies to limit sprawl, expand recreational opportunities, and preserve scenic and natural resources. However, this protection has strained the region’s ability to build the housing needed for a growing population. In addition, maintaining the existing open space does not ensure equal access to it.

In Marin County, the Marin County Parks and Open Space Department includes regional and community parks, neighborhood parks, and 34 open space preserves that encompass 19,300 acres and 190 miles of unpaved public trails. In 2007, 500 Marin County residents participated in a telephone survey, and more than 60 percent of interviewees perceived parks and open space agencies favorably, regardless of geographic area, age, ethnicity, or income. However, the 2020 AI found that residents in Marin City, a community with a concentration of minorities and low income residents, has limited access to open spaces for recreation. From 1990 to 2015, Marin City, which had the highest African American population in the County and according to the Marin Food Policy Council, one of the highest obesity rates, did not have an outdoor recreational space. In 2015, the Trust for Public Land, in collaboration with the Marin City Community Services District, designed and opened Rocky Graham Park in Marin City. According to the 2020 AI, while the park contains “a tree-house-themed play structure, drought-resistant turf lawn, adult fitness areas, and a mural showcasing scenes from Marin City’s history”, Marin City continues to have limited access to surrounding open spaces and hiking trails.

In 2019, the Parks Department conducted a Community Survey and identified the cost of entrance and fees to be obstacles for access to County parks. As a result, in July of 2019, entry fees were reduced from \$10 to \$5 for three popular parks in the County, and admission to McNears Beach Park pool, located in San Rafael, was free beginning on August 1, 2019.

Local Trends

In addition to an extensive inventory of walking paths and lanes, the following parks and open space areas are located in Mill Valley:

- Bayfront Park
- Blithedale Park
- Ernest Bloch Memorial Park
- Boyle Park
- Cascade Park
- Community Garden
- Friends Field
- Dog Park (on Richardson Bay between Sycamore Ave, Camino Alto and Miller Ave)
- Freeman Park
- Mill Valley Golf Course
- Hauke Park
- Miller Grove Park
- Old Mill Park

- Park Terrace
- Downtown Plaza
- Scott Highlands Park
- Sycamore Park

The HPI, discussed above, uses park access as an indicator for community health. All tract in Mill Valley scored in the highest quartile for park access. According to the HPI mapping tool, in all Mill Valley tracts, 100 percent of the population lives within walking distance (1/2 mile) of a park, beach, or open space.

Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the continued impacts of the lending/credit crisis. In the past, credit market distortions and other activities such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Regional Trends

The 2020 Marin County Analysis of Impediments to Fair Housing Choice examined lending practices across Marin County. According to HMDA, in 2017, there were a total of 11,688 loans originated for Marin properties. Of the 11,688 original loan applications, 6,534 loans were approved, representing 56 percent of all applications, 1,320 loans denied, representing 11 percent of the total applications, and there were 1,555 applicants who withdrew their applications, which represents 13 percent of all applications (**Table E-22**). Hispanic and Black/African American residents were approved at lower rates and denied at higher rates than all applicants in the County.

Table E-22: Loan Approval, Denial, and Withdrawal by Race					
	All Applicants	White	Asian	Hispanic/ Latinx	Black/African American
Loans approved	55.9%	60.0%	59.0%	50.0%	48.0%
Loans denied	11.3%	12.0%	16.0%	18.0%	19.0%
Loans withdrawn by applicant	13.3%	14.0%	13.0%	19.0%	14.0%
<i>Source: 2017 HMDA, as presented in 2020 Marin County AI.</i>					

According to the 2020 AI, there were several categories for reasons loans were denied. Under the category, “Loan Denial Reason: insufficient cash - down payment and closing costs,” African Americans were denied 0.7 percent more than White applicants. Denial of loans due to credit history significantly affected Asian applicants more than others; and under the category of “Loan Denial Reason: Other”, the numbers are starkly higher for African American applicants.

The AI also identified many residents who lived in Marin City during the Marinship years²³ were not allowed to move from Marin City to other parts of the County because of discriminatory housing and

²³ Marinship is a community of workers created by the Bechtel Company which during World War II built nearly 100 liberty ships and tankers. Since Marinship faced a shortfall in local, available workers, Bechtel overlooked the workplace exclusions that were

lending policies and practices. For those residents, Marin City has been the only place where they have felt welcomed and safe in the County.

Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that HMDA data for Marin County should be monitored on an ongoing basis to analyze overall lending patterns in the County. In addition (and what has not been studied for this AI), lending patterns of individual lenders should be analyzed, to gauge how effective the Community Reinvestment Act (CRA) programs of individual lenders are in reaching all communities to ensure that people of all races and ethnicities have equal access to loans.

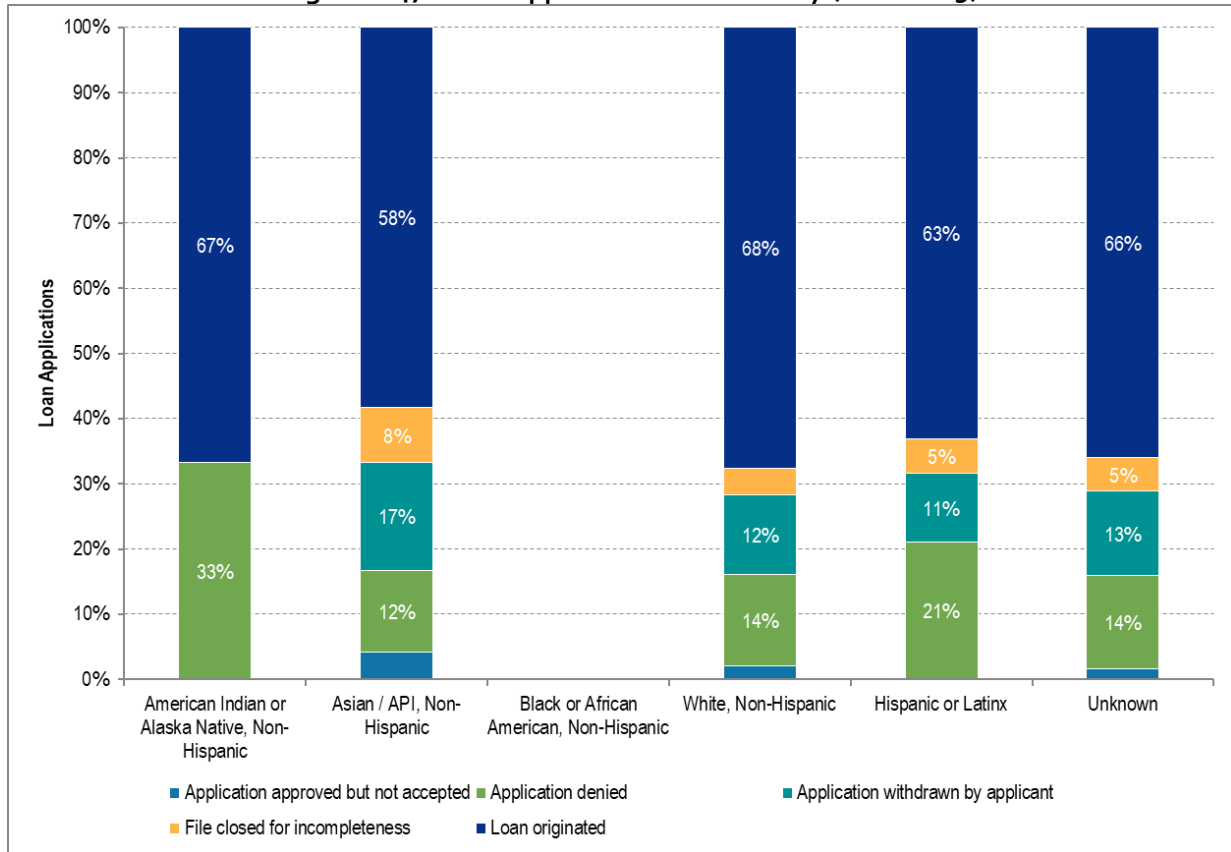
Local Trends

Loan applications by race/ethnicity in Mill Valley from 2018 to 2019 are presented in **Figure E-47**. Of the 837 home loan applications submitted by Mill Valley residents during this period, 71.3 percent were submitted by White residents, 23.2 percent were submitted by residents of an unknown race or ethnicity, 2.9 percent were submitted by Asian/API residents, 2.3 percent were submitted by Hispanic/Latinx residents, and 0.4 percent were submitted by American Indian/Alaska Native residents. There were no applications submitted by Black/African American residents during this period.

Approximately 14.3 percent of all loans were denied during this period. American Indian/Alaska Native applicants were denied at the highest rate (33.3 percent), followed by Black/African American applicants (21.1 percent). Conversely, only 12.5 applications submitted by Asian/API residents and 14.1 percent of applications submitted by non-Hispanic White residents were denied. As discussed previously, the County AI recommended HMDA data be monitored due to disparities in lending patterns on the basis of race or ethnicity.

standard at the time and recruited African Americans from southern states such as Louisiana, Arkansas, Texas and Oklahoma. A thorough history of Marin City and Marinship is found in the local knowledge section.

Figure E-47: Loan Applications – Mill Valley (2018-2019)



Source: ABAG Housing Needs Data Package, HMDA Data (2018-2019).

5. Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2013-2017 ACS, approximately 40 percent of Marin County households experience housing problems, compared to only 32 percent of households in Mill Valley. In both the County and City, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trends

As presented in **Table E-23**, in Marin County, approximately 38 percent of households experience cost burdens. Renters experience cost burdens at higher rates than owners (48 percent compared to 32 percent), regardless of race. Among renters, American Indian and Pacific Islander households experience the highest rates of cost burdens (63 percent and 86 percent, respectively). Geographically, cost burdened renter households are concentrated census tracts in North and Central Marin in Novato and San Rafael (**Figure E-48**). In these tracts, between 60 and 80 percent of renter households experience cost burdens. Throughout the incorporated County census tracts, between 40 and 60 percent of renter households are experiencing cost burdens. Cost-burdened owner households are concentrated in West Marin census tract surrounding Bolinas Bay and Southern Marin within Sausalito.

Table E-23: Housing Problems and Cost Burden by Race/Ethnicity – Marin County							
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.8%	41.1%	30.7%	37.5%	0.0%	52.7%	32.9%
Renter-Occupied	47.9%	59.5%	51.2%	62.5%	85.7%	73.7%	53.2%
All Households	36.6%	54.5%	38.7%	43.8%	54.5%	67.5%	40.2%
With Cost Burden							
Owner-Occupied	31.2%	41.1%	29.0%	37.5%	0.0%	49.4%	32.2%
Renter-Occupied	45.1%	57.5%	41.5%	62.5%	85.7%	58.9%	47.7%
All Households	35.4%	53.1%	33.9%	43.8%	54.5%	56.1%	37.7%
Note: Used CHAS data based on 2013-2017 ACS despite more recent available data being available as this dataset is included in the ABAG Housing Data Needs Package.							
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.							

Figure E-48: Regional Cost Burdened Renter Households by Tract (2019)

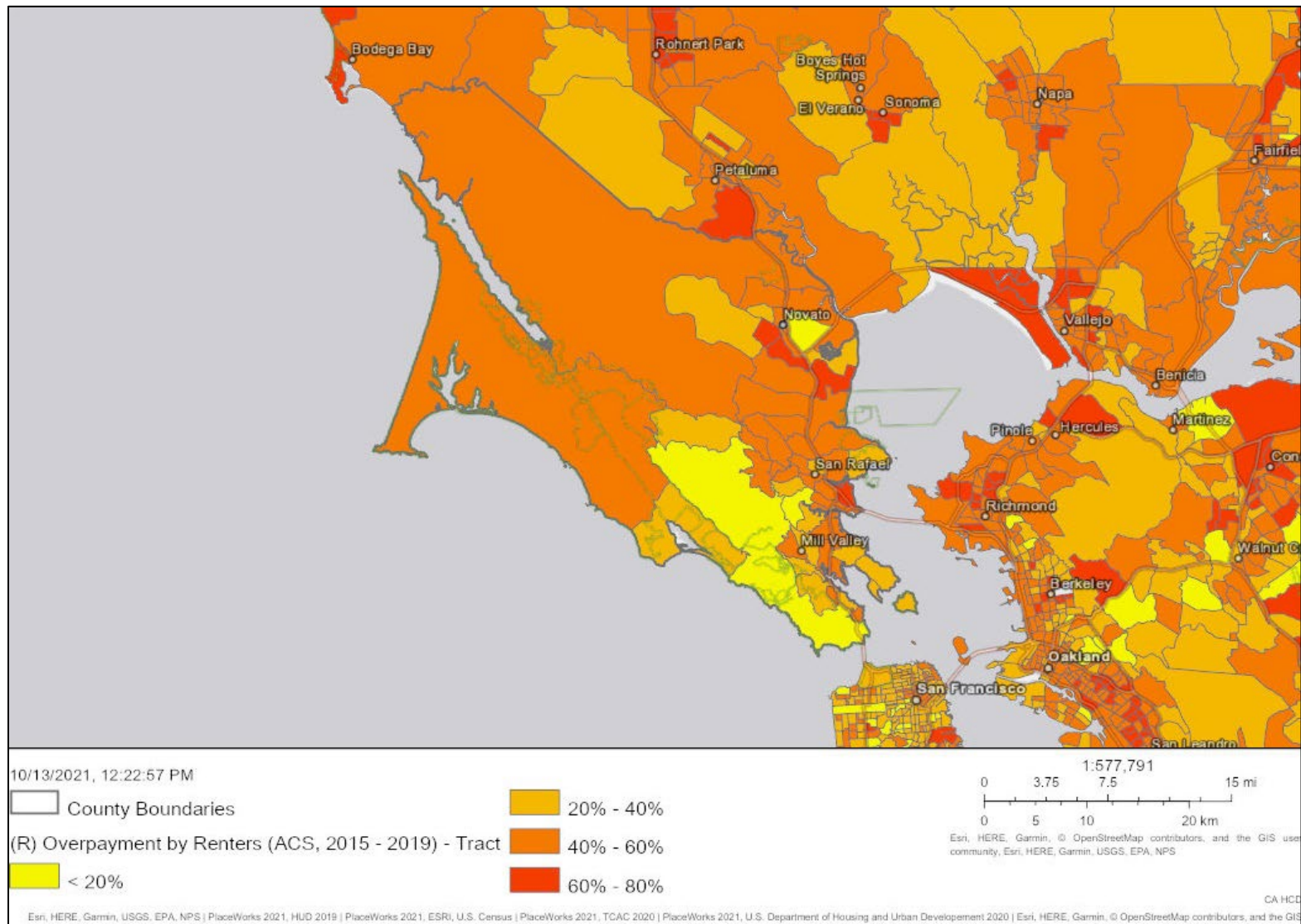
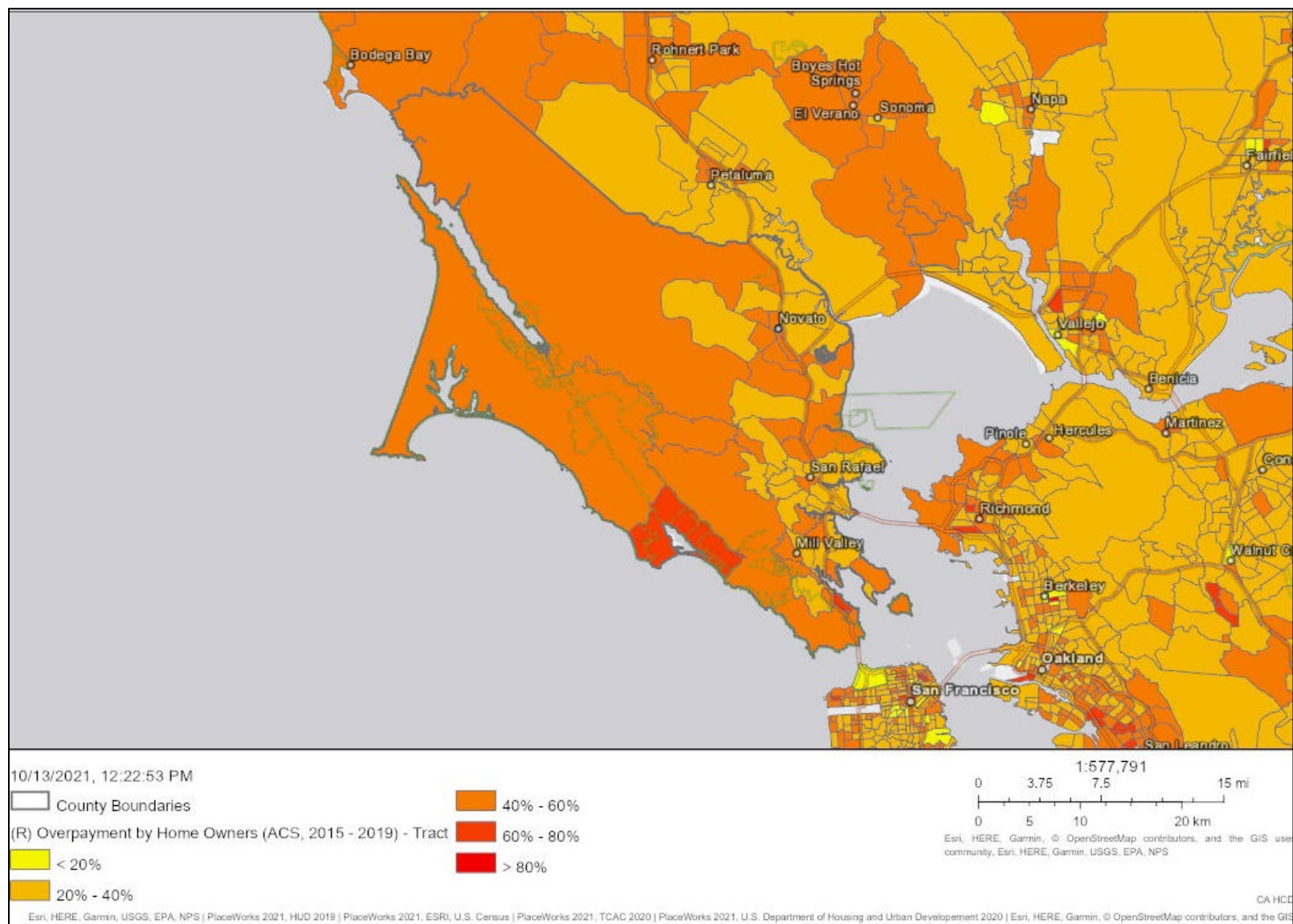


Figure E-49: Regional Cost Burdened Owner Households by Tract (2019)



Housing problems and cost burdens can also affect special needs populations disproportionately. **Table E-24** shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table E-24: Housing Problems, Elderly and Large Households – Marin County							
	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any Housing Problem	34.0%	30.2%	32.9%	59.3%	74.0%	53.2%	40.2%
Cost Burden > 30%	33.6%	26.7%	32.2%	55.9%	50.0%	47.7%	37.7%
Source: HUD CHAS (based on 2013-2017 ACS), 2020.							

Local Trends

Cost burden is less common amongst Mill Valley households compared to the County; 30 percent of households in the City are cost burdened compared to 37.7 percent countywide (**Table E-25**). Similarly, 47.7 percent of renters in the County are cost burdened compared to only 36.6 percent in the City. According to the 2015-2019 ACS, Mill Valley has a low proportion of renters (29.8 percent), compared to 36 percent in the County and 44 percent in the Bay Area. Renters are more likely to be cost burdened compared to owners. Approximately 37 percent of renter-occupied households in Mill Valley are cost burdened compared to only 27.5 percent of owner-occupied households.

Black renter-occupied households and Hispanic owner-occupied households are the most likely to experience housing problems and cost burden compared to other racial/ethnic groups; 100 percent of Black renters and 63.9 percent of Hispanic owners in the City are cost burdened. Hispanic renter-occupied households and Asian renter-occupied households also experience cost burden exceeding the citywide average. White owners and renters and Asian owners are the only racial/ethnic groups that are cost burdened at a rate below the average citywide.

Table E-25: Housing Problems and Cost Burden by Race/Ethnicity – Mill Valley (2017)							
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	27.7%	--	9.1%	--	--	61.1%	29.0%
Renter-Occupied	37.2%	100.0%	40.0%	--	--	45.8%	39.8%
All Households	30.0%	100.0%	21.6%	--	--	52.4%	32.0%
With Cost Burden							
Owner-Occupied	27.1%	--	0.0%	--	--	63.9%	27.5%
Renter-Occupied	35.6%	100.0%	40.0%	--	--	47.9%	36.6%
All Households	29.2%	100.0%	16.2%	--	--	54.8%	30.0%
Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.							

As discussed previously, housing problems and cost burden often affect special needs populations disproportionately. Rates of housing problems and cost burden for elderly and large households in the City are presented in **Table E-26**. Elderly owner-occupied households and large owner-occupied households are not cost burdened at a rate exceeding the citywide average. However, 58.4 percent of elderly renters and 40 percent of large renter households are cost burdened compared to only 36.6 percent of renters citywide.

Table E-26: Housing Problems, Elderly and Large Households – Mill Valley (2017)							
	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any Housing Problem	28.3%	3.6%	29.0%	59.1%	40.0%	39.8%	32.0%
Cost Burden > 30%	26.5%	0.0%	27.5%	58.4%	40.0%	36.6%	30.0%
<i>Source: HUD CHAS (based on 2013-2017 ACS), 2020.</i>							

Figure E-50 and **Figure E-51** show cost burden in the City by tract and tenure. According to the HCD AFFH Data Viewer, rates of cost burdened renters tend to be higher in tracts 1262 (eastern side) and 1270 (western side) compared to the central and southern areas of Mill Valley. Approximately 43.6 percent of renters in tract 1262 and 41.7 percent in tract 1270 spend 30 percent or more of their income on housing, compared to only 29.6 percent in tract 1261 (central area) and 31.1 percent in tract 1282 (southern area). It is relevant to note that tract 1262 has a larger proportion of renters compared to other Mill Valley tracts (**Figure E-52**). The eastern side of the City (tract 1262) also has higher concentrations of persons with disabilities and HCV recipients compared to the remainder of the City and contains a block group with a non-White majority population (see **Figure E-7**, **Figure E-10**, and **Figure E-19**). All six subsidized housing projects in Mill Valley are located in this tract.

The western (tract 1270) and southern (tract 1282) Mill Valley tracts have a larger proportion of cost burdened renters compared to the central (tract 1261) and eastern (tract 1262) tracts. Approximately 40.4 percent and 42 percent of owners in the western and southern tracts, respectively, are cost burdened compared to only 23.9 percent in the central tract and 36.9 percent in the eastern tract.

As discussed above, cost burden is generally less of an issue in Mill Valley compared to Marin County as a whole. However, cost burden does affect certain racial/ethnic groups, specifically Hispanic and Black residents, at a disproportionate rate.

Figure E-50: Cost Burdened Renter Households by Tract (2019)

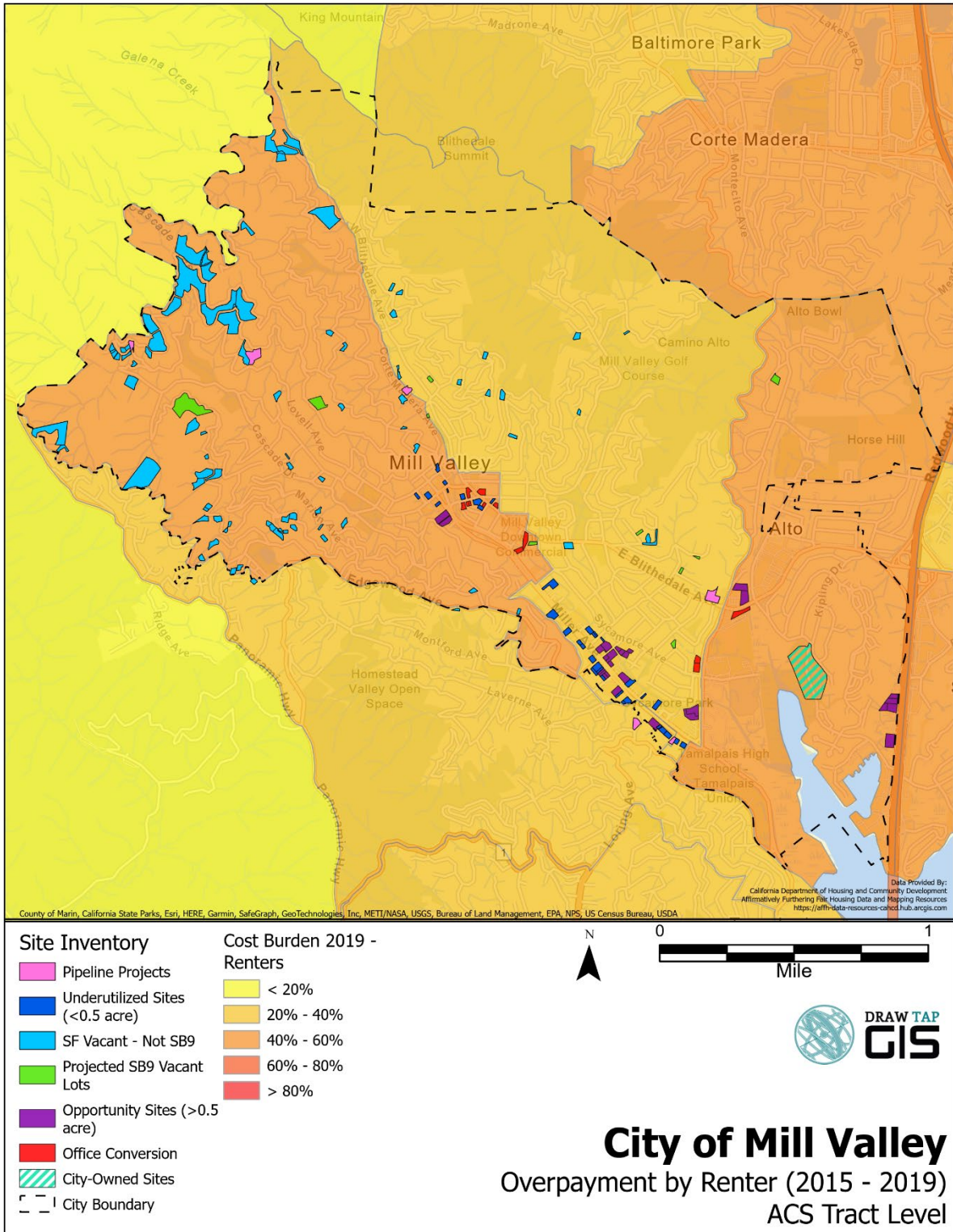


Figure E-51: Cost Burdened Owner Households by Tract (2019)

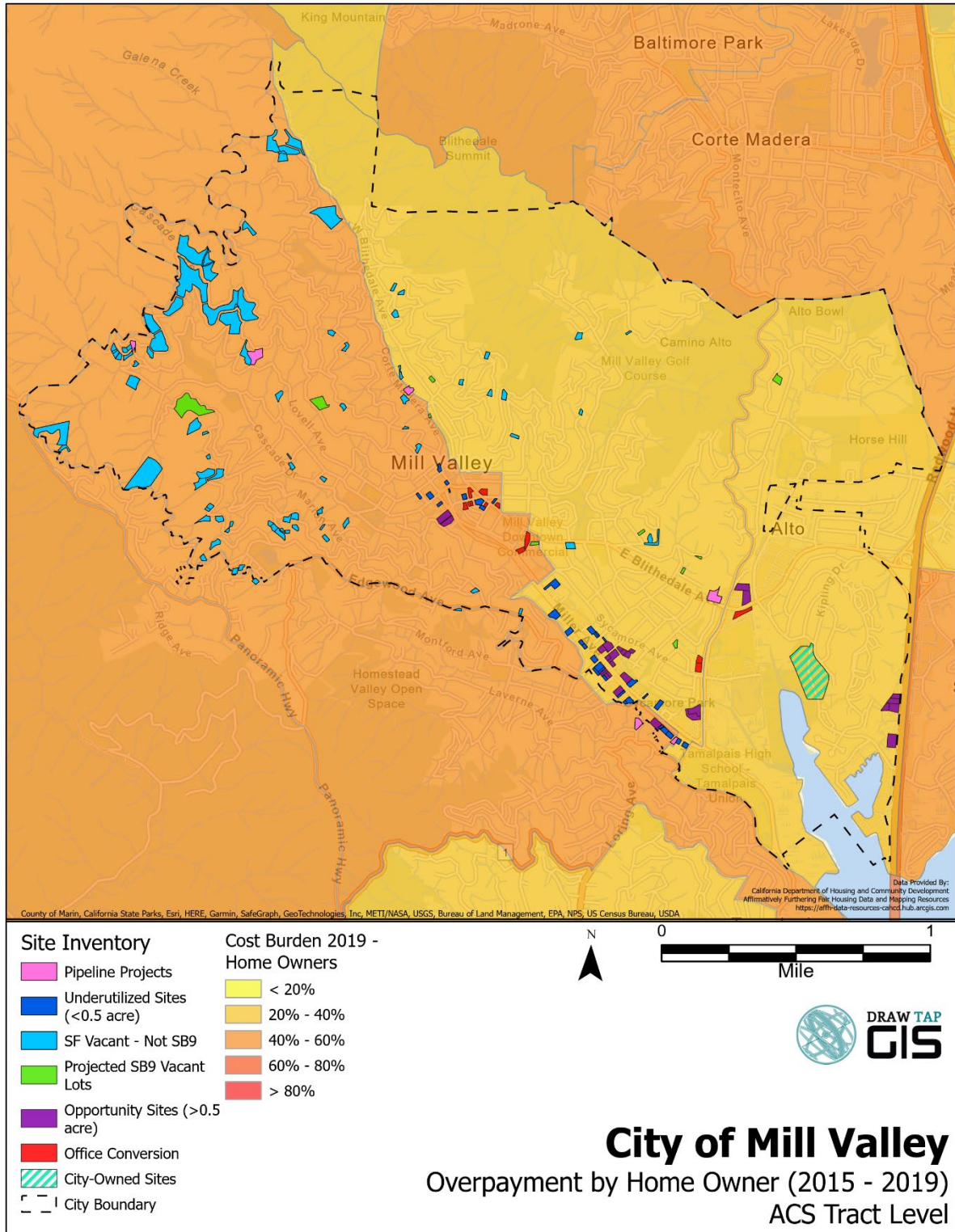
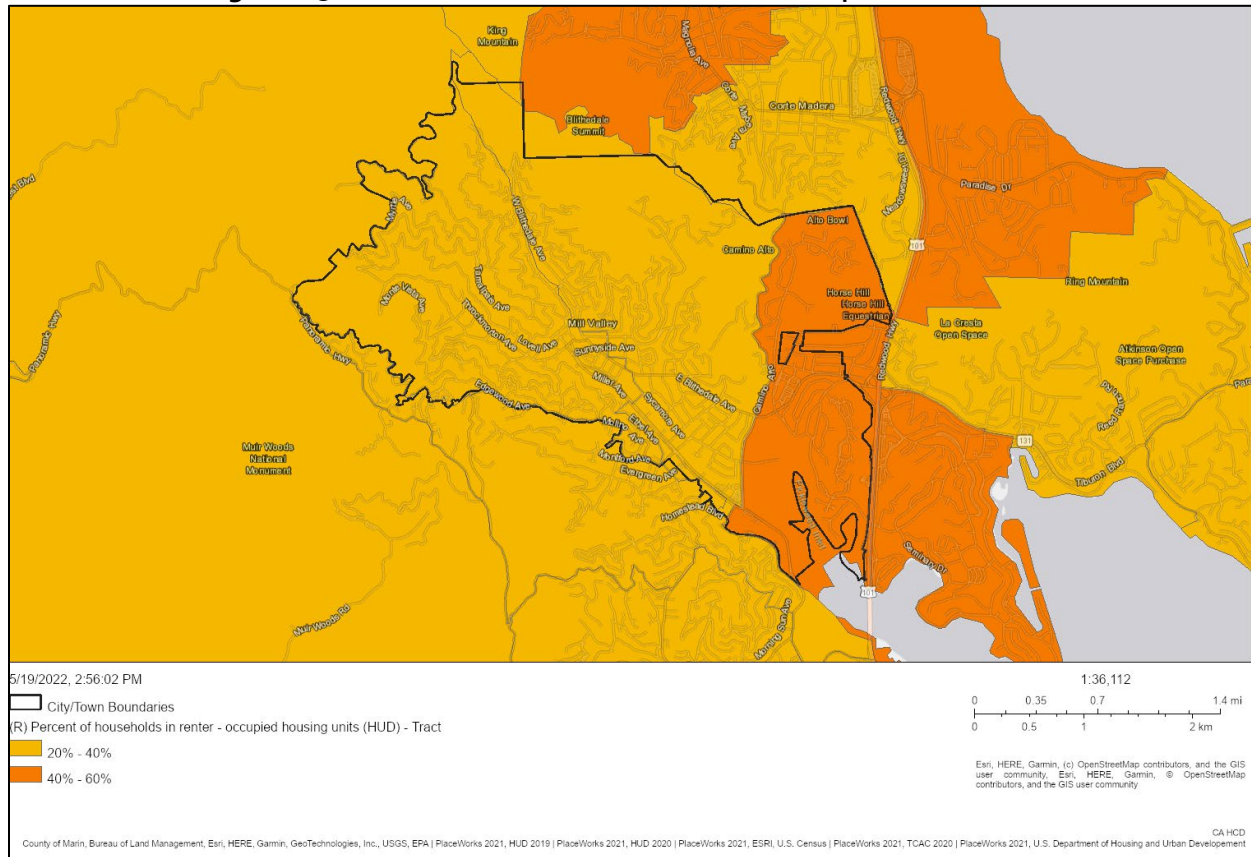


Figure E-52: Percent of Households in Renter-Occupied Units (2016)



Sites Inventory

The City's sites inventory is also included in **Figure E-50** and **Figure E-51**. The distribution of RHNA units by population of cost burdened renters is presented in **Table E-27**. As described previously, in approximately two thirds of Mill Valley, between 40 and 60 percent of renters overpay for housing. Despite this trend, only 51.4 percent of RHNA units are in tracts where more than 40 percent of renters are cost burdened. A larger proportion of above moderate income units (66.4 percent) are in tracts where more than 40 percent of renters overpay for housing compared to lower income units (52.1 percent) and moderate income units (37.4 percent). The distribution of RHNA units is consistent with the trend citywide and does not disproportionately expose lower or moderate income units to areas where cost burden is more prevalent amongst renter households.

Table E-27: Distribution of RHNA Units by Cost Burdened Renters								
Percent Cost Burdened Renters (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
20-40%	192	47.9%	171	62.6%	80	33.6%	443	48.6%
40-60%	209	52.1%	102	37.4%	158	66.4%	469	51.4%
Total	401	100.0%	273	100.0%	238	100.0%	912	100.0%

Table E-28 shows the distribution of RHNA units by population of cost burdened owner households. As outlined above, approximately one third of the City has a population of cost burdened owners exceeding 40 percent. Consistent with this trend, 62.9 percent of RHNA units are in tracts where 20 to 40 percent of owner overpay and 37.1 percent are in tracts where 40 to 60 percent of owners overpay. Most lower income units (85.5 percent) and nearly 60 percent of moderate income units are in tracts where less than 40 percent of owners are cost burdened. Conversely, 71.4 percent of above moderate income units are in tracts where more than 40 percent of owners are cost burdened. Sites selected to meet the RHNA are generally evenly distributed throughout the City and follow citywide trends for cost burdened owners. Further, the RHNA strategy does not disproportionately expose lower or moderate income units to areas where cost burden is more prevalent.

Table E-28: Distribution of RHNA Units by Cost Burdened Owners								
Percent Cost Burdened Owners (Tract)	Lower Income Units		Moderate Income Units		Above Moderate Income Units		All RHNA Units	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
20-40%	343	85.5%	163	59.7%	68	28.6%	574	62.9%
40-60%	58	14.5%	110	40.3%	170	71.4%	338	37.1%
Total	401	100.0%	273	100.0%	238	100.0%	912	100.0%

Overcrowded Households

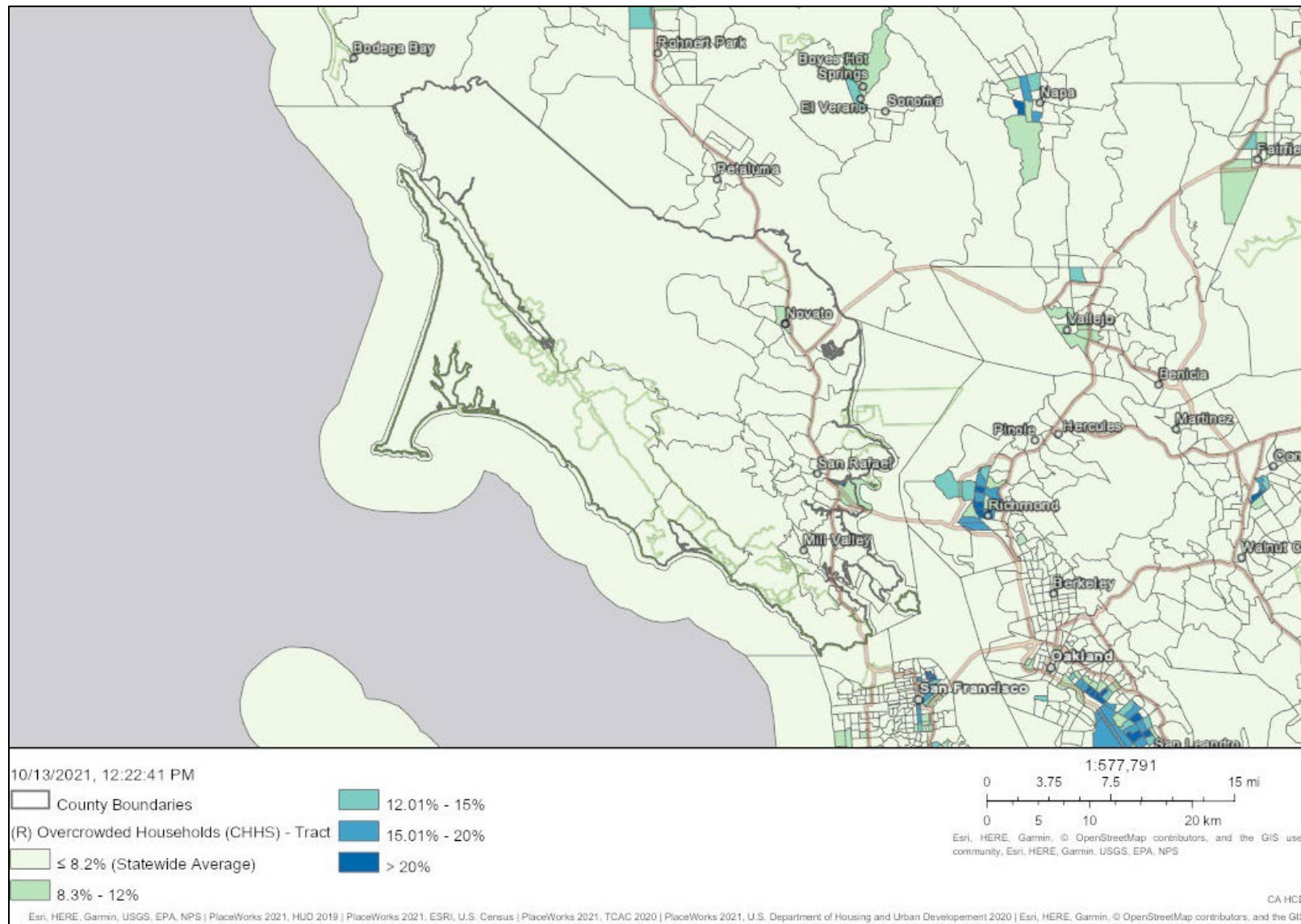
Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2017 five-year ACS estimates, about 6.5 percent of households in the Bay Area region are living in overcrowded conditions (**Table C-29**). About 11 percent of renter households are living in overcrowded conditions in the region, compared to three percent of owner households. Overcrowding rates in Marin County are lower than the Bay Area (four percent and 6.5 percent, respectively) and like regional trends, Marin County a higher proportion of renters experience overcrowded conditions compared to renters. Overcrowded households in the region are concentrated in Richmond, Oakland, and San Francisco (**Figure E-53**). At the County level, overcrowded households are concentrated North and Central Marin, specifically in downtown Novato and the southeastern tracts of San Rafael (Canal).

While the ACS data shows that overcrowding is not significant problem, it is likely that this data is an undercount, especially with families who may have undocumented members. It is also likely that agriculture worker housing is overcrowded and undercounted

Table C-29: Overcrowded Households – Bay Area and Marin County (2017)		
	Bay Area	Marin County
Owner-Occupied	3.0%	0.8%
Renter Occupied	10.9%	9.4%
All HH	6.5%	3.9%
<i>Note: Overcrowding means more than one person per household.</i>		
<i>Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.</i>		

Figure E-53: Regional Overcrowded Households by Tract



Local Trends

Overcrowding is generally not an issue in the City. As shown in **Table E-30**, there are no severely overcrowded owner-occupied households in Mill Valley. Only 0.7 percent of renter-occupied households are severely overcrowded. Only 0.3 percent of owner households and 2.9 percent of renter households are overcrowded. While overcrowding is more prevalent amongst Mill Valley renters, a significantly smaller proportion are overcrowded compared the County (9.4 percent) and Bay Area (10.9 percent). The rate of overcrowding in all areas of the City is below the statewide average of 8.2 percent.

Table E-30: Overcrowded Households – Mill Valley (2017)		
	Overcrowded (>1 person per room)	Severely Overcrowded (>1.5 persons per room)
Owner-Occupied	0.3%	0.0%
Renter Occupied	2.9%	0.7%
All HH	1.1%	0.2%
<i>Source: ABAG Housing Data Needs Package, HUD CHAS (based on 2013-2017 ACS), 2020.</i>		

Substandard Conditions

Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According 2015-2019 ACS estimates, shown in **Table E-31**, only about one percent of households in the Bay Area and Marin County lack complete kitchen and plumbing facilities. Incomplete kitchen facilities are more common in both the Bay area and Marin County and affect renter households more than owner households. In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. More than 2 percent of renters lack complete kitchen facilities compared to less than one percent of renter households lacking plumbing facilities.

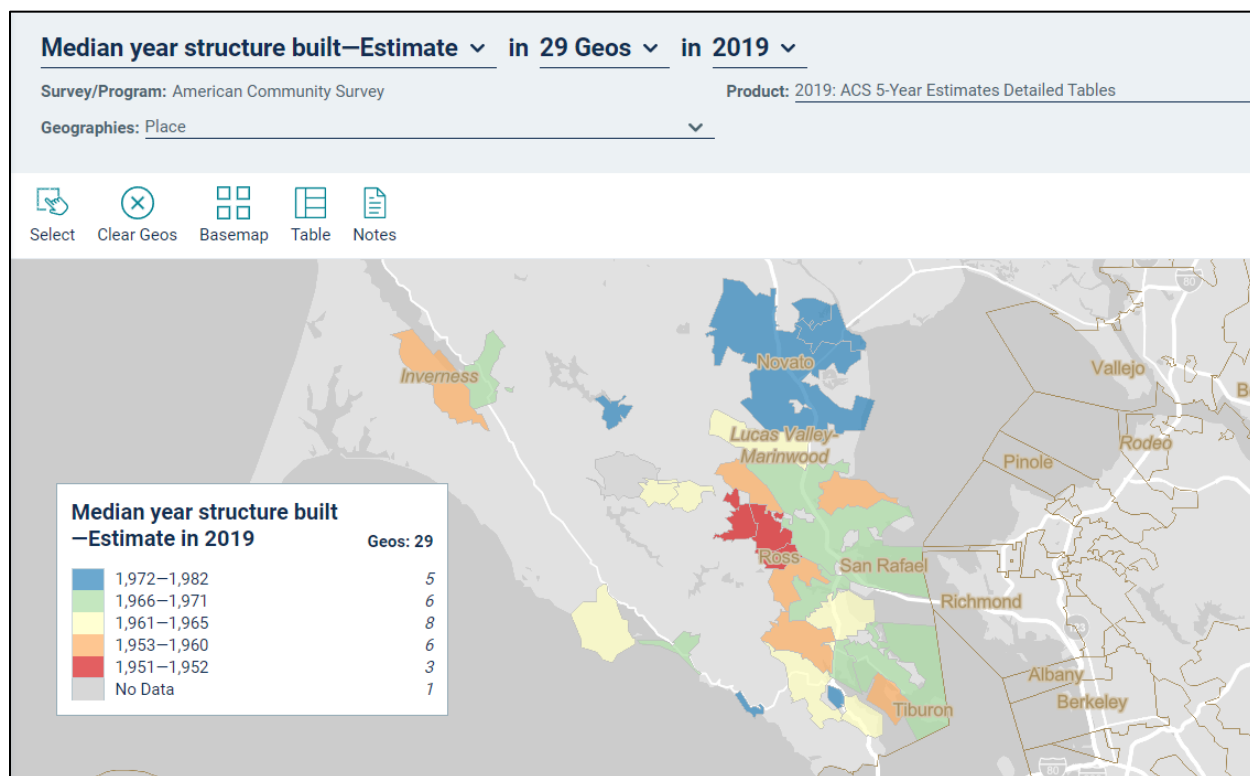
Table E-31: Substandard Housing Conditions –Bay Area and Marin County				
	Bay Area		Marin County	
	Lacking complete kitchen facilities	Lacking complete plumbing facilities	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner	0.3%	0.2%	0.2%	0.3%
Renter	2.6%	1.1%	2.4%	0.6%
All Households	1.3%	0.6%	1.0%	0.4%
<i>Source: American Community Survey, 2015-2019 (5-Year Estimates).</i>				

Like overcrowding, ACS data may not reflect the reality of substandard housing conditions in the County. Staff has heard comments on substandard conditions relating to lack of landlord upkeep/care like moldy carpets, delay in getting hot water back, especially from the Hispanic/Latino community.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As states above, structures over 30 years of age require minor repairs and modernization improvements, while

units over 50 years of age are likely to require major rehabilitation. In the County, 86 percent of the housing stock was built prior to 1990, including 58 percent built prior to 1970 (**Table E-33**). **Figure E-54** shows median housing age for Marin County cities and Census-designated places (CDPs). Central and Southern Marin, specifically the cities of Ross, Fairfax, and San Anselmo have the oldest housing while Novato, Black Point-Green Point CDP, Nicasio CDP, Muir Beach CDP, and Marin City CDP have the most recently built housing.

Figure E-54: Median Housing Age by Marin County Cities and Census-Designated Places (CDPs)



Source: 2015-2019 ACS (5-Year Estimates).

Local Trends

There are no households in Mill Valley lacking complete plumbing facilities (**Table E-32**). A slightly higher concentration of households in the City (1.8 percent) lack complete kitchen facilities compared to Marin County (one percent). Only 0.5 percent of owner-occupied households lack complete kitchen facilities. However, 5.1 percent of renter-occupied households lack complete kitchen facilities, a larger proportion than both the County (2.4 percent) and the Bay Area (2.6 percent).

In terms of developing a general estimate of the number of units in need of rehabilitation in Mill Valley, the City used the following approach. Using 40 years as the benchmark when residential structures begin requiring major systems replacement or repair, units built prior to 1980 can be considered as potential candidates for rehabilitation needs. Of Mill Valley's approximately 1,700 pre-1980 rental units, an estimated 25 percent, or 425 units, may require some degree of rehabilitation. Among the city's 3,300 pre-1980 owner units, an estimated ten percent, or 330 units, may be in need of rehabilitation. No units have been identified as needing replacement.

The City's Soft Story program currently in progress, addresses Mill Valley's multi-unit rental housing with wood frame target stories (WFTS) conditions. The mitigation program would involve approximately 45 to 91 buildings containing approximately 255 to 500 units. These units represent between 40% and 80% of Mill Valley's multi-unit rental housing. The program would include a screening phase to confirm building conditions and exempt certain buildings based on an engineer's review. After the screening phase, the program would allow several years to complete a retrofit.

Table E-32: Substandard Housing Conditions – Mill Valley (2019)		
	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner-Occupied Households	0.5%	0.0%
Renter-Occupied Households	5.1%	0.0%
All Households	1.8%	0.0%
<i>Source: American Community Survey, 2015-2019 (5-Year Estimates).</i>		

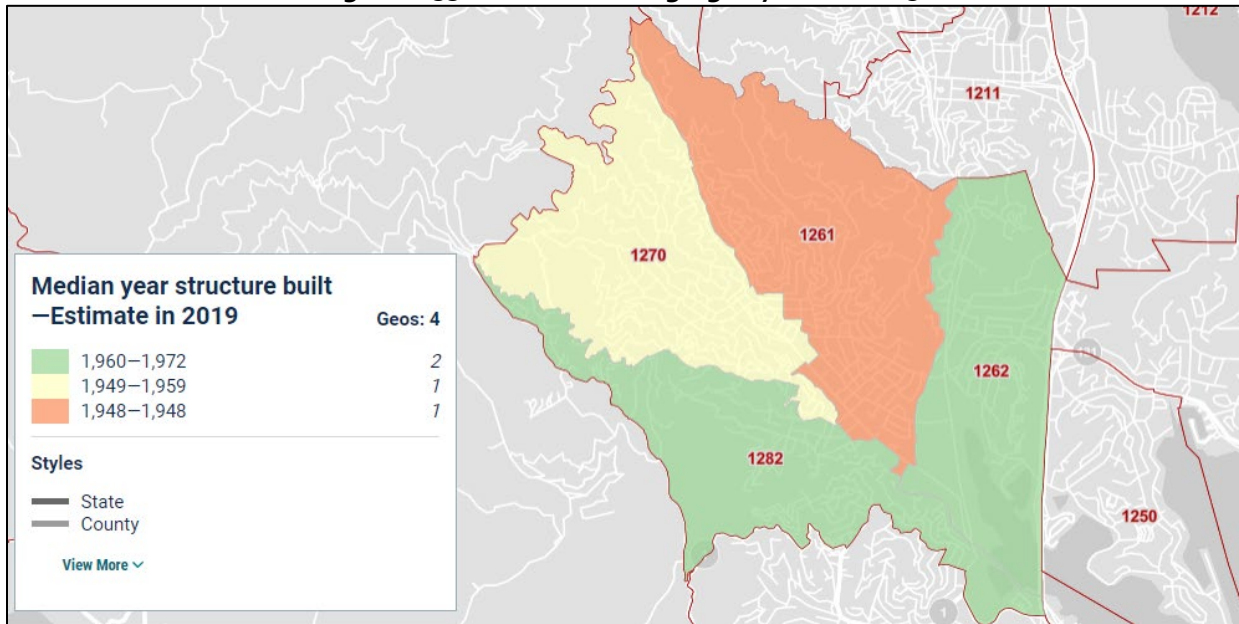
Table E-33 shows housing stock age in the County, City, and Mill Valley tract. Nearly 67 percent of housing units in the City were built in 1969 or earlier compared to only 58 percent countywide. As discussed previously, units aged 50 and older are likely to require major rehabilitation. Another 21.1 percent of units in the City were built between 1970 and 1989. Only 12.1 percent of housing units in Mill Valley were constructed in 1990 or later, a slightly smaller proportion than in the County (13.9 percent).

As shown in **Figure E-55**, older housing units are most concentrated in tracts 1261 and 1270 in the central and western areas of the City. As discussed previously, the western area of Mill Valley also has a larger proportion of both cost burdened renters and owners. Tract 1261 (central area) has the largest proportion of housing units built prior to 1970 (85.4 percent), however a significant proportion of housing units in this tract were also constructed in 1990 or later (11.7 percent). Tract 1270 (western area) has the largest proportion of new housing units built in 1990 or later (15.5 percent).

Aging housing units is an issue that affects all areas of the City. Between 84 and 92 percent of housing units in all tracts were built prior to 1990 and may be in need of minor repairs or major rehabilitation.

Table E-33: Housing Stock Age (2019)				
Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
1261	85.4%	2.9%	11.7%	2,662
1262	45.6%	45.5%	8.9%	2,163
1270	63.9%	20.6%	15.5%	2,140
1282	69.2%	22.7%	8.1%	1,995
Mill Valley	66.8%	21.1%	12.1%	6,628
Marin County	58.0%	28.2%	13.9%	113,084
<i>Source: American Community Survey, 2015-2019 (5-Year Estimates).</i>				

Figure E-55: Median Housing Age by Tract (2019)



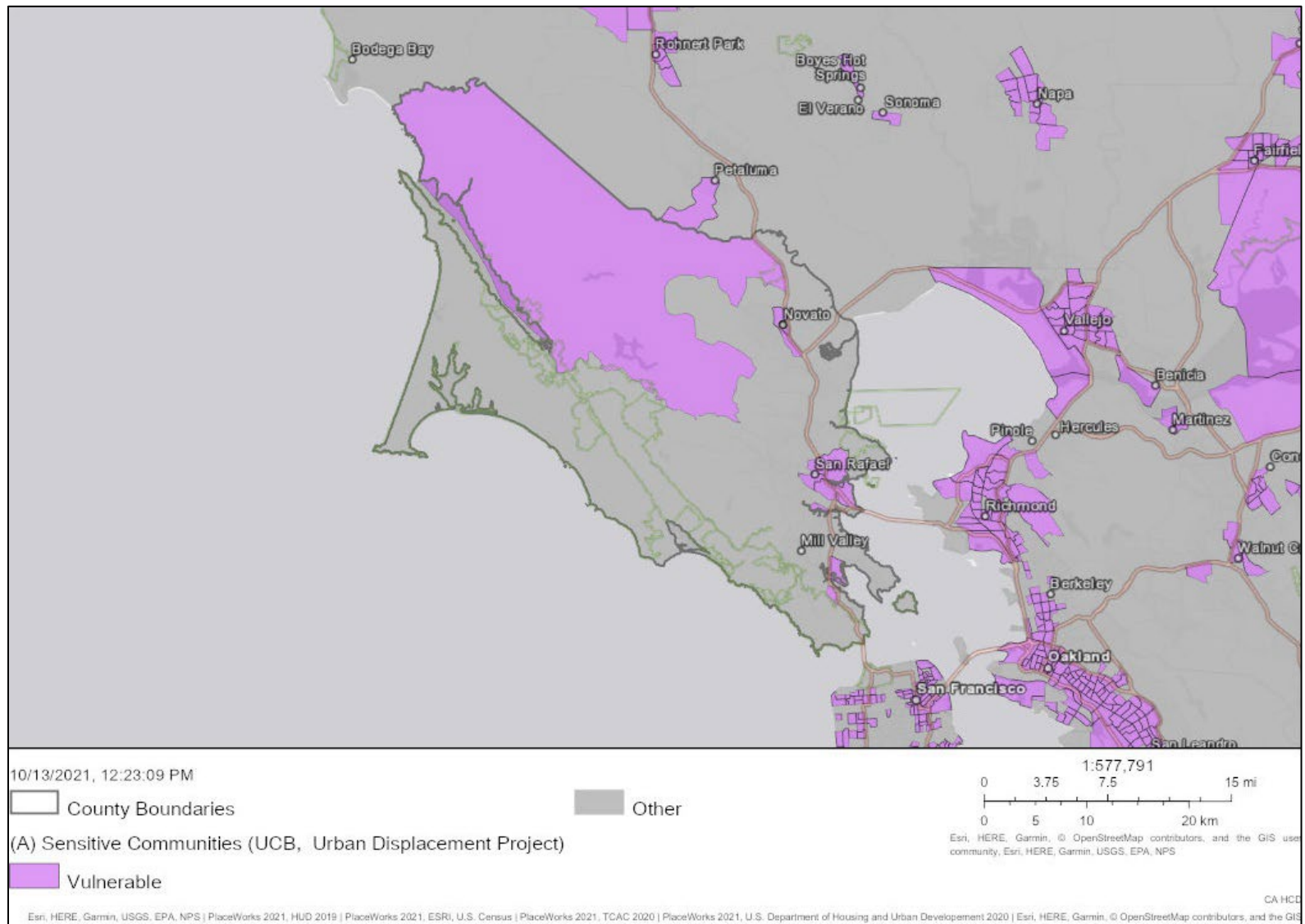
Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

Regional Trends

UC Berkley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the Bay Area region were identified in the coastal census tracts of Contra Costa, Alameda, and San Francisco County, specifically in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco (**Figure E-56**). In Marin County, sensitive communities were identified in the cities of Novato and San Rafael, and the unincorporated areas of Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio in the Valley.

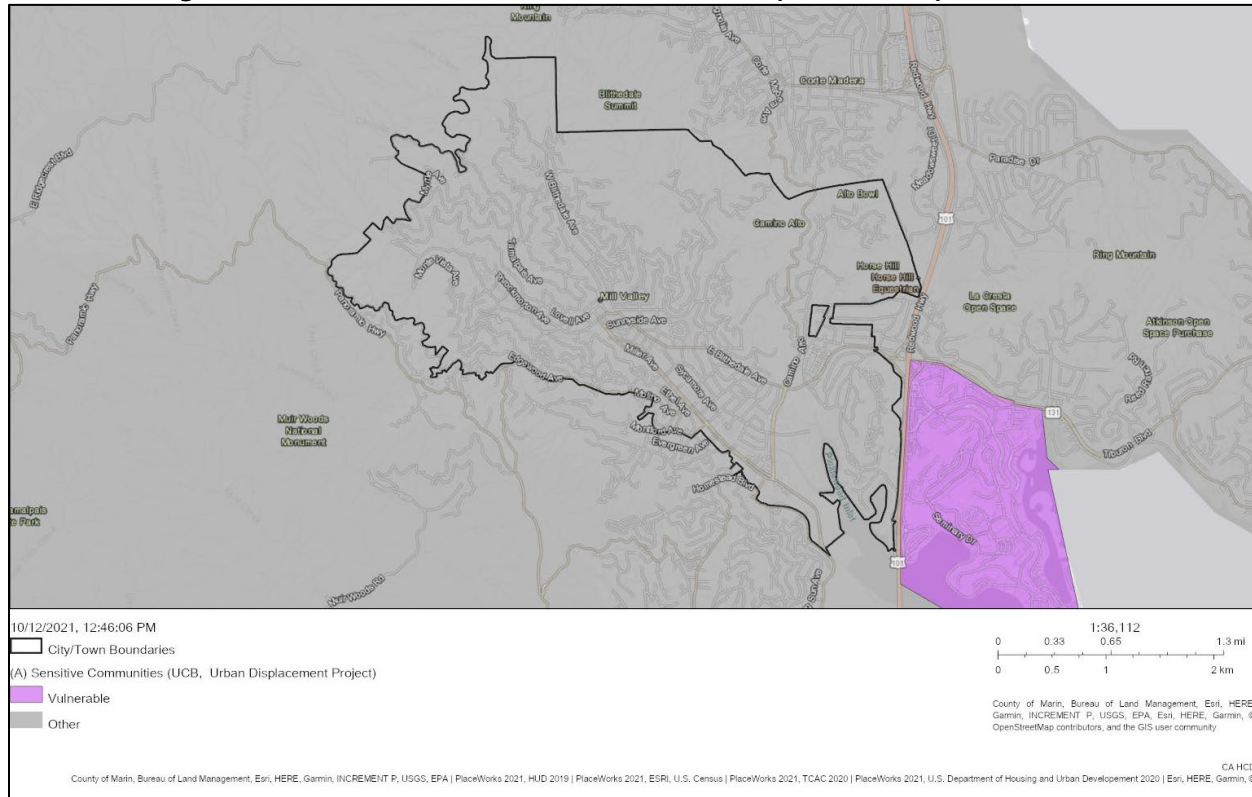
Figure E-56: Regional Sensitive Communities At Risk of Displacement by Tract (2021)



Local Trends

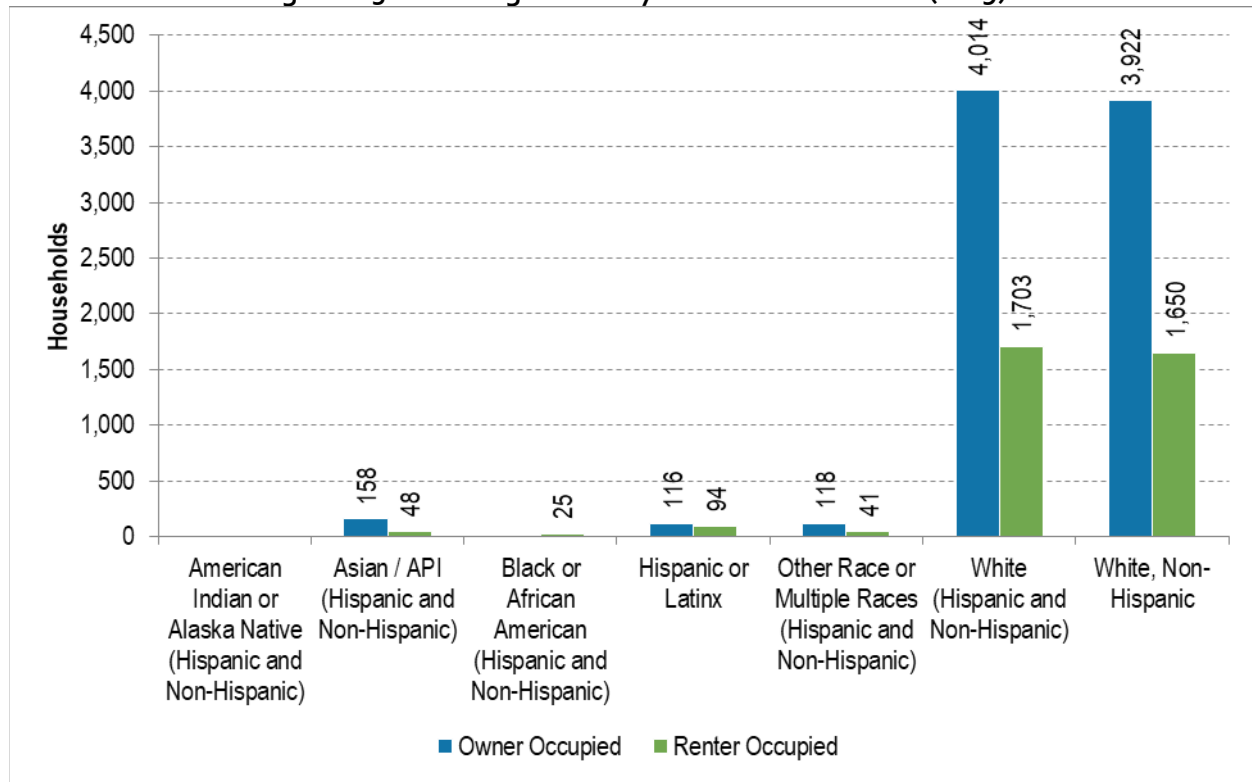
There are no areas in the City that have been identified as sensitive communities at risk of displacement. The closest sensitive community is located southeast of Mill Valley in the unincorporated County Strawberry community (**Figure E-57**).

Figure E-57: Sensitive Communities At Risk of Displacement by Tract (2021)



As discussed previously, vulnerability is measured based on several variables including: share of renters exceeding 40 percent, share of people of color exceeding 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Mill Valley is a predominately owner-occupied household community (70.2 percent) with a small non-White population (13.8 percent). Over the past decade, the renter population has increased while the non-White population has decreased. As presented in **Figure E-58**, White and Asian/API householders are significantly more likely to own their homes. Only 23.3 percent of Asian/API households and 29.6 percent of non-Hispanic White households are renters, while 100 percent of Black/African American households and 44.8 percent of Hispanic/Latinx households are renter-occupied.

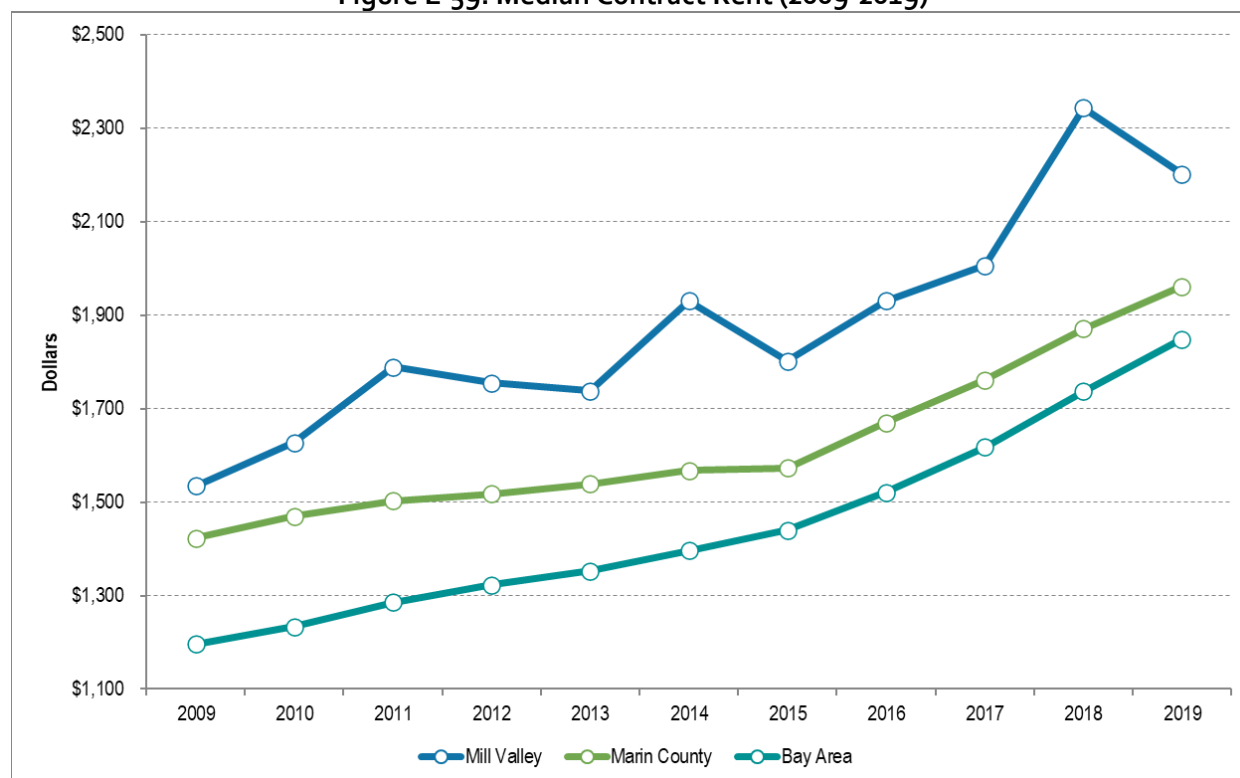
Figure E-58: Housing Tenure by Race of Householder (2019)



Source: ABAG Data Needs Package, 2015-2019 ACS.

Figure E-59 shows the median contract rent in Mill Valley, Marin County, and the Bay Area from 2009 to 2019. During this period, the median contract rent in Mill Valley increased 43.5 percent, higher than the increase countywide (+37.9 percent) but lower than the increase in the Bay Area region (+54.6 percent). As presented above, increasing rental prices in the City are more likely to disproportionately affect people of color, specifically Black/African American and Hispanic/Latinx households.

Figure E-59: Median Contract Rent (2009-2019)



Source: ABAG Data Needs Package, 2005-2009 through 2015-2019 ACS.

Homelessness

Regional Trends

As presented in **Table E-34**, according to the County's Point-in-Time (PIT) Homeless Count and Survey, there were 1,034 persons experiencing homelessness in Marin County in 2019. Most (68.5 percent) of persons experiencing homelessness in the County were unsheltered. Another 16.6 percent were living in emergency shelters and 14.9 percent were living in transitional housing. Since 2015, the County's homeless population has decreased by 21 percent (1,309 persons in 2015). However, in 2015, only 64 percent of the homeless population was unsheltered compared to 68 percent in 2019.

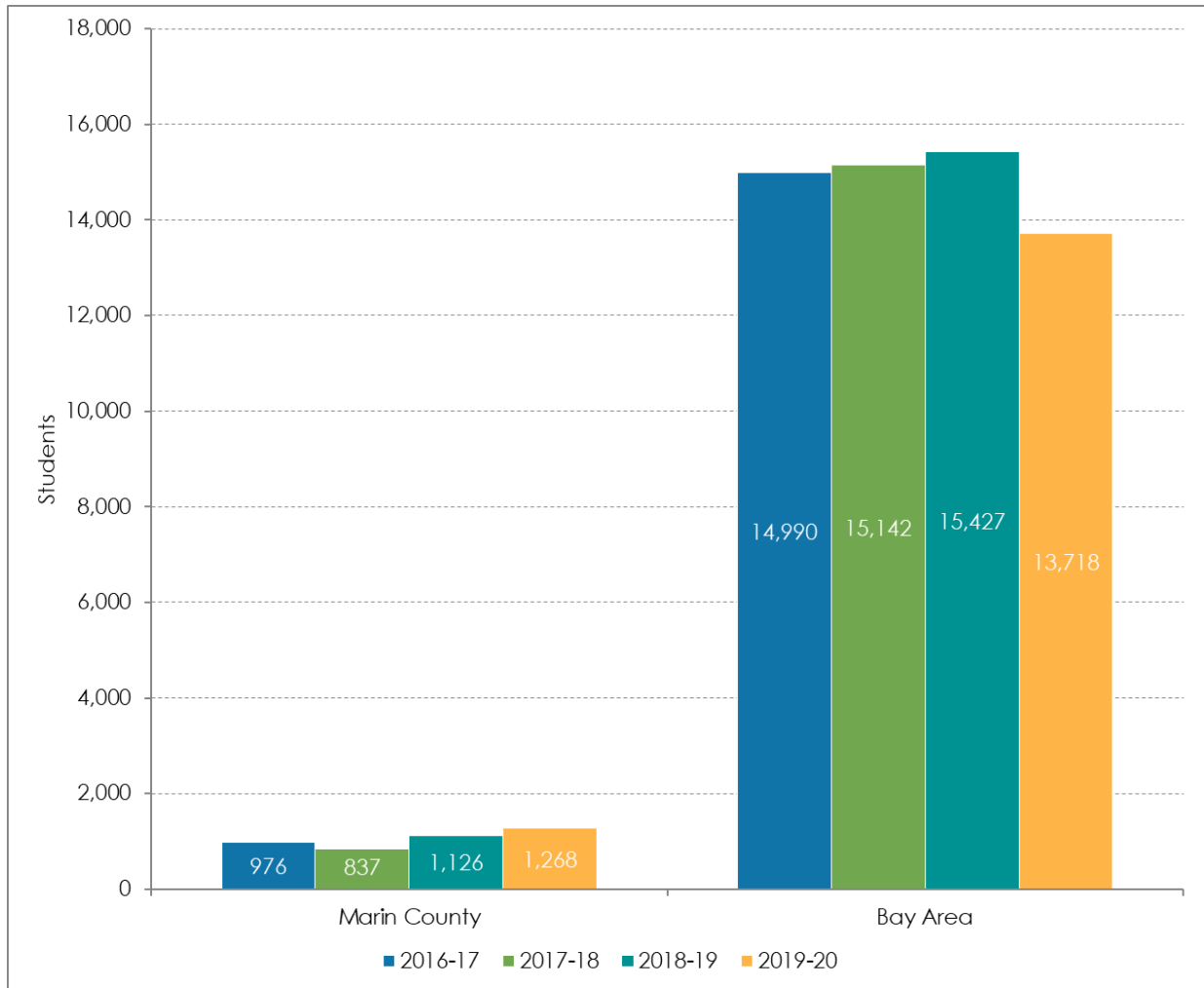
Table E-34: Homelessness by Shelter Status – Marin County (2019)		
	Persons	Percent
Sheltered – Emergency Shelter	172	16.6%
Sheltered – Transitional Housing	154	14.9%
Unsheltered	708	68.5%
Total	1,034	100.0%
<i>Source: ABAG Housing Data Needs Package, HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019.</i>		

Black/African American, Hispanic/Latinx, and American Indian/Alaska Native populations are all overrepresented in the County’s homeless population. Conversely, Asian, White, and Other populations are underrepresented. Black or African American persons are the most overrepresented in the homeless population, accounting for 16.7 percent of the homeless population but only 2.2 percent of the population Countywide. **Table E-35** shows the share of homeless and total populations by race and ethnicity.

Table E-35: Racial/Ethnic Share of General and Homeless Populations – Marin County (2019)		
	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native (Hispanic and Non-Hispanic)	3.5%	0.4%
Asian / API (Hispanic and Non-Hispanic)	3.1%	6.1%
Black or African American (Hispanic and Non-Hispanic)	16.7%	2.2%
White (Hispanic and Non-Hispanic)	66.2%	77.8%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	10.5%	13.5%
Hispanic/Latinx	18.8%	15.9%
Non-Hispanic/Latinx	81.2%	84.1%
<i>Source: ABAG Housing Data Needs Package – HUD Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019; 2015-2019 ACS (5-Year Estimates).</i>		

The number of students in local public schools experiencing homelessness in the County has also increased in recent years. Since the 2016-17 school year, the number of students experiencing homelessness in Marin County has increased from 976 to 1,268 during the 2019-20 school year, a nearly 30 percent increase. Conversely, the Bay Area as a whole has seen a decrease in students experiencing homelessness during the same time period (**Figure E-6o**).

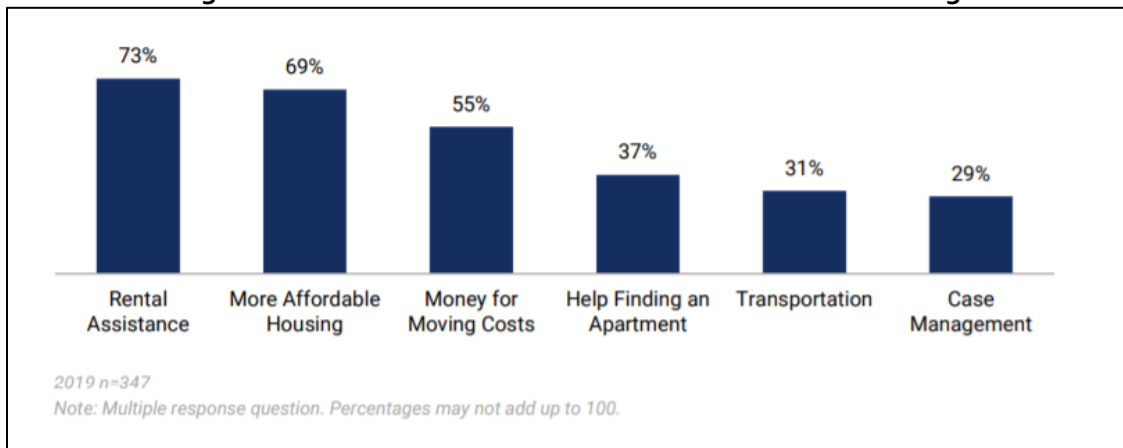
Figure E-6o: Students in Local Public Schools Experiencing Homelessness



Source: ABAG Housing Data Needs Package – California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data.

The County's 2019 Homeless PIT Count and Survey found that nearly half (49 percent) of respondents reported that economic issues, such as rent increases or a lost job, were the primary cause of their homelessness. Other causes include personal relationship issues (36 percent), mental health issues (16 percent), substance use issues (14 percent), and physical health issues (11 percent). The 2019 PIT Count and Survey also showed that 73 percent of homeless respondents reported needing rental assistance (**Figure E-61**). Additional assistance needed includes more affordable housing (69 percent), money for moving costs (55 percent), help finding an apartment (37 percent), transportation (31 percent), and case management (29 percent). The need for rental assistance reflects the high cost of housing in the County. As discussed previously, nearly half (47.7 percent) of renter-occupied households in the City are cost burdened.

Figure E-61: Assistance Needed to Obtain Permanent Housing



Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

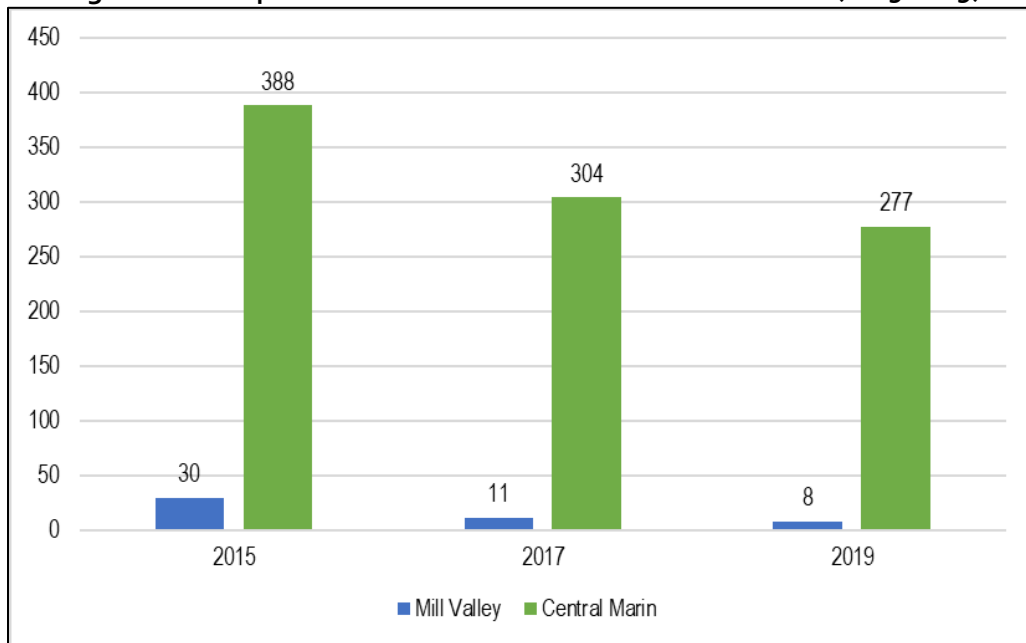
Local Trends

According to the County's 2019 PIT Count and Survey, there have been no sheltered individuals experiencing homelessness in Mill Valley between 2015 and 2019. There are no emergency shelters in Mill Valley. As shown in **Figure E-62**, the City's homeless population decreased from 30 persons in 2015 to eight persons in 2019, a decrease of 73.3 percent. During the same period, the unsheltered population in Central Marin²⁴ decreased from 388 individuals to 277 individuals (-28.6 percent). The unsheltered homeless population in Mill Valley represents less than three percent of the unsheltered population in Central Marin.

The homeless population in Mill Valley represents less than 0.1 percent of citywide population, while the homeless population in the County represents 0.4 percent of the countywide population. Homelessness is generally not a prominent issue in Mill Valley.

²⁴ Includes San Anselmo, San Rafael, Corte Madera, Fairfax, Larkspur, Mill Valley, and unincorporated Central Marin.

Figure E-62: Population of Unsheltered Homeless Individuals (2015-2019)



Source: 2019 Marin County Point-in-Time (PIT) Count and Survey Report.

6. Local Knowledge

The City of Mill Valley is primarily a suburban community, with distinctive residential neighborhoods representing the many eras of the town's growth as a small mill town with dairy ranches that were then auctioned off and subdivided during the railroad era (late 1800-early 1900). The area was incorporated as a City in 1900, with a population of approximately 900 persons. In April 1906, the Great Earthquake struck San Francisco and other communities on the San Andreas Fault. Many San Franciscans who had cottages here fled the city. The population grew that year to 1,000 permanent residents and 1,000 summer residents. The railroad continued to function in Mill Valley until passenger service was dropped in 1940 and freight service was discontinued in 1950's and the evolution of the automobile and access to San Francisco via Golden Gate Bridge (1937). By 1950, the population in Mill Valley was approximately 7,331.

In the 1940's thousands of African Americans relocated to the West Coast to work in the defense industry (World War II) and to flee legalized racial segregation in the South. During the period of 1940–1945, an estimated 40,000 African Americans came to the Bay Area, 70% of whom worked at shipyards in Richmond and Sausalito (Marinship) with Marin City created in 1943 to house the Marinship workers (with a population of 5,500, 10% of which were African Americans)²⁵.

At the same time, the National Housing Act of 1949 provided loan guarantees and other incentives to developers on the condition that homes be sold to Whites only. As a result, Mill Valley and throughout the County, racial demographics have been shaped by a history of racial segregation and exclusion.²⁶ Racially restrictive covenant and other discriminatory practices led to the increasing segregation of Marin's Black residents into redlined areas excluded from the government supports that enabled White individuals to

²⁵ Mill Valley Historical Society Review, Summer 2021, page 10.

<https://www.cityofmillvalley.org/DocumentCenter/View/1125/Mill-Valley-Historical-Society-Review---Black-History---Summer-2021-PDF?bidId=>

²⁶ See Marin County, [Analysis of Impediments to Fair Housing Choice, 2020](#).

construct and purchase homes and begin accumulating wealth. Though banned by the Civil Rights Act of 1960, unenforceable racial covenants remain on many Mill Valley deeds today²⁷. Today, Mill Valley's resident population is 86.2% White, 0.7% Black, 3.8% Latinx and 5% Asian. A comparison of Bay Area demographics from the 2020 Census show that of the 101 cities in the nine Bay Area counties, Mill Valley is the ninth most segregated city.²⁸ The same exclusionary practices that precipitated Mill Valley racial segregation created barriers to economic opportunity and the accumulation of wealth.

There are also various local conditions that may contribute to fair housing conditions including lack of public transit, topographical and environmental constraints, small lot sizes and lack of vacant land.

A small portion of Mill Valley in the eastern part of the city is high-resource and near transit served by express buses running along US Route 101, but very little of the overall City is within the growth geographies and is limited due to topographical constraints.

The majority (97%) of residential and commercial zoned parcels in Mill Valley are currently occupied or "non-vacant." Of the remaining 3% of vacant parcels in Mill Valley, the average slope of the parcels is 41% and another half of all vacant land is on undersized lots (less than 6,000 square feet).

The City also has challenging topographical conditions: Of the 6,539 parcels in Mill Valley, approximately 60% (3,865) are located in the Wildland Urban Interface and 33% (2,183) are located in the Very High Fire Severity Zone. Parcels in these areas are developed parcels zoned as Single-Family-- rightfully so, as they pose little opportunity for any other type of development due to limited access. These areas also represent largely sloped areas with roadways less than 20' wide. In fact, over 35% of the City's roadway/pavement are less than 16 feet wide providing limited access. Another 306 parcels are in the FEMA Floodway where the building footprint cannot be expanded.

Larger scale higher density housing is therefore typically located in the flatter terrain along or adjacent to the commercial corridors and main arterials of Mill Valley, which are conveniently located in close proximity to transit and Highway 101. Those 2,737 parcels outside the Wildland Urban Interface (WUI) area and FEMA floodplain are diverse in terms of their zoning (multi-family, single family, commercial) in order to accommodate various types of housing (single-family, multi-family and mixed use). Unfortunately, the majority of these lots (85%) are under half an acre in size, and typically are not rectilinear.

D. Sites Inventory

AB 686 requires a jurisdiction's site inventory "...shall be used to identify sites throughout the community, consistent with..." its duty to affirmatively further fair housing. The number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing was integrated throughout the discussion in the fair housing assessment section. A summary of the sites inventory analysis and a further breakdown of the RHNA strategy and AFFH variables is included below. The City's sites inventory is presented in **Figures E-63** and **E-64** and **Table E-36**.

²⁷ County of Marin Restrictive Covenant Project is currently in progress. To date, the project has catalogued a total of 4,402 properties within the County of Marin with racially restrictive covenants, including 250 properties in Mill Valley (including the unincorporated area of Mill Valley). See project website for details <https://www.marincounty.org/main/restrictive-covenants-project>.

²⁸ The residential population of the nine Bay Area counties is 39.3% White, 5.8% Black, 23.5% Latinx and 26.7% Asian. See UC Berkeley Othering & Belonging Institute, [*The Most Segregated \(and Integrated\) Cities in the SF Bay Area*](#) (November 18, 2020).

Integration and Segregation. As discussed previously, in nearly all Mill Valley block groups, less than 20 percent of the population belongs to a racial or ethnic minority group. There is one block group on the eastern side of the City where 53.6 percent of the population is non-White. The tract encompassing this block group also has a larger population of persons with disabilities. The City is characterized by large populations of children residing in married couple households. This trend is consistent citywide. There are no LMI areas in Mill Valley.

As presented in **Table E-36**, of the 401 lower income units selected to meet the RHNA, 173 (43.1 percent) are in tract 1261 and 170 (42.4 percent) are in tract 1262. Tract 1261 is characterized by small populations of racial/ethnic minority groups and persons with disabilities. This tract is not considered an LMI area. The City's RHNA strategy also allocates 152 moderate income units and 68 above moderate income units in this tract ensuring a variety of housing types are available in this section of the City. Conversely, tract 1262 has larger non-White populations ranging from 16.3 to 53.6 percent and a higher rate of persons with disabilities of 12.3 percent. The City has selected sites in this tract that can accommodate a total 181 units, most of which (170 units) are allocated towards the lower income RHNA.

Access to Opportunities. All tracts in Mill Valley are highest resource tracts. As such, all units selected to meet the RHNA will be located in areas with the highest access to opportunities. The distribution of units throughout the City will ensure all households, regardless of income level, have adequate access to educational, economic, environmental, transportation, and employment opportunities. The City's RHNA strategy does not exacerbate existing fair housing conditions related to access to opportunities and encourages housing developments in areas where various opportunities are adequately accessible.

Disproportionate Housing Needs. As discussed in this Assessment of Fair Housing Issues, overcrowding is not an issue in Mill Valley. There are no communities in Mill Valley that are considered areas at risk of displacement. Cost burden amongst renter-occupied households is most prevalent in tracts 1262 and 1270. The City's RHNA strategy allocates 181 units, including 170 lower income units and 11 moderate income units, in tract 1262 and 288 units, including 39 lower income units, 91 moderate income units, and 158 above moderate income units, in tract 1270. The RHNA strategy also places units of a variety of income levels in tracts 1261 and 1282 where cost burden is less prevalent amongst renters. The City's sites inventory does not disproportionately place lower or moderate income units in areas where renter cost burden is prevalent. The strategy distributes units throughout the City, encouraging mixed income communities.

Table E-36: Distribution of RHNA Sites by AFFH Variables											
Tract	# of HHs in Tract	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% with Disability	% LMI Pop.	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate						
1261	2,467	393	173	152	68	Highest	11.3% - 15.8%	8.3%	25.6%	29.6%	23.9%
1262	1,953	181	170	11	0	Highest	16.3% - 53.6%	12.3%	37.8%	43.6%	36.9%
1270	1,959	288	39	91	158	Highest	11.7% - 17.1%	8.1%	15.9%	41.7%	40.4%
1282	1,918	50	19	19	12	Highest	13.4% - 17.4%	8.4%	25.0%	31.1%	42.0%
Total		912	401	273	238						

Figure E-63: Sites Inventory, by Project Type

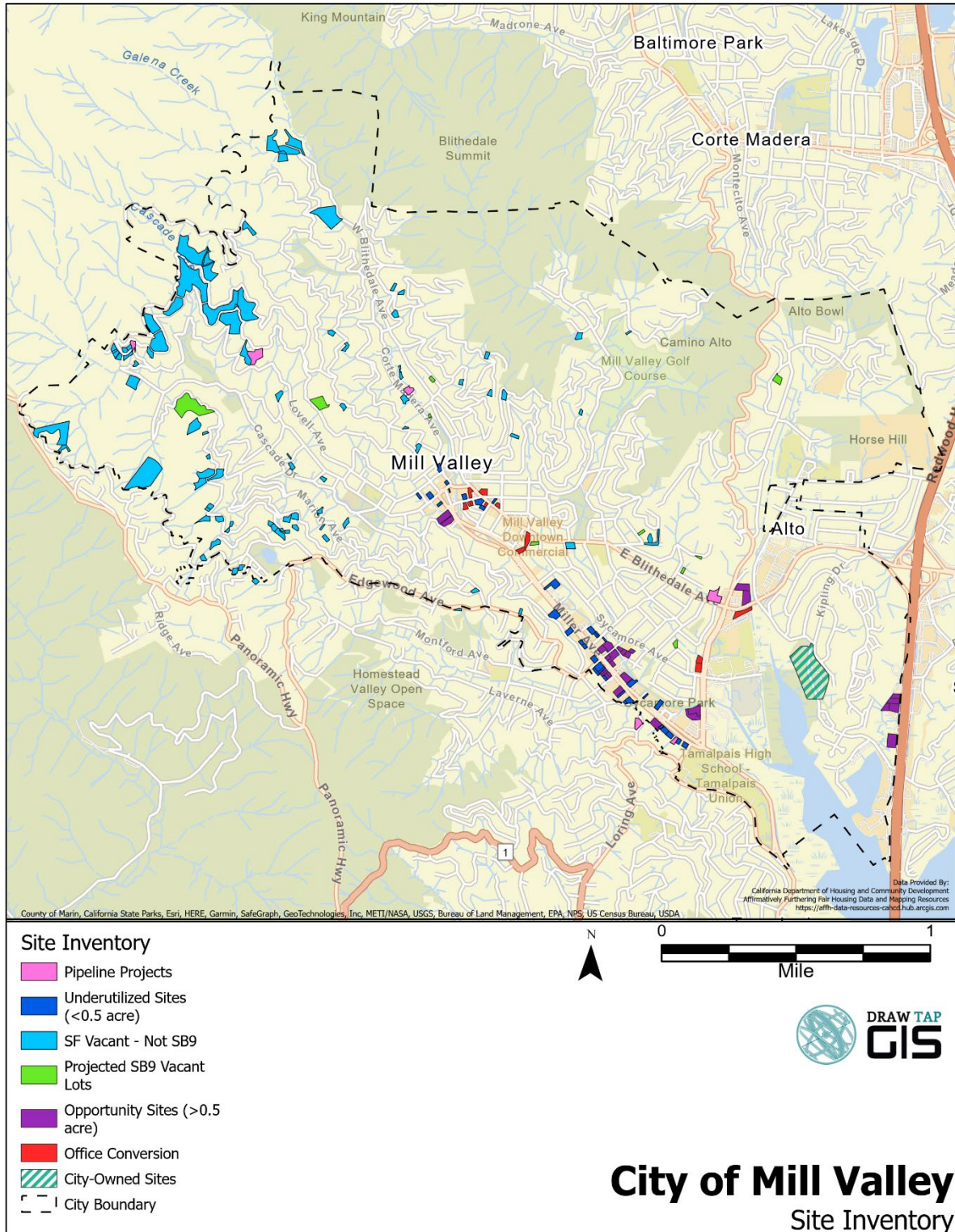
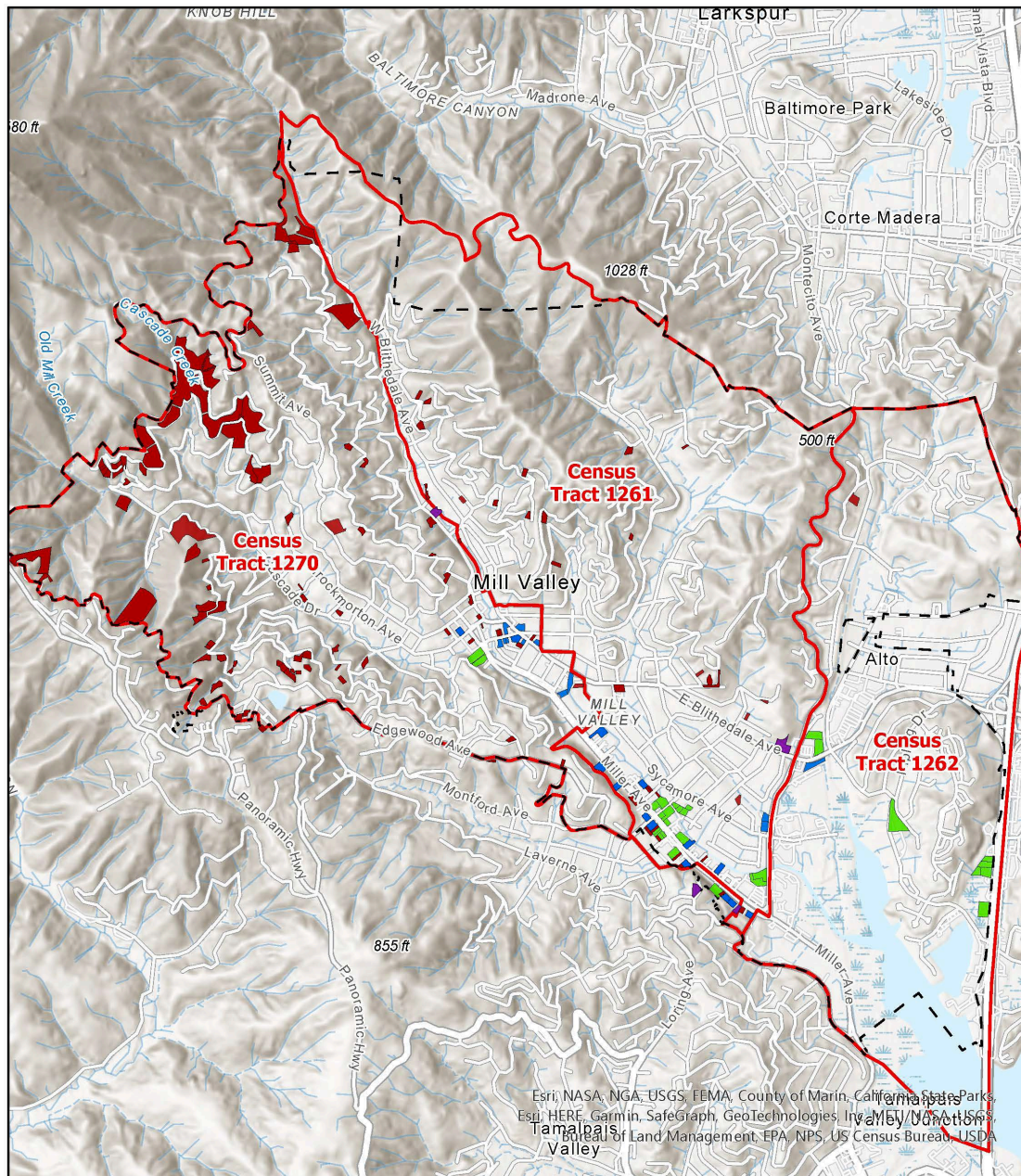


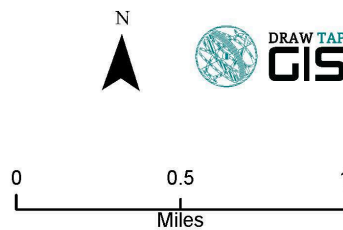
Figure E-64: Sites Inventory, by Census Tract and Affordability Level



Sites Inventory

- Lower
- Moderate
- Above Moderate
- Mixed
- City Boundary
- Census Tracts

Mill Valley Census Tracts



E. Contributing Factors

1. Lack of Fair Housing Testing, Education, and Outreach

Current outreach practices may not provide sufficient information related to fair housing, including federal and state fair housing law, and affordable housing opportunities. Cost burdened renters in the eastern and western communities of Mill Valley may be unaware of affordable housing opportunities. There are very few renters receiving HCVs in the western tract (1270). Only 2.2 percent of renters in the eastern tract (1262) receive HCVs.

Approximately 78 percent of discrimination complaints filed through FHANC by Mill Valley residents between 2018 and 2021 were related to disability status, including 80 percent of complaints filed in 2021. The City lacks sufficient education and outreach related to reasonable accommodations and ADA laws based on the proportion of complaints related to disability status. Further, while fair housing testing was conducted in the County, fair housing tests in Mill Valley may be insufficient for monitoring housing discrimination.

Contributing Factors

- Lack of fair housing testing
- Lack of monitoring
- Lack of targeted outreach

2. Concentration of Protected Groups in Eastern Mill Valley

Mill Valley is generally an affluent City with highly accessible opportunities including educational, transportation, employment, and environmental opportunities. However, the eastern side of the City has an overlapping concentration of populations evaluated in this Assessment of Fair Housing including racial/ethnic minority groups, persons with disabilities, and LMI households. All subsidized housing projects in the City are located in this eastern community (tract 1262). The City also places a significant proportion of lower income RHNA units in this area of the City.

Contributing Factors

- Lack of private investment
- Location and type of affordable housing available

3. Discrimination in Home Sales Market and Disparities in Homeownership Rates

The Hispanic/Latinx population (21.1 percent) and American Indian/Alaska Native population (33.3 percent) were denied home loans at higher rates compared to the White and Asian/API populations. There were also no home loan applications submitted by Black/African American residents. The Asian and Hispanic/Latino populations make up the second and third largest racial/ethnic populations in the City following the White population. The non-Hispanic White and Asian/API populations have significantly higher homeownership rates compared to the Hispanic/Latinx and Black/African American populations. There are no Black/African American owner-occupied households in the City. Hispanic and Black owner-occupied households also experience significantly higher rates of cost burden.

Contributing Factors

- Past discriminatory practices such as redlining
- Lack of fair housing testing/monitoring
- Availability of affordable housing
- Lack of opportunities for residents to obtain housing in higher opportunity areas

4. Community Opposition to Affordable Housing

According to the 2020 County Analysis of Impediments to Fair Housing Choice, community opposition to housing development remains the number one barrier to housing development in the County. The AI cites the following reasons for community resistance to development: concerns about traffic congestion, a desire for the preservation of open spaces, loss of local control, and the impact on schools. According to the 2020 AI, opposition to new housing developments can arise in all neighborhoods of the County, but it is especially the case in majority White neighborhoods. As discussed previously, Mill Valley is characterized by a non-Hispanic White population of 86.2 percent, significantly higher than the 71.2 percent countywide.

Contributing Factors

- Availability of affordable housing in all areas of the City, including those where rents and sale prices have become exclusive
- Community concern about traffic, emergency access and increased housing densities

Table E-37: Fair Housing issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factors	Housing Program	Meaningful Actions / Timeline	Geographic Targeting	Metrics
Fair Housing Testing, Education and Outreach	<ul style="list-style-type: none"> • Lack of fair housing testing • Lack of monitoring • Lack of targeted outreach and advertisement of fair housing resources in the City's various media outlets 	Program 25	<ul style="list-style-type: none"> • Receive quarterly reports from Fair Housing Advocates of Northern California (FHANC) that include data specific to the City of Mill Valley to allow the City to better assess fair housing issues within the community. (Ongoing) • Publish information about fair housing resources in the City's newsletter (MV Connect), on a quarterly basis. (Ongoing) • Create an updated webpage on the City's website with information on fair housing rights and resources by 2023. 	Complaints	Quarterly data
		Program 36	<ul style="list-style-type: none"> • Annually promote fair housing awareness during the Fair Housing Month (April) in collaboration with other marin county jurisdictions to provide information and messaging to a wide and diverse audience 	County-wide	Number of hits on e-newsletter; Number of website visitors
		Program 2	<ul style="list-style-type: none"> • Host an open house with multi-family property owners and apartment managers to provide resource information on fair housing practices as well as Section 8 program 	Mill Valley city-limits	Reduced complaints

Fair Housing Issue	Contributing Factors	Housing Program	Meaningful Actions / Timeline	Geographic Targeting	Metrics
Vulnerability to Displacement	<ul style="list-style-type: none"> Lack of monitoring rental housing stock Limited vacancy and supply of affordable housing Limited vacancy and supply of rental housing 	Program 3	<ul style="list-style-type: none"> Consider multi-family rental registration program or annual survey to monitor occupancy and rental rates 	Mill Valley city-limits	Data on Mill Valley rental housing stock
		Program 25A	<ul style="list-style-type: none"> Continue to require developers to submit an Affirmative Action Marketing Plan for density bonus projects and inclusionary housing projects As part of the above referenced Open House, provide educational materials targeted to landlords to ensure compliance with the Tenant Protection Act of 2018 (AB 1482), including maximum annual rent increases, just cause evictions, and discriminatory practices related to source of income and/or reasonable accommodation requests Provide education materials targeted to tenants 	Mill Valley city-limits	Reduced complaints

Fair Housing Issue	Contributing Factors	Housing Program	Meaningful Actions / Timeline	Geographic Targeting	Metrics
Housing Mobility	<ul style="list-style-type: none"> Limited vacancy and supply of affordable housing Limited vacancy and supply or rental housing Limited availability of Housing Choice Vouchers Limited understanding of regulations surrounding acceptance of Housing Choice Voucher tenants 	Program 3	<ul style="list-style-type: none"> Consider multi-family rental registration program to monitor occupancy and rental rates 	Mill Valley city-limits	Data on Mill Valley rental housing stock
		Program 6	<ul style="list-style-type: none"> By 2027, develop incentives to facilitate the development of a variety of housing types, including development standards for live/work, assisted living and co-housing. 	Mill Valley city-limits	Regulations and incentives
		Program 17	<ul style="list-style-type: none"> By 2024, update the City's Source of Income Protection laws and Housing. Provide in multiple languages. In 2024 promote and provide opportunities to increase Section 8 housing opportunities in Mill Valley as part of the multi-family property owner/manager open house. 	Mill Valley city-limits	New Regulations Number of Open House attendees
		Program 25	<ul style="list-style-type: none"> Educate tenants and landlords about Fair Housing laws and create handout on Source of Income discrimination and FAQs made available by the CA Department of Fair Employment 	Mill Valley city-limits	Number of hits on e-newsletter; Number of website visitors
		Program 29	<ul style="list-style-type: none"> Advertise Home Match Program on the website; annually in the recreation guide and quarterly in MV Connect. 	Countywide	Number of hits on e-newsletter; Number of website visitors

Fair Housing Issue	Contributing Factors	Housing Program	Meaningful Actions / Timeline	Geographic Targeting	Metrics
Place-Based Strategy for Community Revitalization (or improvement)	<ul style="list-style-type: none"> Higher concentration of minority and low-income households Higher concentration of senior and those with disabilities 	Program 27	<ul style="list-style-type: none"> As part of the Bicycle and Pedestrian Master Plan process, coordinate with the City Departments to prioritize and fund pedestrian and bicycle access improvements in areas identified in Census Tract 1262 having higher concentrations of minority or low-income households Use the City's ADA Transition Plan to support wheelchair improvements in the those census tracts of the City with higher populations of seniors and/or disabled households. 	Census Tract 1262	Identified program as part of CIP process
		Program 2 and 28	<ul style="list-style-type: none"> In 2023 develop website materials regarding reasonable accommodation procedures and instructions for submitting reasonable accommodations requests 	Mill Valley city-limits	Number of hits on e-newsletter; Number of website visitors

Fair Housing Issue	Contributing Factors	Housing Program	Meaningful Actions / Timeline	Geographic Targeting	Metrics
New Housing Choices in Areas of High Opportunity	<ul style="list-style-type: none"> High opportunity sites along commercial corridors within ½ mile of transit Existing underutilized sites within high opportunity areas 	Program 19	<ul style="list-style-type: none"> By 2024, promote lower income housing opportunity sites for affordable housing development by providing information about sites inventory properties on the City's website (within one year of Housing Element adoption) Facilitate communications between property owners and developers, as appropriate.(ongoing) 	Countywide	Number of inquiries
		Programs 13 and 14	<ul style="list-style-type: none"> Provide housing development assistance (Program 14), including use of the City's affordable housing trust fund (Program 13) to finance affordable housing projects (ongoing) Support funding applications by nonprofit developers for affordable housing in high resource areas. (Ongoing) 	City-limits	Trust Fund expenditures and number of applications
		Program 24	<ul style="list-style-type: none"> By 2024, modify MVMC to address State Law to streamline development review process and approvals for qualifying mixed use and multi-family redevelopment projects 	City-limits	Updated Regulations
		Program 20	<ul style="list-style-type: none"> By 2023, adopt overlay zoning districts to increase redevelopment opportunity and unit count along the City's commercial corridor that is within ¼ mile of transit 	City-limits	Updated zoning map and regulations
		Program 23	<ul style="list-style-type: none"> By 2027, adopt fee waivers for affordable housing 	City-limits	Updated regulations

Fair Housing Issue	Contributing Factors	Housing Program	Meaningful Actions / Timeline	Geographic Targeting	Metrics
Integration and Segregation	<ul style="list-style-type: none"> Lack of diversity within the entire city (segregated community) Higher concentration of LMI households in census tract 1262* 	Program 20	<ul style="list-style-type: none"> By 2023, rezone commercial sites along Miller Avenue, East Birthdate, Camino Alto and in Downtown are proposed to increase densities and affordability in Census Tracts 1261 and 1270. 	Census Tract 1261	Updated zoning map and regulations
		Program 26	<ul style="list-style-type: none"> By 2023, develop a communications plan, to increase participation by local communities of color as part of access to housing opportunities in Mill Valley and to educate housing providers and property managers. 	Countywide and beyond	Participation levels at meetings and events
Disproportionate Housing Needs	<ul style="list-style-type: none"> High rents throughout the City, particularly large units. Limited subsidized affordable housing Past discriminatory housing practices 	Program 6	<ul style="list-style-type: none"> By 2027, create regulations for non-traditional housing types to increase types of housing 	City-limits	New regulations
		Program 25	<ul style="list-style-type: none"> By 2023, acknowledge discriminatory housing practices to prioritize housing resources and access to housing opportunities on the City website 	Countywide and beyond	Website visits
		Program 8	<ul style="list-style-type: none"> Promote ADUs (on-going) 	Countywide	Website visits and ADU applications
		Program 17	<ul style="list-style-type: none"> By 2023, Promote Section 8 voucher program and the home match program 	City-limits	Section 8 Participation levels
		Program 24	<ul style="list-style-type: none"> By 2024, amend MVMC to update development standards and approval process to comply with State Laws to streamline review 	City-limits	

* Note In Mill Valley, there are three tracts that comprise a majority of the City: 1261, 1262, and 1270. Mill Valley census tracts and population estimates from the 2015-2019 American Survey Data. These Census tracts are not evenly split among Mill Valley and are an example data point to evaluate Fair Housing Practices. All of Mill Valley is considered a segregated community, with a small portion of minorities and ethnic populations that the County as a whole. Of the selected jurisdictions surrounding Mill Valley, Larkspur has the largest Hispanic population, where 11 percent of residents are Hispanic or Latino, while Ross has the smallest Hispanic population of only 3.5 percent (and inversely the largest White population of 89 percent). Unlike the County, Asian residents in Mill Valley make up the second largest share of the population and Hispanic/Latino residents account for only 4.2 percent of the population. While the Asian population makes up the third largest share of the population in Marin County, they account for only six percent of the population. Mill Valley and adjacent cities tend to have larger non-Hispanic White populations compared to the County. See Appendix E, page 12 for details.

Appendix F: Constraints Analysis

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I. Housing Constraints

A. Overview of Constraints and Opportunities

Housing Development is affected by both market forces and public regulations and policies. This chapter assesses the various governmental and non-governmental constraints, including market, infrastructure and environmental factors that may serve as potential constraints for housing development in Mill Valley. State Housing Law requires an evaluation of these constraints in the local Housing Element.

B. Governmental Constraints

Like all jurisdictions, the City of Mill Valley has procedures, regulations and requirements that apply to development application review and processing and are intended to protect the long- term health, safety, and welfare of the community. All zoning, land use, development standards and fees are posted on the City's planning and building website (<https://cityofmillvalley.org/201/Planning-Building>).

Policies and programs to reduce governmental constraints are based on an evaluation of governmental and non-governmental constraints discussed below. See Section 3 for a summary of specific policies and programs proposed as part of the City's Housing Plan, which is further detailed in Section 4 of the Housing Element.

1. Land Use Controls & Development Standards

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”.

Although local ordinances and policies are enacted to protect the health and safety of citizens and further the general welfare, local ordinances/policies can in practice constitute a barrier to the maintenance, improvement or development of housing for all income levels. Examination of regulations can reveal that certain policies have a disproportionate or negative impact on the development of particular housing types (e.g., multifamily) or on housing developed for low- or moderate-income households.

Ordinances, policies or practices which have the effect of excluding housing affordable to low- and moderate-income households may also violate State and federal fair housing laws which prohibit land-use requirements that discriminate or have the effect of discriminating against affordable housing.

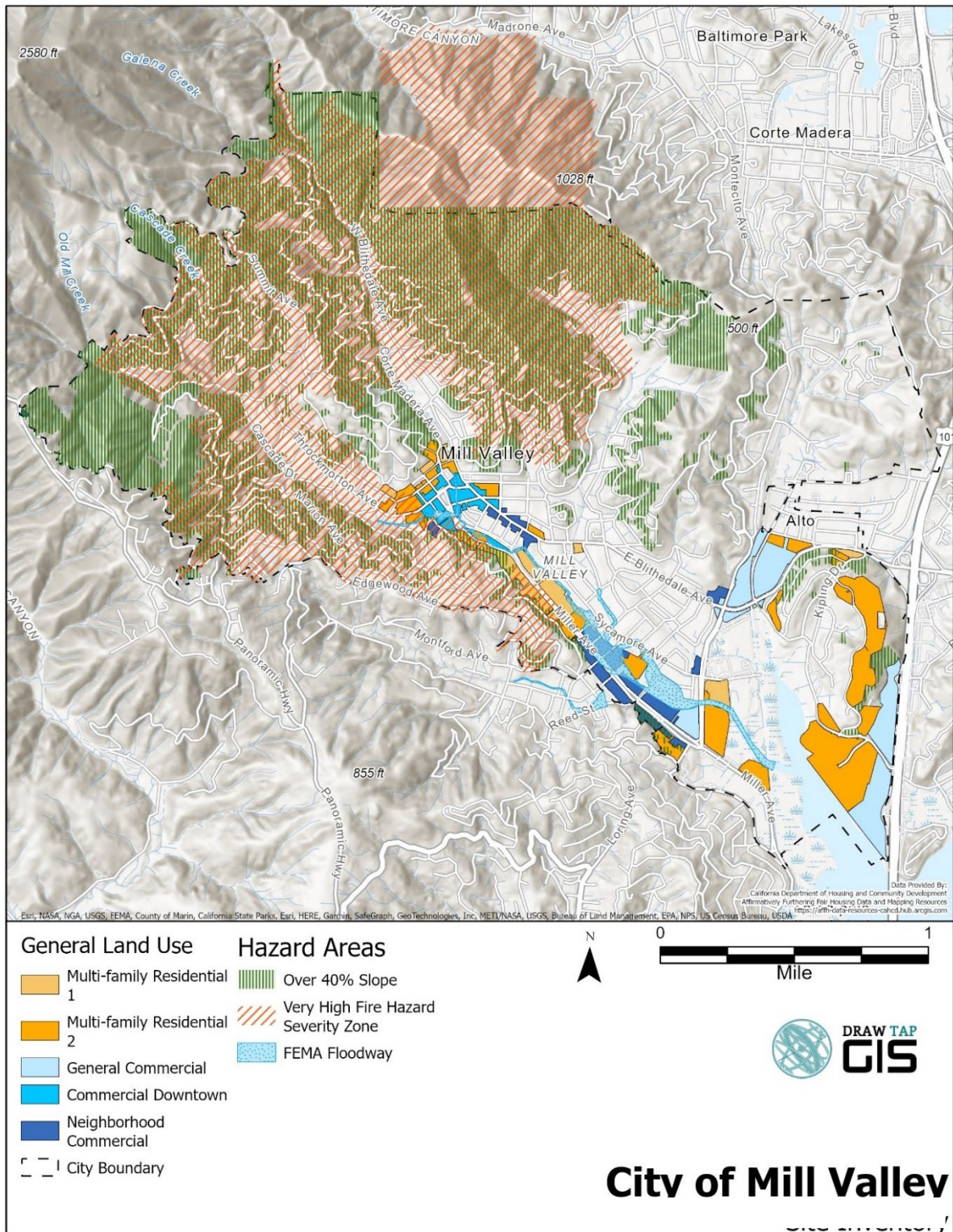
There are many locally imposed lands use and building requirements that can affect the type, appearance, and cost of housing built in Mill Valley. The Mill Valley General Plan and Zoning Ordinance establish the locations where housing can be built, at what density, lot size, setbacks, and required site improvements. Zoning and land use designations in Mill Valley are influenced by the City's goals: (1) to ensure the health and well-being of people and the physical safety of property; (2) to encourage the most appropriate use of land throughout the City; (3) to facilitate adequate provision for transportation, water, sewage, schools, parks, and other public improvements; (4) to secure safety from fire and other dangers; and (5) to protect the character, integrity and viability of residential, commercial and other areas within the City.

Land use and zoning reflects the above-referenced goals as well as the natural environment and topographical constraints within Mill Valley with large portions of its hillsides that are steeply sloped (more than 40%) as Single-Family land use at very low densities (1-7 acres). Open space zoning districts include those hillsides dedicated as permanent open space based on public acquisition or as a result of dedication from private interests; common open space related to multi-family and condominium developments; hillside drainage corridors; and community recreation space such as playing fields and County-owned open space. The majority (97%) of residential and commercial zoned parcels in Mill Valley are currently occupied or "non-vacant." The remaining undeveloped residential lots are typically vacant due to environmental constraints to development, including but not limited to slope of lot; number of trees/forested lot; natural drainage on lot; and limited or constrained roadway access. Detailed soils reports, engineering and design studies and associated environmental review are required to develop these remaining undeveloped lots.

The City has generally developed into single-family residential neighborhoods, a pattern reinforced by its environmental characteristics and topography; which in turn, results in narrow streets with limited roadway capacity and emergency egress and access. Of the 6,539 parcels in Mill Valley, approximately 60% (3,865) are located in the Wildland Urban Interface and 33% (2,183) are located in the Very High Fire Severity Zone. These areas also represent largely sloped areas with roadways less than 20' wide.

Larger scale higher density housing is therefore typically located in the flatter terrain along or adjacent to the commercial corridors and main arterials of Mill Valley, which are conveniently located in close proximity to transit and Highway 101. Unfortunately, the majority of these lots (85%) are under half an acre in size, and typically are not rectilinear.

Figure 1: City of Mill Valley Multi-Family and Commercial Land Uses and Local Hazard Areas



Source: Veronica Tam Associates based on GIS data provided by the City of Mill Valley.

Note: Floodway zone represents a FEMA designated area that required hydrology study to determine if new or expanded building footprints in the floodway area can be permitted.

Mill Valley's land use density standards are driven by Zoning district categories and range from .10 dwelling unit per acre (RS-10 zoning district) to 29 dwelling units per acre (RM zoning district).

Table F.1 lists the existing residential development standards for all of Mill Valley's Single Family residential districts. See attachments for Multi-Family and Mixed-Use Standards.

Additionally, the Mill Valley a set of Residential Design Review Handbook that offer design guidelines for other development features including relating new buildings to the natural topography and existing vegetation, minimizing grading activities, minimizing view and privacy impacts, minimizing water use and fire hazards, minimizing impervious surfaces, designing for energy efficiency and sustainability, and keeping scale, mass and bulk compatible with the neighborhood.

Table F.1: Single Family Residential Development Standards

Development Requirement	RS-6	RS-7.5	RS-10	RS-15	RS-20	RS-30	RS-43	RS-3A	RS-5A	RS-10A
Min. parcel size in SF for lots with < 10% slope	6,000	7,500	10,000	15,000	20,000	30,000	1 acre	3 acres	5 acres	10 acres
Min. lot width	60'	60'	80'	80'	100'	100'	150'	150'	150'	150'
Permitted Units	1 primary residence plus 1 Accessory Dwelling Unit and 1 Junior Accessory Dwelling Unit* ; or two units (duplex) qualifying under Senate Bill 9*									
Max. Density (du/acre)	7	7	7	7	7	7	7	0.33	0.20	0.10
Max. Adjusted Floor Area	35% of effective lot area for lots < 8,000 SF		10% plus 2,000 SF of effective lot area for lots of 8,000 to 20,000 SF			5% plus 3,000 SF of effective lot area for lots > 30,000 SF, to a max. of 7,000 SF of floor area				
Max. Building Coverage	40%	40%	40%	35%	35%	30%	25%	10%	7%	4%
Minimum Setbacks										
Exterior Property Lines	15 ft.									
Interior Property Lines	1 ft. for every 1,000 SF of effective lot area, but no less than 5 ft. or more than 15 ft.									
Max. Height	25 ft. above natural grade									

Source: Mill Valley Zoning Ordinance

Table F.2: Examples of Recent Single-Family and Multi-Family Developments

Year Built	Project Name/ Address	Zoning District	Parcel Size	Max Density allowed	Housing Type	Built no. of units	Built Density	Status
2021	500 Miller	PD Overlay over C- N	52,678 SF	29 du/ac	Condo units	9 (above moderate)	7.4 du/ac	Under construction
2021	542 Miller	PD Overlay over RM- 2.5	1.58 acres	29 du/ac	10 Attached SFR; 2 ADUs; 2 Duplexes	16 (2 low, 2 mod, 12 above mod)	10.1 du/ac	Under construction
2015	862 East Blithedale	RM 3.5	7,288 SF	15 du/ac	Duplex	2		Constructed
n/a	550 Miller	CN	12,556 SF	17-29 du/ac	4 apartments: 2 BMR & 1 ADA unit; 2 townhouses ; 1 single-family DU	7 units to replace 2 existing units	24 du/ac	Entitled

Source: City of Mill Valley

The Zoning Ordinance currently restricts building heights in all single-family, multi-family and commercial mixed-use residential districts to 35 feet. Buildings are allowed up to 25 feet for the initial setback and then 35 feet twice the required setbacks.

Chapter 20.08.050 of the Zoning Ordinance defines building height as the “vertical distance from the natural grade to the highest point of the structure”. The maximum building height would therefore depend on where the highest and lowest points of contact of the building are with the natural grade. This method of measurement presents design flexibility for many residential parcels as a large proportion of them are on sloping lots.

Reductions in density typically occur due to on-site constraints such as creeks, slope or stands of existing trees. In addition, height and parking standards (2 parking spaces per unit), combined with square footages of units, tend to reduce achievable density on a site.

Summary

The Housing Element Update contains several programs to eliminate or reduce land use and/or development standards that can be a constraint to housing, including:

- Program 18: adopt objective multi-family and mixed-use design guidelines and standards
- Program 20: Rezoning to increase densities; reduced parking and increased height standards for those small (less than ½ acre) sites, office sites and opportunity sites (over ½ acre) on the Sites Inventory described in Chapter 3.
- Program 21: Updating the Zoning consistent with Land Use Element
- Program 22: Streamline development review and align parking standards with State law.

2. Provisions for Housing within the Commercial Districts

Mill Valley's existing zoning regulations allow for combined residential uses on commercially- zoned properties. This form of mixed-use infill development has contributed to an increase in residential uses within the commercial core. Residences over ground floor commercial provide passive security for the area, provide a built-in customer base for commercial and retail uses, and create increased activity and vitality within commercial areas. This form of traditional mixed-use enhances the historic development pattern found in the commercial areas of the city where apartments exist above street level retail spaces.

Densities for multi-family residential zones range with a maximum allowable density of up to 29 units/acre. The City's primary commercial zones (C-G, C-N and C-LP-A) allow up to 29 units/acre and conditionally permit residential and mixed-use projects subject to Planning Commission review and approval.

The Professional Administrative Office (P-A) Limited Commercial (C-L), General Commercial (C-G) and Neighborhood Commercial (C-N) zoning districts provides for multiple-family dwellings or mixed-use developments as conditionally permitted uses. In these commercial districts the allowable densities established in the Land Use Element of the General Plan are a minimum density of 17 units/acre and a maximum of 29 units/acre. The General Commercial (C-G) and Neighborhood Commercial (C-N) districts provide for residential development and mixed-use development as conditionally permitted uses. The Commercial Recreation (C-R) district provides for multiple-family dwellings only if they are accessory to a permitted use with approval of a Planned Unit Development (PUD) permit. Currently, Planning Commission retains some discretion over the approval of such projects based on the City's zoning regulations and application of the Multi-Family and Mixed Used Development Standards and Guidelines (adopted in 2016).

Summary

Several programs in the Housing Element serve to address these issues. The City will update the Multi-Family and Mixed-Use Design Guidelines with Objective Development Standards and Guidelines (program 18), including:

- Removal of the Conditional Use Permit for those parcels over ½ acre in size on the Sites Inventory (program 5),
- Establish residential development regulations for non-traditional housing types, such as co-housing, live/work and assisted living (program 6),
- Creating housing opportunities through adaptive reuse of commercial properties (program 9), and
- Update the review and approval process to streamline development review (program 22A) and update parking standards to facilitate specific types of housing (Program 22B).

3. Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family homes, multi-family housing, mobile homes, emergency shelters and transitional housing, among others. Table F.3 below summarizes housing types permitted within residential and commercial districts.

Table F.3: Housing Types Permitted by Zoning District

Housing Types Permitted	RS	RM	C-L	C-G	C-N	C-R
Residential Uses						
Single family dwellings	P	P		C	C	
Two-family (duplex) dwelling	P*	P		C	C	
Multiple family dwellings		P	P	C	C	PD
Accessory dwelling units	P	P*	P*	P*	P*	PD
Mobile Homes	P					
Mixed Use Residential		C	C	C	C	
Special Needs Housing						
Residential facility, 6 or fewer clients	P	P		C	C	
Residential facility, 7 or more clients		C		C	C	
Nursing homes		C				
Single Room Occupancy (SRO)		C		C	C	
Supportive Housing **	P	P	C	C	C	
Transitional Housing**	P	P	C	C	C	
Emergency Shelter				P	P	

Source: Mill Valley Zoning Ordinance. Legend: P = Permitted, C = Conditionally Permitted, PD = Requires a Planned Development Permit, RS= Single Family, RM= Multiple Family, C-L=Limited Commercial, C-G= General Commercial, C-N= Commercial Neighborhood, C-R=Commercial Recreation

* Permitted by right without a conditional use permit for those qualifying under State laws.

**Transitional and supportive housing are permitted/conditionally permitted in residential and commercial zoning districts subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Condominiums

The Mill Valley Zoning Ordinance defines Condominiums in accordance with California Civil Code Section 738 except that the definition is not applicable to proposed commercial or industrial condominiums and includes community apartments (developments where an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon). In Mill Valley, condominiums are common in the commercial districts (C-N and C-G) and the multifamily districts along Miller Avenue (R-P, R-PA and R-M).

In order to preserve the supply of rental units and the affordable housing rental stock, Mill Valley's Zoning Ordinance includes regulations for condominium conversion aimed at maintaining the availability of an adequate supply of rental housing and ensuring that rental apartments converted to condominiums meet applicable laws, ordinances and regulations. The City's Condominium Conversion regulations (Zoning Ordinance Chapter 20.59,) prohibit the conversion of rental developments to condominium ownership unless the following findings can be made:

- A. the proposed conversion will not substantially affect the availability of rental housing in the community;
- B. replacement housing for displaced tenants is available within Mill Valley; and
- C. the proposed conversion is consistent with the Mill Valley General Plan, and in particular, with the objectives, policies, and programs of the Housing Element of the General Plan designed to provide for the housing needs of all economic segments of the community, as well as with any and all applicable specific plans.

Furthermore, the City's regulations set forth a series of tenant protections associated with condominium conversions, including relocation assistance, right of first purchase, and leasehold rights such as notice of termination and restricting rent increases. Conversions are also subject to Mill Valley's Inclusionary Housing regulations.

Accessory Dwelling Units

An accessory dwelling unit (ADU) is a dwelling accessory to a primary dwelling on a site. An ADU may be either a detached or attached dwelling unit, in addition to the primary unit allowed in all residential zoning districts that provides complete, independent living facilities for one or more

persons, and which may include a kitchen or cooking area, sleeping area or sanitation facilities on the same parcel as the primary unit.

Accessory dwelling units are an integral segment of Mill Valley's housing stock. There are approximately 569 legal ADUs in Mill Valley. Since 2015, over 118 new ADU building permits have been issued.

Based on their relatively small size, and because they do not require paying for land or major new infrastructure, ADUs are considered affordable by design. ADUs can provide affordable housing options for extended family members, students, elderly, disabled, in-home care providers and others. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership and ongoing maintenance more financially feasible.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval.

The Zoning Ordinance has a section on Accessory Dwelling Units (MVMC 20.90) to regulate the development standards, maximum floor area, and off-street parking standards for accessory dwelling units in accordance with State law. The City's Zoning Ordinance was updated in 2020 and 2021 to stay up to date with current State law. Any application for an accessory dwelling unit that meets the required standards is approved ministerially. The City requires owner occupancy when a Junior Accessory Dwelling Unit is constructed in accordance with State law. Off street parking requirements are not required in any of the following instances based on State law:

- The ADU is located within one-half mile, by public pedestrian or vehicle access, to public transit.
- The ADU is located within a historic district.
- The ADU is part of the existing primary residence or an existing accessory structure.
- When on street parking permits are required but not offered to the occupant of the ADU.
- When there is a City-approved and dedicated parking space for a car share vehicle located within one block of the accessory dwelling unit.

The Marin Municipal Water District (MMWD) offers a 50% fee reduction for qualified affordable housing projects (affordable to low- and moderate-income households for at least 30 years, with at least 50% of the project affordable to low-income households), as well as to second units deed-restricted to rents affordable to lower income households for a minimum of 10 years.

Multi-Family Dwelling Units

The Multiple Family Residential (RM) Zoning District provides areas for residential neighborhoods of attached single-family dwellings, duplexes, condominiums, apartments, and other multiple family attached dwelling units, such as condominiums. The multiple family district provides for innovative site planning, while providing on-site open space requirements on a per dwelling basis.

d. Manufactured Housing/Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. More specifically, the Government Code requires the following

‘Except with respect to architectural requirements, jurisdictions can only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself shall be limited to its roof overhang, roofing material, and siding material.

These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings, but requirements may not exceed those which would be required of conventional single-family dwellings constructed on the same lot. In no case may a jurisdiction apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.”

Residential Care Homes

Twenty four percent of Mill Valley’s population is 65 or older and 38 percent of all households are senior households. Ten percent of Mill Valley residents over the age of 5 have one or more disabilities. Individuals with disabilities are most common amongst elderly residents; with approximately 42% of persons aged 75 and over experiencing a disability. For these special needs groups with diverse housing needs, residential care homes are one way to address such needs. Residential care homes include facilities that provide residential social and personal care for the disabled including people recovering from substance abuse and people with limited self-care abilities, but where medical care is not provided. Residential care homes include children’s homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.

The Mill Valley Zoning Ordinance currently allows “Nursing and Rest Homes” as a conditional use in the R-M Zoning Districts, however these are not the same as residential care homes. Nursing and rest homes are typically residences for disabled or recovering persons who require constant nursing care and have difficulty with daily living activities, and medical care is a major component of such facilities.

Mill Valley's Zoning Ordinance provides for large residential facilities (7 or more clients) as a conditional use within the RM and CG zoning districts. Unlike small facilities, large residential care facilities (those with seven or more residents) are subject to applicable local land use regulations and other restrictions such as special permit requirements (for example, having to obtain a local health department permit for central food service).

Senior Housing Projects

Approximately 24 percent of Mill Valley's population is made up of seniors (age 65 and over). Seniors in Mill Valley have access to a range of services that support aging in place and prevent premature institutionalization.

Many of the senior programs are operated by the Mill Valley Seniors' Club, which is sponsored by the Mill Valley Parks and Recreation Department and coordinated by City staff. The Club offers assistance in many areas to seniors (age 55 and above) in the community. The Terrace Lounge of the Mill Valley Community Center is open for drop-in activities such as chess, scrabble, poker, and social bridge. The Club also organizes events such as the Senior Art Show, volunteer tax aid from AARP, legal counseling and free health insurance counseling by appointment, tai chi classes, driver safety courses, craft classes, knitting groups, and day trips for small groups.

Another organization, Mill Valley Village, together with its parent Marin Village, provides resources and assistance to enable aging in place. The Mill Valley Village is a team of community volunteers to offer support services such as transportation and home support services, and other social, cultural, and fitness programs for seniors.

The Episcopal Church of Our Saviour provides bag lunches prepared by volunteers for seniors, and Mount Tamalpais United Methodist Church provides support for worship services for residents at the Redwoods retirement center.

Mill Valley has four senior housing facilities which provide a total of 281 affordable housing units for very low income seniors, including Homestead Terrace (built in 1969, 28 affordable rental units), Kruger Pines (built in 1971, 56 affordable rental units), Marin Terrace (assisted living, 49 beds) and The Redwoods (built in 1972, 148 independent living apartment units with 60 of the units occupied by residents using a HCD voucher that is available to very low and extremely low seniors). The Redwoods also has 130 assisted living (RCFE) apartments (no formal subsidy program for these units) and 58 skilled nursing beds (15 occupied by residents using Medicaid).

The Marin County Department of Health and Human Services, Division of Aging and Adult Services, also offers programs, information and assistance to seniors on housing matters. The Division has a publication called Choices for Living, which lists the various senior housing options available in Marin County,

The Fireside Apartments is within the unincorporated area of Mill Valley and is a 50-unit transit-oriented affordable housing development that serve low-income families and seniors. A total of 30 units of this property serve as supportive housing. The architectural design emphasizes sustainable development and building methods and features the adaptive reuse of the historic Fireside Inn building.

Transitional and Supportive Housing and Emergency Shelters

State law requires that transitional and supportive housing be treated as a residential use and be subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning should treat the transitional housing the same as other multifamily uses in the proposed zone.

Transitional housing is defined as temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and typically includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. The MVMC permits transitional housing within all residential zones, subject to the same standards as similar residential uses.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents who fall within the “target population” under state law improve health status, and maximize their ability to live and, when possible, work in the community. Services may include case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. The MVMC regulates permanent supportive housing as a residential use, subject to the same standards as similar residential uses.

State law added additional provisions that jurisdictions must address in their regulation of supportive housing. These include:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-uses are permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria in state law;
- Approval of an application for supportive housing that meets these criteria within specified periods and
- Elimination of parking requirements for supportive housing located within ½ mile of public transit.

The City has included Program 24 in the Housing Element to amend the Development Code to address these new requirements.

Emergency shelters are defined in California's Health and Safety Code Section 5080I) as housing with minimal supportive services for persons experiencing homelessness, which is limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

State law also requires the Housing Element to address new planning and approval requirements for emergency shelters. Jurisdictions with an unmet need for emergency shelters for persons experiencing homelessness are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

In accordance with State law, the City's Zoning Ordinance allows emergency shelters as of right in the C-G Zoning District, as well as the C-N district which is subject to the same provisions as C-G. Objective standards regulate emergency shelters including shelter capacity, parking, lighting, on-site waiting and intake areas, security, and operations.

Single Room Occupancy

Single room occupancy (SRO) residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual and may either have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis typically without rental deposit and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless and disabled persons.

The City's Zoning Ordinance provides a definition of SROs and allows for them as a conditional use within the C-G and R-M zoning districts. The Housing Element includes a program (#6) to further define development standards for this non-traditional type of housing.

Inclusionary Housing

In September 2017, the City updated Chapter 20.80 of the Municipal Code which sets forth Mill Valley's Inclusionary Housing requirements for providing affordable units within market rate developments. The City worked with the Zoning and Design Guidelines Advisory Committee (ZDAC), Planning Commission and City Council to re-evaluate key parameters of the City's inclusionary ordinance (MVMC 20.80) to enhance its effectiveness. The City's inclusionary ordinance includes the following provisions:

- Redevelopment projects constructing 4 or more new units (renter and/or ownership) must build at least 25% of the total new units as affordable deed restricted units (in perpetuity);
- Of the affordable units, ½ shall be dedicated to low-income households and ½ shall be dedicated to moderate income households. Should there be an odd number of affordable units required, the project shall favor and build the additional unit for low-income households.
- Projects 2-3 units in size are permitted to pay an in-lieu fee (1% of the construction valuation of the average proposed unit).
- Extending affordable housing impact fees to single-family homes (see Program #15), in which single-family residential redevelopment projects valued at \$105K or more are subject to the affordable housing fee (1% of the construction valuation).

The inclusionary requirements are summarized in Table F.4 as follows:

Table F.4: Existing City Inclusionary Standards

Project Size	Inclusionary Requirement
Single-Family	Permitted to pay in-lieu fee
2 – 3 units	Permitted to pay in-lieu fee
4+ units	25% moderate and low-income units total 50% of total inclusionary units must be designated as low-income units

Source: City of Mill Valley

The affordable inclusionary housing units remain permanently affordable unless they are occupied by one homeowner for longer than 55 years in perpetuity. The Marin Housing Authority manages the affordable units for the City. Due to the limited available land in Mill Valley, in-lieu fees or off-site allowances are discouraged. Inclusionary units are to be compatible with the design of the market rate units in terms of appearance, materials, and finished quality, unless the City finds compelling reasons to the contrary.

Low Barrier Navigation Centers

State law requires approval 'by right' of low barrier navigation centers in areas zoned for mixed use and nonresidential zones permitting multifamily uses, when the proposed centers meet the requirements of State law. “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will

process them as required by State law. A program (#24) has been included in the Element to develop by right procedures for processing low barrier navigation centers.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

For new construction, the City's building code requires new housing to comply with the 1988 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of grab bars and handrails.

MVMC 20.85, entitled "Requests for Reasonable Accommodation Under the Fair Housing Act", provides a mechanism through which the City can grant reasonable adjustments to its zoning regulations to avoid unequal treatment towards individuals with disabilities.

In addition to adjustments to zoning requirements, the City will also make any necessary and appropriate adjustments, including efforts to promote and educate the community to reduce barriers to fair housing opportunities for the disabled. A program (#27) has been included in the Housing Element to amend the Municipal Code and host a multi-family/rental property open house to provide information and education to landlords and property owners on reasonable accommodation.

Summary

The Housing Element Update includes programs to diversify the City's housing supply (Goal 2), including:

- Removal of Conditional Use Permit in Commercial Districts (Program 5).
- Updating MVMC to development standards including non-traditional housing types such as SRO, co-housing, live/work, micro units and senior housing (Programs 6 and 7)
- Ensure the efficient use of existing land uses that allow for multi-family residential use (Program 5 and 9) as well as preserving those existing affordable housing units (Program 3 and 4).

4. Density

Mill Valley's current density is slightly above average for Marin County. Factoring in the limitations posed by Mill Valley's topography, occupied land, aging sewers, narrow winding streets, and close proximity to sensitive ecosystems, the prospect of increasing density becomes especially challenging. In Mill Valley the highest residential densities are in areas of the City with the most level topography, while the hillside areas are the least dense.

Summary

The Housing Element Update includes programs to that allow for increased densities above the maximum density ranges provided in MVMC as an incentive for building affordable and/or attainable units, including:

- Updating MVMC to reflect recent changes to the State's Density Bonus Law (Program 24).
- Rezoning to allow up to 40 units/acre for all commercial and multi-family zoned properties on the City's Sites Inventory List (Program 20).

5. Parking

HCD recognizes that excessive parking standards continue to pose a significant constraint to housing development by increasing development costs and reducing the potential land availability for project amenities or additional units. Parking requirements may not reflect actual parking demand where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development.

Mill Valley has a shortage of street parking due to topography which results in many narrow winding streets. Many houses were also built before private ownership of cars was common and on lots where it is difficult to provide on-site parking. As a result, there is a shortage of on-street parking throughout the city and for emergency access and safety purposes, the City requires parking be provided for new development wherever possible.

Mill Valley's Zoning Code establishes an off-street parking standard of two spaces per residential unit, regardless of unit size or number of bedrooms. With the exception of nursing homes, the Code does not specify reduced parking standards for specialized housing types, such as senior housing, housing for persons with disabilities, or residential/commercial mixed use. Tandem parking is allowed in Mill Valley. Several homes have two-car garages with a tandem ADU parking spot behind one of the garage spaces. The Planning Commission can provide modified parking standards on a case-by-case basis based on development and design review.

Currently, multiple family and mixed-use properties must provide two off-street parking spaces plus ¼ space per unit for guest parking when public street parking is not limited. Typically, guest parking

is not required due to the proximity of multi-family and mixed-use commercial buildings, which are located along the main arterials of Mill Valley with on-street parking available on both sides of the street. Tables F.5 and F.6 summarize residential parking requirements in Mill Valley.

Table F.5: Existing Parking Requirements for Single Family Dwellings

Mill Valley's Requirement	Least Restrictive Requirement (other Marin jurisdictions)	Most Restrictive Requirement (other Marin jurisdictions)	Most Common	Common Additional Requirements
2 spaces/dwelling, plus one if on-street parking not available- none are required to be covered	2 spaces/dwelling	4 spaces/dwelling	2 spaces/dwelling	1 or all spaces covered

Source: City of Mill Valley

Table F.6: Existing Parking Requirements for Multi-Family Dwellings

Unit Type	Mill Valley's Requirement	Least Restrictive Requirement (other Marin jurisdictions)	Most Restrictive Requirement (other Marin jurisdictions)	Most Common	Common Additional Requirements
Studio	2.25*	0	3	1	
1 bedroom	2.25*	1	3	1.5	
2 bedrooms	2.25*	1.25	3	2	
3 bedrooms+	2.25*	2	3	2	1 covered space

*Parking requirement includes .25 spaces per unit for guest parking when on-street parking is not available along the immediate frontage of the property.

Source: City of Mill Valley

Summary

The Housing Element Update includes two programs (#20 and 22B) to modify parking standards, including aligning Multi-family parking ratios with state density bonus regulations and providing reduced parking standards for the three zoning overlay districts proposed to support the sites inventory.

6. Historic Preservation

The City of Mill Valley has several mechanisms in place to preserve and maintain the older structures in the city. The Historic Overlay (H-O) District adds provisions to the underlying zoning on a parcel to protect designated buildings of historic importance. The H-O Ordinance requires Design Review of additions or alterations of designated structures and delays their demolition while alternative means of preserving the structure are examined by the City. The City requires a discretionary Design Review Permit for any proposed exterior modifications to structures with the H-O classification or listed on the City's list of historic structures. The City further defines a qualified historical building as:

"Any structure or building deemed of importance to the history, architecture, or culture of an area by an appropriate local, State or Federal governmental jurisdiction. This shall include designated structures on official existing or future national, state or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest, and parcels to which the City has applied the Historic Overlay Zoning District."

The Historic Overlay (H-O) designation is currently applied to 36 buildings of historic importance in Mill Valley. The H-O Ordinance utilizes the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings in design review of any addition to, or alteration of, designated structures, and provides for a delay in any proposed demolition of historic structures while alternative means of preservation are examined by the City. Furthermore, the H-O Overlay designation provides the following incentives for preservation:

- Waiver of building permit fees for exterior and interior building maintenance items requiring a permit.
- Provision of a list of pre-approved historic consultants for applicants for the review of modifications to historic structures in accordance with the California Environmental Quality Act (CEQA).

Historic assessment is in conjunction with the review of planning applications, which includes a review of CEQA requirements. As stated in MVMC 20.54.030, H-O District Guidelines:

All applications for construction, alteration, demolition or sign permits within any H-O Historic Overlay District shall be subject to Design Review as provided in Chapter 20.66 of this Title, if such permit involves the construction of any new structure, the demolition of any existing structure, exterior alterations or any interior alterations which would affect the exterior of any structure. In addition to other matters set forth in this Title, the United States Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," GPO 937-843, with its latest revisions, subject to such considerations as may be appropriate for local Mill Valley conditions, shall be utilized as guidelines in exercising Design Review.

Summary

The City continues to work to identify and preserve historic structures. In 2021, City Council adopted a Historic Context Statement, Historic Resources Inventory Survey Report, and Historic Resources Inventory Property List. The Housing Element includes a program (#1) to further the community's historic preservation goals by drafting a historic preservation ordinance providing local incentives to restore and preserve historic structures.

7. Permit Processing

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”.

Processing and permit procedures can pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

Mill Valley strives to process permits on as timely a schedule as possible while providing the opportunity for meaningful public input. However, the development review process for discretionary permits required by the Zoning Ordinance acts as a constraint to the production of affordable housing. A description and analysis of the current residential development review process in the City is provided below. The analysis addresses properties that allow housing development, both in residential districts and in commercial districts.

The city requires a discretionary Design Review Permit for development of all new single and multi-family housing. The stated purpose of the Design Review Permit is “to encourage development that is compatible with, integrated into, and subordinate to its natural setting”. The City has developed a set of Residential Design Review Handbooks to provide guidelines for development in 1) Residential zoning districts and 2) Multi-Family and Commercial Mixed-Use Districts, including principles for slope design, flora and fauna design, soils and grading design, drainage design, and building design. In addition to building and site design elements, the Design Guidelines provide integrated recommendations for sustainable site planning and green building design to minimize reliance on natural resources and encourage alternative modes of transportation. Plans to develop Objective Design Standards are underway and will replace the Multi-family and Mixed-Use Development Standards and Design Guidelines.

Table F.7 lists the City's required findings for approval of a Design Review Permit. The purview of Design Review does not extend to the project's overall merits or the residential use itself.

Table F.7: Required Findings for Approval of a Design Review Permit

A	That the proposal is consistent with the City of Mill Valley General Plan and Mill Valley Municipal Code.
B	The proposal is consistent with the Residential Design Guidelines adopted by the City.
C	The City has considered whether to apply any limitations on building, size, height and setbacks pursuant to MVMC 20.66.045.
D	The approval of the proposal is in compliance with CEQA.

The Planning Commission acts on Design Review Permit applications involving a new building or addition to an existing building on a property located in a PA, OA, CR, CN, CG or CF Zoning District; involves the construction of a new residential unit or units; or, in the opinion of the Director of Planning and Building, raises significant planning or design issues. The Zoning Administrator acts on all other projects subject to a Design Review Permit. While the discretionary Design Review Permit triggers environmental review, the vast majority of projects in Mill Valley are determined to be exempt from CEQA under the urban infill exemption (CEQA Guidelines Section 15332). If the decision of the Planning Commission is appealed to the City Council, the Council will hold an appeal hearing and make the final decision on the application. Design review applications are rarely appealed to City Council.

Table F.8 presents the specific steps and typical timeline for a Design Review Permit. The review process for residential projects that meet City standards receive approvals by the Zoning Administrator within approximately 2 to 3 months and Planning Commission within approximately 3 to 4 months. Mill Valley's design review process and corresponding review timelines is comparable to other Marin County communities.

Table F.8: Typical Design Review Permit Timeline

Task	Time	Typical
Application filed	1-5 days	1 day
Project sponsor submits completed application forms, plans, supporting documents and fees. Plans consist of architectural drawings at the schematic level, landscape drawings, and grading plans. A geotechnical analysis and/or traffic report may be required as supporting documents.		
Completeness review	30 days	20 days
The application is circulated to City departments (and applicable local, regional, state and federal agencies) to determine whether additional information is required and for recommended conditions of approval.		
Completeness Notification	1 day	1 day

<p>If a project is incomplete, a notice is sent to the project sponsor advising that additional information is required. The time to complete this task is determined by the project sponsor.</p> <p>If the application was initially found to be complete, this step is skipped, and the project is directly scheduled for hearing.</p>		
Follow-up Submittal	Varies	Varies
<p>If the application has been determined to be incomplete, the sponsor will submit follow-up information as requested. The time to complete this task is determined by the project sponsor. If the application was found to be complete, this task is skipped.</p>		
Environmental Review	1 day for exemption 6 months to 1 year depending on level of CEQA review required)	1 day
<p>The application is reviewed to determine whether the project is exempt under CEQA or if a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report is required.</p>		

The City's Residential Design Review Handbook provides useful information regarding the Design Review process for applicants and to assist the public in understanding the process and what is required of applicants. Consistency with the Residential Design Review Guidelines is a required finding of approval for all Design Review Permits. The City guidelines address site design issues including; topography, building size to slope relationship, vegetation protection and tree replacement, water conservation and fire hazard minimization, grading, terracing and drainage, retaining walls and fences, protection of views and privacy, parking and driveways, as well as architectural considerations including; scale, mass, height, color, windows, roofs, skylights and rooftop equipment.

SB9 California Housing Opportunity and More Efficiency (HOME) Act

SB9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to approve urban lot splits of parcels zoned for single-family uses and duplexes on such parcels.

Since the adoption of this section of the Government Code, the City has adopted regulations to permit duplexes in qualifying single family zoning districts and is actively working to update its Zoning Code to include allowable lot splits under SB9.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory.

In order to incentivize development which better implements densities planned in the Housing Element sites inventory, the Housing Element sets forth a program (#19) to ensure that there are adequate sites available throughout the planning period to accommodate the City's regional housing needs, "or "RHNA". In addition, the City also has established minimum densities to ensure that all parcels in Mill Valley are redeveloped as efficiently as possible within acceptable density ranges.

Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors.

The City utilizes a computer-based permit tracking system enabling on-line permit application submittals, electronic referral of permit applications, and electronic permit issuance, enabling streamlining of the permit process.

Most residential permits in Mill Valley are for single-family homes, with building permit issuance generally taking approximately 4 months after Planning approvals. Among the City's recent multi-family developments, the time between approvals and permit issuance has averaged 8 to 12 months. Projects with topographic conditions, within the Very High Fire Severity Zone or Flood Zone may take longer than usual due to the need for technical and engineering studies. In Mill Valley, most approved projects are constructed in a reasonable time period.

Objective Design Standards

The City of Mill Valley is partnering with Marin County and nine other Marin County cities to create Objective Design and Development Standards (ODDS) that can be used by the City for the review and development of new multi-family housing projects. This Countywide planning effort is being funded by State planning grants to help cities streamline the approval of new housing units by creating "objective" (as opposed to subjective) design and development standards. The application and use of ODDS are becoming increasingly important based on new State housing laws that limit local control and discretion over housing projects.

Summary

The Housing Element Update includes programs to address permit processing including:

- Develop and adopt objective multi-family and mixed-use development standards and guidelines (Program 18)
- Review the City’s development review process to reflect state streamlining incentives (Program #22A)

8. Fees and Exactions

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...including...fees and other exactions required of developers, and local processing and permit procedures...”.

Housing development is typically subject to two types of fees or exactions: permit processing fees for planning and zoning; and impact fees or exactions, imposed to defray all or a portion of the public costs related to the development project. These fees and exactions can impact the cost, and feasibility of housing development and its affordability, and involve issues of private property rights. High planning and site development fees can impact property owners’ ability to make improvements or repairs, especially for lower-income households. Development projects are subject to fees and exactions from a growing number of public entities, ranging from special districts to regional agencies.

In terms of cost of development, fees can be a more significant factor than processing time. Particularly since Proposition 13, cities are concerned with the need to recover processing costs. Mill Valley has a fee system for a Design Review Permit based on the size and type of project and whether the project is located in the Southern Marin Fire District. The fee includes 20 hours of staff time and additional time at an hourly rate is charged. This approach aims to avoid disparity between controversial projects and less controversial projects, where the nature or complexity of a project may attract a higher level of community input, Planning Commission discussion, and staff time.

In Mill Valley permit costs can vary substantially from site to site depending on site conditions, location and the type and design of development. Because much of the remaining developable land in Mill Valley is subject to environmental constraints and moderate to severe public health and safety constraints, detailed soils reports, engineering and design studies are often required, and California Environmental Quality Act (CEQA) review may be necessary. Processing time for multi-family projects is dependent on whether an Environmental Impact Report (EIR) is required. Mill Valley follows the procedures set forth in the CEQA Guidelines. Sites on the upper slopes of Mill Valley that may be available for housing would be more expensive to develop due to known geotechnical and access problems. Environmental protection requirements, including protection of endangered

species, may add time to the development process and additional cost where it is necessary to evaluate the effects of the project and mitigate adverse impacts. Fees charged by the City for CEQA processing cover the City's processing costs.

CEQA Section 15332 ("Infill Development Projects") allows the City to categorically exempt from CEQA review infill development consistent with the Mill Valley General Plan and Zoning requirements

Mill Valley also charges building permit fees according to a sliding scale based on the valuation (labor and materials) of the project which again can vary dramatically based on the project location. In addition to these fees, the City charges plan check fees up to 65 percent of the prescribed building permit fee, a General Plan Maintenance fee and a Technology fee each charged at 5% of the applicable building permit fee, a Planning and Development fee of \$236 for the first bedroom and \$157 for each additional bedroom, and a Road Impact fee of 1% of the project valuation for any permit issued with a valuation of \$10,000 or more is collected to fund improvements to the city's roadway system. A Drainage Fee, in effect since the 1960's, which funds citywide drainage improvements is assessed once on every parcel in the city and is triggered by a permit with a valuation of \$5000+. The City also charges various fees for drainage, plumbing, mechanical and electrical permits, and a seismic fee for residential projects at 15% of base permit fee or \$175 minimum. In addition to these City fees, project applicants pay School District fees and water and sewer hook-up fees directly to the responsible agencies.

Table F.9 below summarizes the Planning, Building and Public Works fees collected by the City. While these fees are assessed on a per unit share basis, they are an element in the cost of housing and could potentially constrain the provision of affordable housing. Pursuant to Municipal Code Section 5.32, the City provides a reduction in City fees, licenses and taxes for units provided at levels affordable to and occupied by lower and moderate-income households.

Table F.9: City of Mill Valley Planning and Building Fees

Planning Fees	Design Review	\$4,603 ¹ --\$7,102
	Variance	\$4,766 ¹
	Conditional Use Permit	\$ \$6,673
	Master Plan	\$9,000 deposit ² \$203/hour
	Precise Development Plan	\$9,000 deposit ¹ \$203/hour
	General Plan Amendment/Rezoning	\$9,000 deposit ² \$203/hour
	Environmental Review - Categorical Exemption	\$326 ¹
	Negative Declaration - Staff Preparation	\$3,100 deposit ¹
	Environmental Impact Report - Consultant Preparation	\$ 10,000 deposit ¹
	Lot Line Adjustment	\$3,261 ¹
	Tentative Subdivision Map (4 or less parcels)	\$4,174 ¹ (min.)
	Tentative Subdivision Map (5+ parcels)	\$5,726 ¹ (min)
	Extension of Map	\$3,261 ¹

	Certificate of Compliance		\$1,950 ¹
	Un-merger (staff review)		\$3,087
	Appeal		\$808 - \$1,004
Building Fees	Building Permit Fees (based upon total valuation)		
	\$1 to \$2,000	\$246	
	\$2,001 to \$25,000	\$246 base fee + \$21 for each additional \$1,000 or fraction thereof above \$2,000	
	\$25,001 to \$50,000	\$729 base fee + \$21 for each additional \$1,000 or fraction thereof above \$25,000	
	\$50,001 to \$100,000	\$1,254 base fee + \$14 for each additional \$1,000 or fraction thereof above \$50,000	
	\$100,001 to \$500,000	\$1,954 base fee + \$12 for each additional \$1,000 or fraction thereof above \$100,000	
	\$500,001 to \$1,000,000	\$6,754 base fee + \$11 for each additional \$1,000 or fraction thereof above \$500,000	
	\$1,000,001 to \$3,000,000	\$12,254 base fee + \$5 for each additional \$1,000 or fraction thereof above \$1,000,000	
	\$3,000,001 to \$5,000,000	\$22,254 base fee + \$9 for each additional \$1,000 or fraction thereof above \$3,000,000	
	\$5,000,001+	\$40,254 base fee + \$4 for each additional \$1,000 or fraction thereof above \$5,000,001	
	General Plan Maintenance For Projects \$10,000+	19% of Basic Permit Fee	
	Technology	5% of Basic Permit Fee	
	Plan Check	65% of Basic Permit Fee	
	Building Standards Administration	\$4.00 per \$100,000 or fraction thereof	
	Affordable Housing Impact Fee For Projects \$100,000+	1% of Valuation (excludes ADUs, micro units and projects with a valid building permit executed before November 1, 2018)	
	Downstream Drainage ³	Per Acre	<Acre
	Varies by district	\$160 - \$680	\$80 - \$ 340
	Document Storage	\$11 first sheet + \$2 per additional sheet	
	Planning & Development Fee Per Bedroom ⁴	\$236 for the first bedroom; \$157 for each additional bedroom	
	Road Impact Fee	1% of valuation for Project \$10,000+	
	Electrical Permit	15% of Base Permit Fee or \$175 minimum	
	Mechanical/Plumbing Permit	15% of Base Permit Fee or \$175 minimum	
	Inspections	\$175/hour OR \$200 if outside normal business hours	
	Seismic Hazard Mapping	0.013% - 0.028% per Valuation; (\$.50 min) (adjusted by State)	
	Revocable Encroachment Permits	\$1,203.99	
	Grading Permit	50 cubic yards or less	Exempt
		51-100 cubic yards	\$1,052.33
		101-1,000 cubic yards	\$1,169.11 for 1 st 101 cubic yards, \$381.42 for each additional 100 cubic yards

Public Works Fees		1,001-20,000 cubic yards	\$4,718.71 for 1 st 1,001 cubic yards, \$18 for each additional 1,000 cubic yards
	Plan Checking	Street Vacation	\$53 + actual cost
		Lot Line Adjustments	\$3,258.22
		Tentative Map	\$6,755.87
		Vesting Tentative Map	\$12,365.20
		Parcel Maps	\$3,817.53 + 81.86/parcel
		Subdivision	\$6,507.19 + \$81.86 per lot
		Subdivision Improvement Agreement	\$2,547.87

1. Includes first 20 hours of Planning staff time, additional time at hourly rate
2. Includes first 10 hours of Planning staff time, additional time at \$163/hour
3. For permits with \$5,000 valuation and over if not paid at subdivision
4. Excise tax charged on building permits for new residential development having separate kitchen and bathroom facilities. Source: City of Mill Valley Planning Fee Schedule, updated July 1, 2022; Building Fee Schedule updated July 1, 2022, 2011; Public Works Fee Schedule updated July 1, 2022.

Table F.10 provides a summary of these fees in Mill Valley and compares with the average fee amounts countywide. As indicated, total fees for development of a single-family home in Mill Valley were calculated at approximately \$45,000, slightly below the \$47,000 average among all jurisdictions countywide. For the ten-unit condominium prototype, total fees ran \$33,000 per unit both in Mill Valley and countywide.

Table F.10: Total Fees for Prototypical Single and Multi-Family Projects

Fee Category	Single Family House		10 Unit Condominium	
	Mill Valley	County Average	Mill Valley	County Average
Planning & Building Fees	\$11,567	\$11,125	\$83,399	\$56,467
Impact Fees	\$7,800	\$10,524	\$68,000	\$93,757
Subtotal: City Fees	\$19,367	\$21,649	\$151,399	\$150,224
Water Fees	\$14,141	\$15,054	\$102,890	\$100,219
Sewer Fees	\$4,000	\$6,615	\$40,000	\$59,164
School Fees	\$7,128	\$5,503	\$35,640	\$27,911
Subtotal: Non-City Fees	\$25,269	\$24,984	\$178,530	\$176,546
Total Project Fees	\$44,636	\$46,633	\$329,929	\$326,770
Total Fees per Unit (rounded)	\$45,000	\$47,000	\$33,000	\$33,000

Source: Marin County Housing Working Group, 2022

Summary

Mill Valley's development fees represent a small but increasing fraction of the cost of development. The City provides a reduction in fees to offset the cost of providing affordable housing per MVMC 5.32. The City also offers Residential Rehabilitation Loans which are low-interest loans to qualified homeowners for property improvement loans of up to \$35,000 (\$25,000 for homes built before 1978) for correction of substandard housing conditions and elimination of health and safety hazards.

As part of the Housing Element Update, the City continues to offer financial incentives and reduced fees, in exchange for affordable housing. Housing programs in the Housing Element Update include:

- Adopt resolution to waive 100% of application processing fees for projects with 10% Extremely Low-Income units (Program 23)
- Consideration of reduced fees for ADUs (Program 8)
- Promotion and assistance with financial resources (Programs 14 and 15)

9. Code Enforcement

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels,...including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”

Mill Valley complies with California Health and Safety Code 17980(b)(-). In deciding whether to require vacation of the building or to repair as necessary, the enforcement agency shall give preference to the repair of the building whenever it is economically feasible to do so without having to repair more than 75 percent of the dwelling, as determined by the enforcement agency, and shall give full consideration to the needs for housing as expressed in the local jurisdiction’s housing element.

Mill Valley uses the Uniform Building Code (UBC) which sets minimum standards for residential development and all other structures. The City’s sewer, storm drain, and other engineering standards conform to Marin County standards, and the City requires only minimum road widths and improvements in new developments.

Mill Valley’s Building Code enforcement practices are complaint driven. Code Enforcement practices allow the City to rehabilitate any buildings that are not up to code.

10. Infrastructure

Mill Valley is an established community, and new developments on land designated for residential use can be connected to the existing infrastructure systems for power, sewer, water service, and other utilities.

Improvement requirements for development in Mill Valley are limited, as the city is mostly subdivided, and streets and utilities are mostly already in place. The majority (97%) of residential and commercial zoned parcels in Mill Valley are currently occupied or “non-vacant.” However,

much of the remaining undeveloped land is constrained by limited site access, utilities, sewer and drainage facilities, and may only be suitable for single family residences at low densities.

For new residential development the City requires standard utility connections, for sewer, water and stormwater runoff. Mill Valley requires sidewalk improvements on a case-by-case basis as part of the conditions of approval. The City does not typically grant waivers for financial hardship, and also does not typically require the undergrounding of overhead utilities in hillsides.

Roads

Mill Valley's streets are constrained by the city's hillside topography, narrow widths and inadequate parking. The steep and winding terrain generally makes road widening impractical. Access by emergency vehicles, including fire trucks, is constrained along many streets in the city.

The City collects a road impact fee for any permit issued with a valuation of \$10,000 or more. This fee has been in effect since 2004 and is equal to one percent of the valuation of the permit. The fees collected are not specific to the street in which the work is being performed but are deposited into a fund that helps the Department of Public Works maintain all roadways in Mill Valley.

Sewer System

The Mill Valley sewer system includes approximately 58.5 miles of gravity sewer pipelines, 0.5 miles of force main pipelines, and 2 pump stations. Mill Valley sanitary sewer treatment is provided by the Sewerage Agency of Southern Marin (SASM). Mill Valley's sewer collection system is owned and maintained by the City of Mill Valley. Most of the city's pipes were installed over 70 years ago. The collection system is primarily comprised of vitrified clay pipe, which is brittle and susceptible to intrusion from groundwater and tree roots. Historically, street debris, household products flushed down the drain/disposal or root intrusion has also impeded flow, sometimes causing sanitary sewer overflows. The city's maintenance program helps minimize the size and frequency of overflows.

The City and SASM have continued efforts to repair and strengthen their respective sanitary sewer systems. Recent rate increases help provide the funds necessary to maintain and upgrade the collection system and treatment facilities. Annual Capital Improvement projects, continue to improve the efficiency and reliability of both the City's collection system and the Sewerage Agency of Southern Marin treatment plant.

In July of 2020 the City Council adopted a new 5 Year CIP Plan, budgeting \$12.6M of sewer projects in FY2021-2026. Additionally, the City typically holds a reserve of approximately \$3M to address potential emergencies. For the City's 2021 reporting period, completed sewer improvement activities include: cleaning 26.4 miles of underground pipe, 33,637 linear feet of CCTV inspection, 14 new or rehabilitated manholes, 12 new or rehabilitated lamp hole/rodding inlets, 12 spot repairs, 205 linear feet of open trench repairs, and 5,590 linear feet of pipe lining. The City has also

mandated and inspected the private party repair and replacement of 197 privately owned sewer laterals.

Over the past several years, SASM and City staff have worked to address and clarify annual calculations and to quality control the number of “Equivalent Dwelling units” (EDUs) provided by each of the six SASM member agencies. (City of Mill Valley, Richardson Bay, Alto, Homestead, Tamalpais Community Services District and Almonte). As of yet, the collection system or treatment plant capacity has not been identified as a constraint to future development for this Housing Element cycle. However, it is likely to be an issue in future Housing Element Updates, should the 865 designated RHNA units be built. Based on a review of recently submitted EDU’s, Mill Valley has approximately 1,900 EDUs in reserved sewer capacity at the sewer treatment plant.

Water

The Marin Municipal Water District (MMWD) provides water to the City of Mill Valley as well as the incorporated cities and towns of Corte Madera, San Rafael, , Fairfax, San Anselmo, Ross, Larkspur, Tiburon, Belvedere and Sausalito and communities in unincorporated areas of Marin County. MMWD's primary water supply is local surface water obtained from rainfall collected from a watershed with six reservoirs. MMWD’s 2020 Urban Water Management Plan has determined that there is adequate supply to meet demand for a projected service population of 211,961 in 2045, an increase of 20,692 people from the 2020 level. Thus, water supply is projected to be sufficient to accommodate population growth in Mill Valley associated with the development of 865 new residential units, (approximately 1,990 new residents, assuming 2.3 persons per household).

MMWD is allowing new connections for residential and commercial development, however, MMWD has a moratorium on new connections for irrigation.

Refuse

Mill Valley Refuse Service (MVRS) provides residential and commercial garbage collection services to properties within Mill Valley and several other surrounding communities in Marin County.

Summary

Based on the above, there is clear limitations to existing infrastructure with long lead times and costs associated with facility upgrades to increase capacity, when possible. As such, the Housing Element Update includes several programs to address infrastructure, including:

- Continued conservation and efficiency of resources as part of new construction (Program 34)
- Continued collaboration with local agencies and service providers to address additional service needs, including electricity, refuse, water and sewer (Program 38).

11. Housing for Persons with Disabilities

Government Code Section 65583(a)(4) requires: “an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing... for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting ... the need for housing for persons with disabilities.

Government Code Section 65583(c)(3) requires the housing element provide a program to “address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.”

As discussed in Appendix A – Housing Needs Assessment, Census data shows that 10% of Mill Valley’s population, age 5 years and over, has a disability (i.e., sensory, physical, mental, and self-care disabilities). Among the city’s senior citizens that are 75 years or older, 42% experience a disability. The analysis acknowledges the wide range of housing needs due to the differing disabilities.

A goal of the Fair Housing Act is to ensure that a city’s development regulations and Zoning Ordinance do not create barriers to housing for persons with disabilities. In Mill Valley, where the majority of residential properties are developed, this means allowing for building modifications that will adapt a home to meet the special housing needs of persons with disabilities.

Given the steep topography of the community, access to homes can be difficult for persons with disabilities. Compounding the issue, it is often difficult for sites to be developed with a single-level residence due to the steep terrain. The Planning Commission has approved hill elevators in the past without counting the area for the elevator structures towards the allowable floor area ratio. ADA compliant ramps are reviewed as part of Building Department review and exceptions have been made for ramps to encroach into required setbacks.

The City does not restrict the siting of group homes nor require a minimum distance between group homes. Group homes with six or fewer residents are permitted by right in single-family zones, consistent with State requirements. New or significantly remodeled group homes are required to go through the design review process, as is any residential development, and obtain approval by the Planning Commission. Administrative review of requirements for exceptions to zoning standards is provided. Mill Valley allows displacement of required on-site parking if it is to accommodate ADA accessibility facilities (ramps, etc.) and offers reduced parking standards for any development, including housing for the disabled, wherever reduced need can be demonstrated. The Building Department administers Title 24 provisions consistently for all disabilities-related construction and responds to complaints regarding any violations. To go beyond minimum accessibility requirements,

the Housing Element sets forth Program 30, to develop and adopt guidelines encouraging the principles of universal design and visitability.

Summary

Mill Valley's Zoning Ordinance now specifies that small residential facilities (6 or fewer clients) are permitted by right in the RS and RM zones, and conditionally permitted in the CG zone, while large residential facilities (7 or more clients) are permitted as a conditional use within the RM and CG zoning districts. The City has an inclusive definition of "family" that accommodates different household types and unrelated persons living together.

MVMC 20.85 establishes formal procedure for requesting a reasonable accommodation for persons with disabilities and the City continues to offer this procedure. Program #27 proposes to update the ordinance to align with other local Marin county jurisdictions.

C. Non-Governmental Constraints

Government Code Section 65583(a)(6) requires "An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction."

Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality's control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

State law requires an analysis of potential and actual non-governmental constraints to the maintenance, improvement, and development of housing for all income levels. The Housing Element must identify these constraints and ways, if any, to reduce or overcome these constraints in order to meet the city's housing needs.

1. Market Constraints

Land and construction costs continue to represent the most significant barrier to the construction of new affordable housing. Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type depending on the size of unit and the number and

quality of amenities provided. The major contributors to the cost of land are the amount of land available, the density of residential use allowed, location, suitability of the land for construction (aka “buildability”), availability of community services, and attractiveness of the neighborhood. The upward pressures on land value are so strong that it more than off-sets the extra costs involved in building on Mill Valley’s steep terrain.

Development costs in Mill Valley are higher than in comparable communities because most remaining lots have problems with steep slopes, irregular topography, bay mud, or are located in slide-prone areas. The technical and engineering costs of mitigating these factors on remaining sites are likely to be particularly high because those are the sites that have been skipped over in the past precisely because of the difficulty and high cost of development. Vacant land within the city is extremely limited and development costs can also vary based on factors such as the location and the permitted density.

a. Land Costs

In Marin County, land costs average around 20 percent of construction costs for multifamily developments and are generally high because the county is considered a desirable place to live. Vacant land is also in limited supply in Mill Valley. Even though land costs for single family homes vary widely throughout the county, the costs (as a percentage) are significantly higher than for multifamily developments.

b. Construction Costs

A major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. Over the past three years, the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent compare to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density, Type V construction which requires costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically and are compounded by a shortage of qualified construction workers.

Construction costs vary significantly, depending on the size of the unit and the number and quality of amenities offered. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. Items such as fountains, swimming pools, underground parking, gyms, and other less obvious costs such as the quality of appliances and interior finishes (flooring, light fixtures, and cabinetry) can greatly increase the costs.

The City allows for affordable units to be smaller in size and allows for a density bonus in order to increase the total number of units allowed in an effort to reduce costs. As the number of units increase, the overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

Summary

The Housing Element Update includes programs that provide financial incentives to reduce the cost-burden of construction in exchange for affordable housing, including the following programs:

- Housing rehabilitation assistant to low-income households (Program 2)
- Reduced fees for ADUs based on State law (Program 8)
- Increased number of units allowed on site through Density Bonus (Program 24)
- Reduced fees (Program 23) and development assistance for the construction of affordable units (Program 14 and 15)

2. Mortgage and Rehabilitation Financing

Historically, communities have experienced a pattern where households seeking to finance the purchase of a home have had more difficulty in lower-income neighborhoods. The Community Reinvestment Act was passed in 1977 in an effort to address this issue. In tandem with the Home Mortgage Disclosure Act (HMDA), lending institutions are required to make annual public disclosures of their home mortgage lending activity. This applies to all loan applications for home purchases, improvements, and refinancing, whether financed at market rate or with government assistance. The most current HMDA available data from the Consumer Financial Protection Bureau for Mill Valley is for 2017.

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible. This is because the higher costs result in a sale price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant inputs of time by developers, but because the overall budget is smaller and fees are based on a percentage of total costs, the projects are often not feasible.

a. Mortgage Financing

The COVID-19 pandemic, which included shelter-in-place mandates and closed a large portion of the economy for a period of time starting in March 2020, significantly impacted the housing market. During initial stages of the pandemic, there was a brief dip in housing activity in 2020 due to closures of the economy resulting from shelter-in-place directives; however, housing activity began to increase in 2021 as people began to move out of cities to suburban areas looking for more space, or to lower cost areas, as work from home arrangements and online school continued. This movement resulted in increasing home prices in areas like Mill Valley, and an uptick in mortgage lending activity.

Recently, in 2021 and 2022, inflation has increased and is beginning to affect the larger economy. In an effort to curb high inflation, the Federal Reserve has begun to increase interest rates and effects on the housing market appear to be emerging and sales activity is slowing.

The availability of mortgage financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan in the current credit market.

a. Construction Financing

Many builders are finding it difficult to secure bank construction loans for residential projects. Complicated projects, like mixed use developments, are often the hardest to finance. Non-profit developers may find it especially difficult to secure funding from the private sector.

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible.

Summary

The Housing Element Update includes programs to assist with financing, including:

- Housing rehabilitation assistant to low-income households (Program 2)
- Partnering and helping with the development of affordable housing projects (Program 14 and 15)
- Use of the City's local Trust Fund (Program 13)

3. Community Resistance to New Housing

Another common constraint to housing production in Marin County is community resistance to new developments. There are a number of concerns that are often expressed at meetings, including: 1) new developments will cause increased traffic, 2) fit of the new development within a neighborhood or "community character" 3) affordable housing will impact property values, 4) valuable open space will be lost and/or 5) concern about increasing the demand to sewer and water needs when there is limited supply. Regardless of the concern, vociferous opposition can slow or stop development.

At times there is a tension between the community's desire to provide certain individuals (such as nurses, teachers, law enforcement, etc) preferential access to affordable housing, and the requirements of both federal and state Fair Housing laws.

Summary

The City seeks to address community opposition in a number of ways, including:

- Establishing partnerships for affordable housing (Program 15)
- Updating the City's development standards and design guidelines so they provide clear objective statements that can be easily interpreted by project applicants, the community and decision makers (Program 18).
- Updating the City's development review process to reflect State law and various streamlining measures for multi-family and mixed used redevelopment projects (Program 22A)
- Engaging the broader community in various housing discussions, including the Mill Valley workforce (Program 35)

II. Environmental Constraints

A. Flooding, Subsidence and Seismic Hazards

Large areas of marshland or bay mud adjacent to Richardson Bay have been artificially filled with an assortment of soil, sand and crushed rock materials and consequently have a high risk of subsidence and liquefaction. Liquefaction occurs when water in ground soil – especially fill – is agitated during the shaking of an earthquake. This water rises and literally makes the soil liquid. Buildings built on liquefaction can literally shake apart because the soil cannot support their structure. The San Andreas Fault lies approximately 5 miles southwest of Mill Valley and the Hayward fault lies approximately 12 miles northeast. Other faults near Mill Valley include the Rodgers Creek fault and Calaveras fault.

A large portion of Mill Valley is subject to flooding due to a combination of factors including periodic heavy winter rainfalls, tidal fluctuations, and potentials for tsunami and dam failure due to seismic activity. Mill Valley drains into the Richardson Bay Drainage Basin mainly by way of Arroyo Corte Madera Del Presidio stream. The stream gradients are exceptionally steep in the upper elevations and level out as the creek continues over alluvial plains and enters the tidal marshlands along the periphery of Richardson Bay. Consequently, the creek often overflows its banks in the lower reaches during periods of heavy rainfall, where significant urban encroachment has occurred. The National Flood Insurance program indicates that the flooding risk is high in this area. In addition, sea level rise, caused by melting land-based ice and the expansion of seawater by thermal warming, is another environmental constraint for Mill Valley. The Bay Conservation and Development Commission (BCDC) has determined that areas of

Mill Valley are expected to experience a 16-inch rise in sea level by 2050 and a 55-inch rise by the end of the century.

B. Geographical Constraints

Mill Valley is located between the upper end of Richardson Bay and the southeast face of Mt. Tamalpais. The city is defined by several steep ridges that extend down toward the Bay from the 2,570 foot elevation of Mt. Tamalpais. Several streams which originate on the flanks of Mt. Tamalpais descend through the city and drain into Richardson Bay. Much of the city is characterized by steep topography with slopes of 50% or greater. The low-lying flat lands at the tip of Richardson bay consist of artificial fill underlain by bay mud.

Slope stability is a recurrent problem and have been triggered on properties in recent years from drought and heavy rain. Slope stability is also a concern when redeveloping property since excavations (cut slopes) are made into hillsides can trigger instability. Underground springs, and seasonal and permanent streams also limit the availability of developable land.

C. Fire Hazards

Fire danger and magnitude in Mill Valley is very high due to its location on the southern slopes of Mount Tamalpais and the dense tree cover of its narrow-wooded canyons, of mostly of second growth redwoods. The Muir Woods National Monument is located just outside the city limits.

Mount Tamalpais presents an enormous fire problem for the communities surrounding the mountain. The potential magnitude of a fire affecting the surrounding communities has been documented many times. The Fire Departments and Fire Districts that ring Mount Tamalpais, and have Local Response Area (LRA) responsibility, have traditionally utilized an alarm matrix system for the dispatch of resources. The Marin County Fire Department, as a Contract County for Cal Fire responsible for the State Response Area (SRA), utilizes Type and Number dispatching based on current and predicted fire danger. A fire in the Mount Tamalpais Mutual Threat Zone would result in a deployment of resources of both LRA and SRA.

Of the 6,539 parcels in Mill Valley, approximately 60% (3,865) are located in the local Wildland Urban Interface and 33% (2,183) are located in CalFire's designated Very High Fire Severity Zone. See Figure 1 for details.

D. Prehistoric Cultural Resources

Numerous archaeological resources of the Miwok Indians including remnants of cultural activities, major villages, and seasonal encampments, are recorded in Mill Valley. They include; a site at the

base of Shelter Ridge adjacent to Goodman's Marsh, two seasonal homes sites located to the southeast of Alto Hill, three shell mound sites on Alto Hill and numerous other sites in the Alto Hill area, two sites located to the southeast of Kite Hill, and numerous other sites to the east of Kite Hill in the Scott Valley and Alto area. Native American burial grounds are protected under the California Environmental Quality Act, and state-wide law protects these locations.

E. Endangered and Threatened Species

The City of Mill Valley is 4.8 square miles total, of which approximately 0.1 square mile is water (Source: Census Bureau). Mill Valley's 4.7 square miles of land is bound by sensitive eco-habitat for endangered and threatened species. Beyond the city limits are vast public lands including Mount Tamalpais State Park, the Golden Gate National Recreation Area (GGNRA), the Marin Municipal Water District watershed lands and the Point Reyes National Seashore. The city's small size and proximity to endangered and threatened species habitat is a constraint when considering construction.

Mill Valley's native biotic resources include redwood groves, mixed stands of broadleaf evergreens (madrone and others), oak woodland (Coast live oak), chaparral, coastal scrub, grasslands, marshes and mudflats. Natural resources along the community's edges are protected in a series of open space preserves: Blithedale Summit, Camino Alto, and Alto Bowl to the north and Bothin Marsh to the southeast. Mill Valley is interwoven with a complex network of six creeks (Arroyo Corte Madera del Presidio, Old Mill Creek, Cascade Creek, Warner Creek, Ryan Creek, and Sutton Manor Creek) that drain the watershed into Richardson Bay. The wetlands in Bothin Marsh Preserve, in the northwestern portion of Richardson Bay, along with those in Corte Madera, represent the majority of the tidal marsh habitat of west-central San Francisco Bay. Richardson Bay, one of 148 Important Bird Areas in California (Daniel s. Cooper, 2004), provides refuge for thousands of waterfowl during high tide and shorebirds during low tide, including three sensitive species: Long-billed Curlew, San Pablo song Sparrow, and San Francisco Clapper Rail (City of Mill Valley General Plan Workbook, May 2012).

Richardson's Bay is a major sub-tidal spawning area for Pacific herring. The flora and fauna of Richardson's Bay waterfront includes Eelgrass, many bay fish and invertebrates, and bird species such as the California least tern. Further degradation of eelgrass bed health will have a negative impact on bay fish, invertebrates, and some bird species as well as potential financial impacts on fisherman. The Richardson's Bay is especially susceptible to water pollution due to its enclosed shape, shallowness, and minimal tidal flushing action.

According to the California Department of Fish and Game's Natural Diversity Data Base (NDDDB) list of rare species, five threatened or endangered plant species and six animal species are located within the San Rafael Quadrangle encompassing the Mill Valley planning area. Plant species include

the Santa Cruz tarplant, white-rayed pentachaeta, showy Rancheria clover, Marin western flax and North Coast semaphore grass. Animal species include the California black rail, California Clapper rail, Coho salmon-central California coast ESU, tidewater goby, salt marsh harvest mouse and San Bruno elfin butterfly.

F. Impact of Environmental Constraints on Development

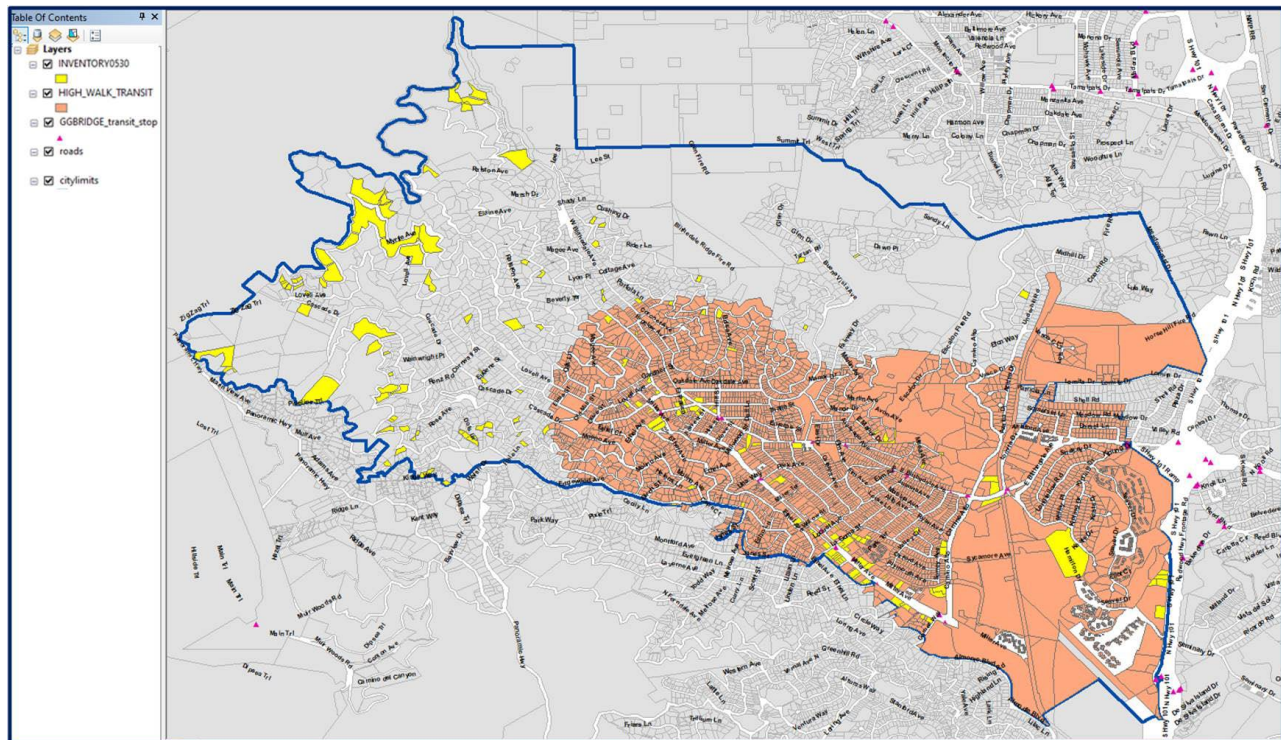
In summary, while Mill Valley is subject to the environmental constraints described above, the City's General Plan sets forth a series of actions to minimize these constraints. Mill Valley incorporates this information into its land use planning and development review processes.

Boundary Solutions, Inc. of Mill Valley prepared a map to reflect sustainability factors and their potential relationships to the sites inventory, see Figure 2 below. The sustainability factors picked were condensed and adapted from the "Six Livability Principles" developed by the Office of Sustainable Housing and Communities, a Program Office for the U.S. Department of Housing and Urban Development. The Six Livability Principles broadly discuss the expansion of choices for transportation and location, to reduce such costs on households and strengthen communities economically. These factors include:

- the location of transit relative to housing,
- the location of amenities relative to housing, and

The map below illustrates how the proposed parcels listed on the sites inventory relate to these sustainability factors, particularly access to jobs and transit. This map shows that most of Mill Valley is within a half-mile distance from an amenity, but the central and southeastern areas in particular are in closest proximity to such amenities. As described in Program 32 in the Housing Element, should any residential or mixed-use projects compete for funding, these maps could help determine and prioritize parcels that are more walkable.

Figure 2: Relationship of Sustainable Features to Sites Inventory



Source: Boundary Solutions, Inc.

III. Addressing Constraints

The City continues to implement various housing programs to remove governmental constraints in Mill Valley, including:

- Updating the Accessory Dwelling Unit Ordinance in 2021. The regulations continue to balance the production of housing with hazards and safety. The County-wide ADU website (ADUMarin.org) was launched in late 2020. The website provides information on regulations, floor plans, video testimonials and a calculator for establishing approximate costs. The city promotes the website on its ADU handouts and provides a direct link to access the website on the Planning Departments forms and resources web page (<https://cityofmillvalley.org/266/Forms-Fees-Resources>).
- Evaluating City-owned sites in all zoning districts (including Open Space and Community Facility Zones). The Housing Advisory Committee identified public lands to leverage an affordable housing project. In 2021 the City took action to surplus the northern portion of a

city-owned parcel at 1 Hamilton and entered into an exclusive negotiation agreement with a non-profit home builder to further evaluate the feasibility of building affordable homes on the property.

- Approximately 33% of the City's parcels are in Very High Fire Severity Zones and are adjacent to narrow roadways with limited access. In 2020 the City hosted several study sessions with the Planning Commission and City Council to investigate options to balance fire safety with State ADU laws.
- In 2014, the City adopted zoning for special needs populations, including by right zoning for emergency shelters and treatment of transitional and supportive under zoning as a residential use in 2014. Additional updates are proposed for the Housing Element Update (Program 31) to further update the Mill Valley Municipal Code (MVMC) to reflect new State law.
- In September 2020 the City approved a contract with Covia Foundation to assist the City in Home Matching opportunities.
- Updated regulations to provide expedited permitting for small residential rooftop solar energy systems or electronic vehicle charging stations consistent with State law.
- In 2016, the City adopted Mixed-Use and Multi-family development standards and guidelines, which did not exist prior to 2016. Prior to 2016, property owners in multi-family and commercial zoning districts were required to use a Planned Development overlay that required discretionary review to determine development standards. With the adoption of the Mixed-Use and Multi-Family Development Standards and Guidelines, homeowners and the community now have clear regulations and information about housing and redevelopment projects permitted in multi-family and commercial mixed use zoning districts.

In an effort to continue to reduce constraints to housing development, the Housing Element Update includes specific policies and programs in Chapter 4 to reduce or eliminate such constraints, including governmental constraints (see Chapter 4, Housing Goal 5).

Housing policies to reduce governmental constraints include:

- Policy 5.1 Regulatory Incentives for Affordable Housing
- Policy 5.2 Flexible Development Standards
- Policy 5.3 Efficient Use of Multi-Family Zoning
- Policy 5.4 Streamline Development Review
- Policy 5.5 Regular Updates to the Zoning Code to Reflect Housing Standards and Regulations (such as Density Bonus and Special Needs)

Housing programs to reduce overall constraints to housing (governmental and non-governmental) include:

- Programs 3 and 4 – preserve existing affordable housing units.
- Programs 6 and 7- ensure the efficient use of existing land uses that allow for multi-family residential use.
- Program 18 – update the Multi-family and Mixed-Use Development Standards and Design Guidelines adopted in 2016 to reflect objective design and development standards in order to eliminate subjective review of development proposals and uncertainty in project approvals (Program 18).
- Program 21 – Update Zoning Code, consistent with the Land Use Element, to define densities for residential uses with greater clarity for a more transparent and efficient development review process;
- Program 22 – Update and Streamline the development review process and development regulations including: A) updating the design review process and further streamlines the review and approval process for those housing projects of interest, including small-scale infill development that meet objective development and design guidelines and B) updating parking standards to increase effectiveness of parking standards by refining the standards and aligning the City’s multi-family parking standards with State Density Bonus reduced parking incentives;
- Program 23 – Fee Deferrals and/or Waivers for Affordable Housing, to provide information regarding fee breaks for affordable housing, and specify fee waivers for extremely low-income households;
- Program 24– Density Bonus and Other Incentives for Affordable Housing, to maintain consistency with State law;

IV. Sources

- Mill Valley Municipal Code
- Mill Valley 2040 General Plan
- Mill Valley 2009-2014 Housing Element, October 2013
- Draft Mill Valley 2023-2031 Housing Element, June 2022
- Maps prepared by Boundary Solutions, Inc. of Mill Valley

Multi-Family and Downtown Residential Zones Use Table	MVMC 20.26	MVMC 20.24				
P = Permitted						
CUP = Conditional Use Permit required						
N = Not permitted						
Rental Multi-family housing	P	P	P	P	P	
For-sale Multi-family housing	CUP	P	P	CUP	CUP	See Note 1
Home Occupations	P	P	P	P	P	20.60.250
Accessory structures	P	P	P	P	P	20.60.075
Single room occupancy (SRO) dwellings	CUP	CUP	CUP	CUP	CUP	
Residential Facility, small	P	P	P	P	P	
Residential Facility, large	CUP	CUP	CUP	CUP	CUP	
Nursing home	CUP	CUP	CUP	CUP	CUP	
Mixed-use buildings combining residential, commercial, and/or business and professional office building	CUP	CUP	CUP	CUP	CUP	
New single-family dwellings	P ³	N	N	N	N	See Note 2,3
Existing single-family dwellings	P ³	CUP ²	CUP ²	CUP ²	CUP ²	See Note 2,3
Live-work projects	N	N	N	CUP	CUP	
Non-residential uses						
Office buildings	CUP	N	CUP	CUP	CUP	
Hospitals, medical clinic or offices	CUP	CUP	CUP	CUP	CUP	
Funeral parlors	CUP	CUP	CUP	CUP	CUP	
Community Centers	CUP	CUP	CUP	CUP	CUP	
Social halls, lodge, or club buildings	CUP	CUP	CUP	CUP	CUP	
Horticultural nurseries	CUP	CUP	CUP	CUP	CUP	
Public Utility structures	CUP	CUP	CUP	CUP	CUP	
Day care centers for children	CUP	CUP	CUP	CUP	CUP	
Schools	CUP	CUP	CUP	CUP	CUP	
Public Utility structures	CUP	CUP	CUP	CUP	CUP	
Parking Lots (not associated w/ a use)	CUP	CUP	CUP	CUP	CUP	

¹ - For-sale housing that is subject to Inclusionary Housing Ordinance (MVMC 20.80) is exempt from Conditional Use requirement per California Government Code Section 65589.4.

² - In Multi-Family (RM) zones, existing single-family residences at the time of the adoption of these regulations shall not be considered “non-conforming uses” and can be altered and enlarged, if such additions meet the setback, height, and other development standards of the Single-Family Residential (RS) zoning standards (MVMC 20.16).

³ - In Downtown Residential zones, single family residences are permitted: on vacant lots; and, lots containing existing single-family residences at the time of the adoption of these regulations. A single family residence may not be created through the consolidation of multi-family unit.

Multi-Family Residential and Downtown Residential Zones	Downtown	Miller Ave “Marsh” and “Bayfront”	Miller Avenue “Passage”	Miller Avenue “Parkway”
Land Use Designation (i)	DR-1 and DR-2	MFR-2	MFR-1 (Medium Density MF Residential)	
Zoning Designation	Downtown (DR)	(RM-B and RM-M)	RM-P	RM-PA
Density in dwelling units per acre (du/ac) {see MV2040 Land Use Map}				
Minimum Density	8 du/ac for DR-1, 12 du/acre DR-2	8 du/acre for MFR-1; 17 du/acre for MFR-2		
Maximum Density	16 du/ac for DR-1, 29 du/acre DR-2	15 du/acre for MFR-1 Land Use; 29 du/acre for MFR-2		
Minimum Useable Outdoor Living Area (ii)				
Total required Outdoor Space:	72 s.f. per unit	100 s.f. per unit	400 s.f. per unit	400 s.f. per unit
Of required outdoor living space, the minimum Shared Outdoor Space per unit:	36 s.f. per unit for developments over 8 units	50 s.f. per unit for developments over 8 units	200 s.f. per unit for developments over 8 units	200 s.f. per unit for developments over 8 units
Of required outdoor living space, the minimum Private Outdoor Space per unit shall be:	50 s.f.	50 s.f.	200 s.f.	200 s.f.
Max. Lot Coverage	50%	50%	45%	45%
Floor Area Ratio (FAR) (ii)	MFR: 0.6 FAR, may be increased to 0.75 (iii) SFR: FAR in accordance with RS Zone Regulations (MVMC 20.16.040).	Max.= 0.5	Max. = 0.4 for sites over 30,000 s.f. Max. = 0.6 for sites under 30,000 sf	Max. = 0.4 for sites over 30,000 s.f. Max. = 0.6 for sites under 30,000 s.f.
Max. Height (ii)				
Height	25 ft./35 ft. with stepback	35 ft (3 stories)	25 ft./35 ft. with stepback	25 ft./35 ft. with stepback
Stepback, required on all sides above the 2nd story (iv)	Height may be increased to 35 feet as follows: a) At any exterior property line, the height may be increased at a 1:1 stepback ratio (1 additional foot of height for every additional 1 foot setback) starting at the 25 foot setback. b) At any interior (side and rear) setback, the height may be increased at a 1:1 stepback ratio (1 additional foot of height for every additional 1 foot setback) starting at the 10 foot setback.	n/a	1:1 ratio (1 additional foot of height for every additional 1 foot setback)	1:1 ratio (1 additional foot of height for every additional 1 foot setback)

Zoning Designation	Downtown (DR)	(RM-B and RM-M)	RM-P	RM-PA
Transitional Height Limit (within 20 feet from abutting single-family residential zones)	n/a	25 ft. max (2 stories)	25 ft. max (2 stories)	25 ft. max (2 stories)
Setbacks (ii)				
Exterior (front)	Garages: 18 ft. min. (v) Habitable Structures: 15 ft. min. Exterior setback may be reduced to the average setback of properties on each side, to a minimum of 5 ft or 10 ft, with averaging and with Design Review approval. See page 38	Garages: 18 ft. min. (v) Habitable Structures: 15 ft. min.	Garages: 18 ft. min. (v) Habitable Structures: 15 ft. min.	Garages: 18 ft. min. (v) Habitable Structures: 15 ft. min.
Interior (side/rear)	min. 5 ft., max. 10 ft (1 ft for every 1,000 SF of lot area required)	Min. = 5 ft. for sites under 20,000 s.f.; Min. = 10 ft. for sites over 20,000 s.f.	Min. = 5 ft. for sites under 20,000 s.f.; Min. = 10 ft. for sites over 20,000 s.f.	Min. = 5 ft. for sites under 20,000 s.f.; Min. = 10 ft. for sites over 20,000 s.f.
Parking				
Parking (ii)	2 parking spaces per dwelling unit, + 1/4 guest parking per unit for more than four units (ii)	2 parking spaces per dwelling unit, plus 1/4 guest parking per unit for more than four units (ii)		

- (i) Per Adopted MV2040 General Plan, Land Use Map Figure 2.4 and Table 2.2, pages 24-25. All standards shall be subject to the “net” measurement in acreage and density calculations. “Net” is defined as the gross area of the parcel minus undevelopable area (e.g., easements, significant environmental features and riparian habitat dedication to open space, flood plain/floodways).
- (ii) See pages 37-38 of this document for Additional Development Standards.
- (iii) May be increased up to 0.75 with design excellence and Planning Commission Design Review approval, see page 37-38 for requirements.
- (iv) Dormers, gables, etc. shall be within the stepback height limit.
- (v) When not reduced per 20.60.080. 18 feet to face of garage to remain clear.

CHAPTER 3

SUMMARY OF RESIDENTIAL USES ALLOWED IN COMMERCIAL DISTRICTS

Residential Uses in Commercial Zones	Commercial Zones				Additional Standards/ Provisions
P = Permitted CUP = Conditional Use Permit required N = Not Permitted	C-D	C-L (CURRENT P-A ZONE)	C-N	C-G	
	Downtown	Limited	Neighborhood	General	
Mixed-use with Residential above first floor (Mixed-use)	CUP	CUP	CUP	CUP	
Residential as an intergral part of an office building	CUP	P	CUP	CUP	
Mixed-use with residential on ground floor (not allowed on commercial street frontages)	CUP	CUP	CUP	CUP	
Live-Work, with work on first floor	CUP	CUP	CUP	CUP	
Home Occupations	P	P	P	P	
Emergency Shelters	P	N	P	P	
Residential Facility, small	CUP	N	CUP	CUP	
Residential Facility, large	CUP	N	CUP	CUP	
Single Room Occupancy (SRO) dwellings	CUP	N	CUP	CUP	
Nursing Home	CUP	N	CUP	CUP	

20.48 MIXED-USE RESIDENTIAL DEVELOPMENT STANDARDS IN COMMERCIAL DISTRICTS

Commercial “Character Areas”	Downtown	Near East Blithdale	Miller Avenue “Main Street”	Miller Avenue “Gateway”	Alto Center	Redwood Hwy
Land Use Designation (i)	Downtown Commercial (C-D)	Limited Commercial (C-L)	Neighborhood Commercial (C-N)		General Commercial (C-G)	
Zoning Designation (i)	Downtown Commercial (C-D)	Limited Commercial (C-L)	Neighborhood Commercial (C-N)	General Commercial (C-G)		
				Alto Center	Redwood Hwy	
Density in dwelling units per acre (du/ac) (i), (ii)						
Minimum Density	17 dwelling units/acre					
Maximum Density	29 dwelling units/acre					
Minimum Useable Outdoor Living Area (3)						
Total required Outdoor Space:	50 s.f. per unit		136 s.f. per unit		50 s.f. per unit	
<i>Of required outdoor living space, the minimum Shared Outdoor Living Space per unit</i>	n/a		100 s.f. per unit for developments over 3 units		n/a	
<i>Of required outdoor living space, the minimum Private Outdoor Living Space per unit</i>	50 s.f.		50 s.f.			
Max. Lot Coverage	100%	50%	50%	50%	40%	45%
Floor Area Ratio (FAR) (4)	Max. = 1.5	Max. = 1.0	Max. = 1.0	Max. = 1.0	Max. = .50	Max. = .75
Max. Height (5) (iii)						
Height Limit	Max. = 35 ft. (3 stories)	Max. = 2 stories at East Blithedale street frontage and 35 ft. maximum	Max. = 35 ft. (3 stories)	Max. = 35 ft. (3 stories)	Max. = 35 ft. (3 stories)	Max. = 35 ft. (3 stories)
Front Stepback (above 2nd story)	1:1 ratio for 3rd floor	n/a	1:1 ratio for 3rd floor	1:1 ratio for 3rd floor	n/a	n/a

Continued on next page

CHAPTER 3

20.48 MIXED-USE DEVELOPMENT BASE STANDARDS *CONTINUED*

Commercial “Character Areas”	Downtown	Near East Blithdale	Miller Avenue “Main Street”	Miller Ave “Gateway”	Alto Center	Redwood Hwy
Minimum Setbacks						
Exterior Property Line	0/15 ft. (0 ft. unless on block with Residential Zoning, then 15 ft.)					
Interior Property Line (6)	0/15 ft. (0 ft. unless on block with Residential Zoning, then 15 ft.); may be reduced to 10 ft on sideyards if second story includes a stepback					
Parking (ii,iii)						
Residential: 2 parking spaces per dwelling unit, plus 1/4 guest parking per unit for more than four units (ii) ; Commercial uses per 20.60.090						

- (i) Per Adopted MV2040 General Plan, Land Use Map Figure 2.4 and Table 2.2, pages 24-25.
- (ii) All standards shall be subject to the “net” measurement in acreage and density calculations. “Net” is defined as the gross area of the parcel minus undevelopable area (e.g., easements, significant environmental features, riparian habitat and/or flood plain/floodways).
- (iii) Height Exceptions permitted per MVMC 20.60.060

For numbered references, see Section 20.24.040.C on page 37 of this document for Additional Development Standards.

Affordability of Accessory Dwelling Units

A report and recommendations for RHNA 6

Prepared by the ABAG Housing Technical Assistance Team with Funding from REAP

9/8/2021

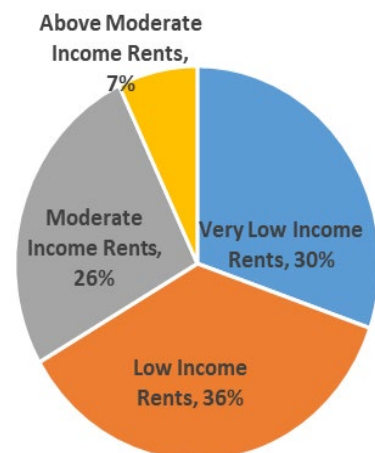
1. Overview

Accessory dwelling units (ADUs) are independent homes on a residential property with their own cooking and sanitation facilities and outside access. They can either be part of or attached to the primary dwelling or can be free standing/detached from the primary dwelling. Given their smaller size, typically between 400-1000 square feet (Source: Implementing the Backyard Revolution), they frequently offer a housing option that is more affordable by design. They also offer infill development opportunities in existing neighborhoods and a potential supplemental income source for homeowners. Similar are Junior ADUs (JADUs), which are even smaller living units enclosed within a single-family structure. JADUs have independent cooking facilities and outside access, however they may share sanitation facilities with the primary home. Both have become an increasingly popular housing type in recent years.

Recent California legislation has facilitated policy changes at the local level that encourage ADU development by streamlining the permitting process and shortening approval timelines. State law requires jurisdictions to allow at least one ADU and JADU per residential lot. These legislative and policy changes have increased ADU development across many California communities.

In 2020, the Center for Community Innovation at the University of California at Berkeley (UC Berkeley) undertook a comprehensive, statewide survey of ADUs, resulting in a document entitled *“Implementing the Backyard Revolution: Perspectives of California’s ADU Homeowners”*, released on April 22, 2021. This memo uses and extends that research, providing a foundation that Bay Area jurisdictions may build upon as they consider ADU affordability levels while developing their Housing Element sites inventory analyses. This report’s affordability research has been vetted by the California Department of Housing and Community Development (HCD) which has approved the recommendations as safe harbor assumptions for most jurisdictions. Figure 1 presents a summary of ADU affordability and Table 1

Figure 1: Affordability of ADUs



presents a recommendation for assumptions for Housing Elements. See the main body of the report for more information on methodology and assumptions.

We are recommending a conservative interpretation that assumes more moderate and above moderate ADUs than the research found. These assumptions represent a floor for most jurisdictions. If the market conditions in a particular jurisdiction warrant higher assumptions, then additional analysis can be provided to HCD for consideration.

Table 1: Affordability Recommendations for ADUs for Housing Elements

Income	Recommendation
Very Low Income (0-50% AMI)	30%
Low Income (51-80% AMI)	30%
Moderate Income (81-120% AMI)	30%
Above Moderate Income (120+ AMI)	10%

Notes: AMI = Area Median Income. See below for more information on assumptions.

Affirmatively Furthering Fair Housing Concerns

Although ADUs are often affordable, jurisdictions should be cautious about relying on them too heavily because of fair housing concerns. Many ADUs are affordable to lower and moderate income households *because* they are rented to family and friends of the homeowners. If minorities are underrepresented among homeowners, the families and potentially friends of the homeowners will be primarily white. Therefore, relying too heavily on ADUs could inadvertently exacerbate patterns of segregation and exclusion. Additionally, ADUs often do not serve large families, another important fair housing concern. Conversely, ADUs accomplish an important fair housing goal by adding new homes in parts of the city that are more likely to be areas of opportunity.

Jurisdictions with fair housing concerns may want to use more conservative assumptions based on open market rentals, excluding units made available to family and friends, as summarized below:

Table 2. AFFH Affordability Recommendations

Income	Recommendation
Very Low Income	5%
Low Income	30%
Moderate Income	50%
Above Moderate Income	15%

Further Outreach and Data

Although HCD has reviewed this memo and believes the conclusions are generally accurate, it is still important for jurisdictions to ensure the information reflects local conditions. As part of ground truthing the conclusions, jurisdictions should provide opportunity for the stakeholders to comment on any assumptions, including affordability assumptions based on this memo.

2. UC Berkeley Survey

In the Fall and Winter of 2020, the University of California at Berkeley's Center for Community Innovation, in collaboration with Baird + Driskell Community Planning, conducted a statewide survey of homeowners who had constructed ADUs in 2018 or 2019¹. Over 15,000 postcards were mailed to households directing them to an online survey. The overall response rate was approximately 5%, but Bay Area response rates were higher, up to 15% in some counties. In total, 387 ADU owners from the Bay Area completed the survey, with 245 of those units available on the long term rental market.

Key takeaways include:

- Just under 20% of Bay Area ADUs are made available at no cost to the tenant.
- An additional 16% are rented to friends or family, presumably at a discounted rent, though the survey did not ask.
- Market-rate ADUs tend to rent at prices affordable to low and moderate income households in most markets.

3. Methodology

ABAG further analyzed the raw data from the UC Berkeley survey, because the authors of *Implementing the Backyard Revolution* did not present their results according to income categories (e.g. very low income, low income, etc.).

This ABAG summary uses the affordability calculator published by the California Department of Housing and Community Development ([link](#)) to define maximum income levels. HCD defines an affordable unit as one where a household pays 30 percent or less of their annual pre-tax income on housing.

¹ A summary is available here - <http://www.aducalifornia.org/implementing-the-backyard-revolution/>

The definition of affordable rents shifts with income category (Low, Very Low, etc.), household size/unit size, and geography. The income categories are as follows: Very Low = under 50% of Area Median Income (AMI), Low Income = 50-60% AMI, Moderate = 60-110% AMI.²

Because some counties have different median incomes, the results are adjusted accordingly. 2020 AMIs were used because the survey was completed in 2020.

Additionally, ABAG made the following assumptions regarding persons per unit, which matched HCD's recommendations:

- Studios 1 person
- 1 Bedrooms 2 people
- 2 Bedrooms 3 people
- 3 Bedrooms 4 people

See the following document for information on HCD's assumptions.

<https://www.hcd.ca.gov/community-development/housing-element/docs/affordability-calculator-2020.xlsx>

4. Summary of ADU Use

Table 2, below, shows the usage of ADUs. Because this report concerns affordability of available dwelling units, those not available for rent (short term rentals, home office and other) are excluded from further analysis.

Table 3. Usage of Accessory Dwelling Units

Region	Friend/ Family Rental	Family - No Rent	Long Term Rental (Open Market)	Short Term Rental	Home Office	Other
East Bay	12%	19%	27%	2%	14%	27%
Peninsula	16%	18%	28%	4%	14%	20%
North Bay	13%	16%	33%	2%	8%	28%
Bay Total (9 Counties)	14%	18%	29%	3%	13%	24%
Statewide Total	16%	19%	30%	2%	12%	21%

Other includes homeowners who live in the ADU, needs repairs, empty, used as extra bedroom, etc. The response rate in San Francisco was too low for meaningful comparison so it is not presented separately, but is included in the Bay Area total. East Bay includes Alameda and Contra Costa Counties, Peninsula includes San Mateo and Santa Clara Counties, North Bay includes Marin, Sonoma and Napa Counties.

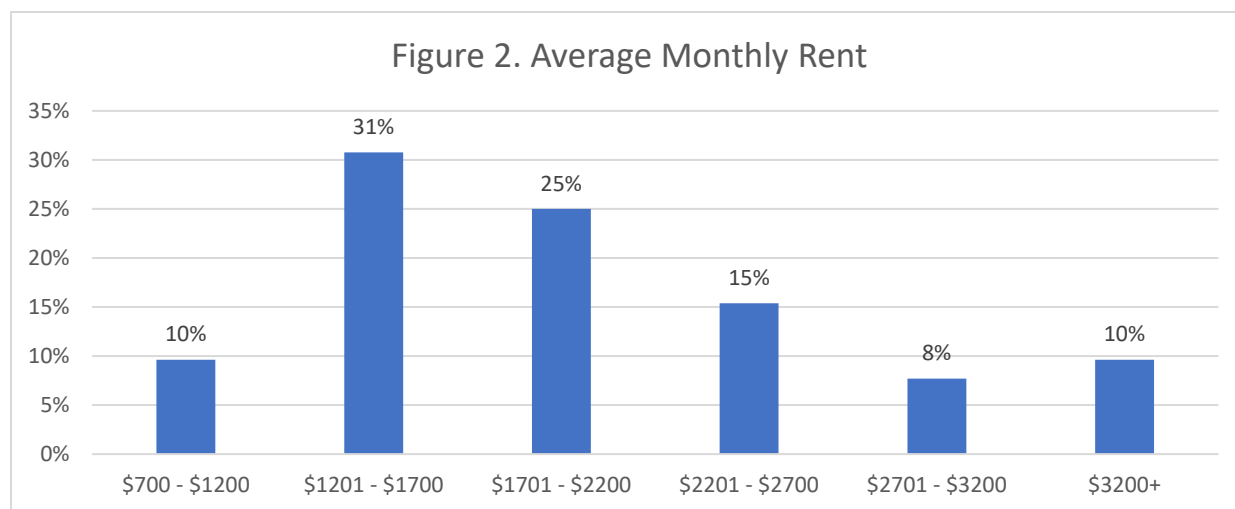
² Please note, these assumptions are more conservative than is typically used, but match HCD's recommendations.

5. Affordability of ADUs

Rental Data

The analysis found that many ADUs are made available to family members, often at no rent. The survey did not query the rent of family/friend rentals, only asking if rent was charged.

Of those ADUs available on the open market (not rented to family or friends), most charged rents between \$1,200 and \$2,200, as shown in in Figure 2.



Assigning ADUs to Income Categories

This report's affordability analysis has two parts:

1. Market Rate ADUs: Those not rented to friends or family; and
2. Discount Rate ADUs: Those rented to family or friends for discounted or no rent

Market Rate ADUs

Market rate ADUs were usually affordable to low or moderate income households, based on the methodology identified above. Depending on the part of the region, the ABAG analysis found:

- Very Low Income: 0-7% of market rate units were affordable to very low income
- Low Income: 15-44% of market rate units were affordable to low income
- Moderate income: 40-70% of market rate units were affordable to moderate income households.

- Above moderate: 9-15% of market rate units were affordable to above moderate income households.

The data is summarized in the chart below.

Table 4. Affordability of Market Rate Units

	Very Low	Low	Moderate	Above Moderate
East Bay	0%	15%	70%	15%
Peninsula	6%	31%	48%	15%
North Bay	7%	44%	40%	9%

This chart only shows ADUs rented on the open market. The response rate in San Francisco was too low for meaningful comparison so it is excluded from this analysis.

Discount Rate ADUs

Based on previous HCD precedent, this analysis uses actual rents to determine affordability. The occupant's relationship to the owner is secondary, the relevant factor is the rent charged. (Please note the potential fair housing concerns that can arise from this approach). Specifically, this analysis assigns units made available to family or friends available at no rent as very low income. Additionally, this analysis assigns units *rented* to family or friends as low income³.

Combined Market and Affordable ADUs

Table 4, below, combines the information for discounted and market rate ADUs.

Table 5. Market Rate and Discounted ADUs

Region	Friend/ Family Rental	Family - No Rent	Very Low Income Rents	Low Income Rents	Moderate Income Rents	Above Mod. Income Rents
East Bay	20%	33%	0%	7%	33%	7%
Peninsula	24%	28%	3%	15%	23%	7%
North Bay	20%	25%	4%	24%	22%	5%
Bay Total (9 Counties)	22%	28%	2%	14%	26%	7%
State-Wide Total	24%	28%	1%	9%	23%	14%

³ The survey did not ask the rent of units that were rented to family members.

The response rate in San Francisco was too low for meaningful comparison so it is not presented separately, but is included in the Bay Area total.

Table 6. Affordability Including Family/Friends Rentals

Region	Very Low Income Rents	Low Income Rents	Moderate Income Rents	Above Mod. Income Rents
East Bay	33%	27%	33%	7%
Peninsula	31%	39%	23%	7%
North Bay	29%	44%	22%	5%
Bay Total (9 Counties)	30%	36%	26%	7%
Statewide Total	29%	33%	23%	14%

Assigning the family/friends ADUs to income categories produces the following results

This chart combines ADUs made available for free with Very Low Income and ADUs available for a discount with the Low Income category. The response rate in San Francisco was too low for meaningful comparison so it is not presented as its own line, but is included in the SF Bay Area Total.

Figure 2 shows affordability levels for the region. It is a graphical representation of the Bay Area as a whole.

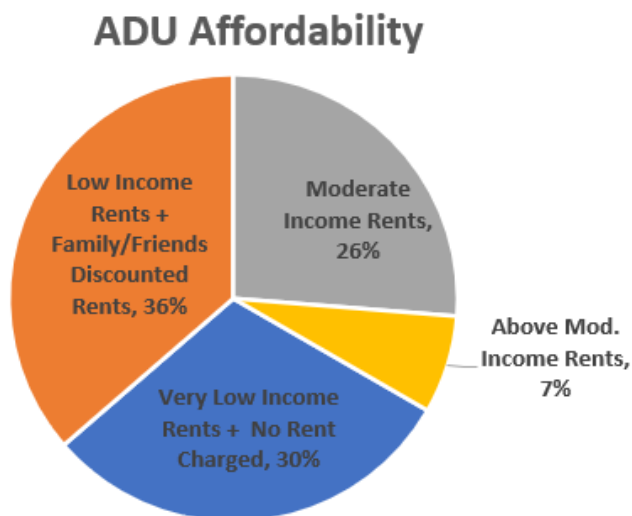


Figure 2: Results shown for 9-county Bay Area. “Very low” rents include units available to family or friends at no cost. “Low” rents include discounted family rentals.

6. Additional Research and Considerations

In general, ADUs are affordable for several reasons:

- Many units are available for no or low cost rent to family members or friends. Additionally, a smaller number of owners intentionally rent their ADUs below market because they believe affordable housing is important. Source: Implementing the Backyard Revolution
- ADUs tend to be fewer square feet than units in apartment buildings after controlling for bedroom size, which results in lower prices. Source: Wegmann & Chapple (2012)
- ADU owners tend to prefer their choice of tenant versus maximizing rent. Additionally, they will often not significantly raise rents once they have a tenant they like. Source: Baird + Driskell homeowner focus groups.
- ADU owners often do not know the value of their unit so they may underprice it unintentionally. Source: Baird + Driskell homeowner focus groups.

A number of other studies have found that many ADUs are used as housing for friends or family for free or very low cost, consistent with the UC Berkeley Report. A selection of these are outlined below:

- A 2012 UC Berkeley publication entitled “Scaling up Secondary Unit Production in the East Bay” indicates that approximately half of all secondary dwelling units are available for no rent.⁴
- A 2018 report entitled “Jumpstarting the market for ADUs” surveyed ADUs in Portland, Seattle, and Vancouver and found that approximately 17% of ADUs were occupied by a friend or family member for free.⁵
- A 2014 analysis entitled “Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners” found that “18% of Portland ADUs are occupied for free or extremely low cost.”⁶

7. Notes

This report was funded by the Regional Early Action Grant, which the state legislature provided to ABAG and other council of governments. Analysis was conducted by Baird + Driskell Community Planning. Please contact Josh Abrams, abrams@bdplanning.com for more information.

⁴https://communityinnovation.berkeley.edu/sites/default/files/scaling_up_secondary_unit_production_in_the_east_bay.pdf?width=1200&height=800&iframe=true

⁵ http://ternercenter.berkeley.edu/uploads/ADU_report_4.18.pdf

⁶ <https://accessorydwellings.files.wordpress.com/2014/06/adusurveyinterpret.pdf>

CITY OF MILL VALLEY

Housing Element Update

6th Cycle 2023-2031



Revised Draft
for HCD Review
- AUGUST 2022 -





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Planning Commission

Alan Lynch, Chair
Jon Yolles, Vice Chair
Earnest Cirangle, Commissioner
Greg Hildebrand, Commissioner
Eric Macris, Commissioner

City Staff

Todd Cusimano, City Manager
Patrick Kelly, AICP, Director of Planning and Building
Danielle Staude, Senior Planner
Inder Khalsa, City Attorney
Diana Varat, Special Counsel
Al Piombo, former City Manager

Consultants

Veronica Tam, AICP, Principal, Veronica Tam and Associates, Inc.
Kendall Flint, Regional Lead Community Engagement & Strategic Planning, DKS Associates
David Javid, AICP, LEED AP, Principal, Plan to Place

County-wide Collaboration Groups

Marin County Housing Working Group
Association of Bay Area Governments Consulting Bench and Collaboratives



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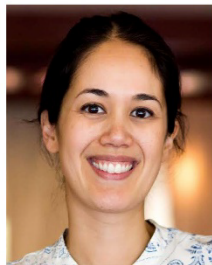
I. Introduction

A. Mill Valley Community Context

Mill Valley is located on the western and northern shores of Richardson Bay. Beyond the flat coastal area and marshlands, it occupies narrow wooded canyons, mostly of second-growth redwoods, on the southern slopes of Mount Tamalpais. The combination of Mill Valley's idyllic location nestled beneath Mount Tamalpais, together with ease of access to nearby San Francisco, and its strong sense of place and character, has made it a popular place to call home.

Mill Valley's population has grown 10% in the last 50 years while the San Francisco Bay Area population has grown by 65%. Meanwhile, jobs in the Bay Area have outgrown housing with more than 500,000 jobs created, compared to 123,000 new housing units built. This imbalance in the ratio of jobs to housing has resulted in a shortage of housing, particularly affordable housing options, as well as a competitive and expensive housing market.

Although Mill Valley's job-household balance has increased, there continues to be a discrepancy in earnings of those that work versus live in Mill Valley. The majority (55%) of those that work in Mill Valley make less than \$50,000 a year while the majority of Mill Valley employed households make over \$75,000 or more.¹ This



"Like many of the owners of our local restaurants and food-serving businesses, our family has struggled with both hiring new workers and retaining our longstanding employees because many of them have to deal with incredibly long, often costly commutes to get here. As a longstanding local business, our employees are part of the fabric of our restaurant. We need to find ways to help more of these vital members of our community to live here."

Felicia Ferguson,
co-owner, Piazza D'Angelo restaurant

disparity, in turn, can impact the ability of an individual to work and live in Mill Valley, which further exacerbates various concerns of the community, including traffic, parking, pollution/emissions, lack of diversity and disconnected community. Currently 72% of the City's workforce, which includes teachers, artists, first responders, small business owners and service employees, live outside of Mill Valley.

Inflated housing prices also diminish affordable housing choices and housing "mobility" within the community. For instance, older adults in the community are unable to sell larger single-family homes and "down-size" to live closer to shopping and transportation options.

Mill Valley has experienced some demographic shifts in its population over the past two decades which is likely a reflection of the City's housing stock and affordability options. Young adults (25-44 years) have decreased 10%--from 28% of the population in 2000 to just 18% percent of the population in 2019; meanwhile the city continues to age with the median age climbing to 48 years old and senior citizens (age 65+) comprising 24% percent of the Mill Valley population in 2019, compared to just 15% percent in 2000.²

¹ Appendix A, Table PopEmp-10.

² Appendix A, PopEmp-04 Table.

In Mill Valley and throughout the County, racial demographics have been shaped by a history of racial segregation and exclusion.³ Racially restrictive covenant and other discriminatory practices led to the increasing segregation of Marin’s Black residents into redlined areas excluded from the government supports that enabled White individuals to construct and purchase homes and begin accumulating wealth. Though banned by the Civil Rights Act of 1960, unenforceable racial covenants remain on many Mill Valley deeds today⁴. Today, Mill Valley’s resident population is 86.2% White, 0.7% Black, 3.8% Latinx and 5% Asian. A comparison of Bay Area demographics from the 2020 Census show that of the 101 cities in the nine Bay Area counties, Mill Valley is the ninth most segregated city.⁵ The same exclusionary practices that precipitated Mill Valley racial segregation created barriers to economic opportunity and the accumulation of wealth.

The cost of housing, in general, is a great concern throughout the community. Almost 65% of survey respondents indicated that affordability was the largest barrier to housing in Mill Valley, and expressed concern about housing for seniors, service workers employed in Mill Valley interested in living closer to their job and those grown children of long-time residents wishing to return to the place where they grew up.⁶ Approximately 16% of Mill Valley households earn low incomes (<80% area median income or AMI), with an additional 12 percent earning moderate incomes (80-120% AMI)⁷. Among the community’s 1,680 renter occupied units, approximate 29% are lower income and 14% are moderate income.⁸ With the increase in home values, which average over \$1.7 million⁹, the City has also seen an increase in the number households (29%) that are cost-burdened, paying over 30% of household incomes towards housing costs.¹⁰



“The vast majority of our employees have worked here for many years – decades in some cases – and most of them are not able to live here in town. That is not a healthy dynamic for our business or our community. To have the workers that you see everyday at the market living here would be a boon for the vitality of Mill Valley.”

Ryan Canepa
Mill Valley Market

³ Much of Mill Valley’s expansion occurred from 1940-1970, fueled by the National Housing Act of 1949 that provided loan guarantees and other incentives to developers on the condition that homes be sold to Whites only. See Marin County, [Analysis of Impediments to Fair Housing Choice, 2020](#).

⁴ County of Marin Restrictive Covenant Project is currently in progress. To date, the project has catalogued a total of 4,402 properties within the County of Marin with racially restrictive covenants, including 250 properties in Mill Valley (including the unincorporated area of Mill Valley). See project website for details <https://www.marincounty.org/main/restrictive-covenants-project>.

⁵ The residential population of the nine Bay Area counties is 39.3% White, 5.8% Black, 23.5% Latinx and 26.7% Asian. See UC Berkeley Othering & Belonging Institute, [The Most Segregated \(and Integrated\) Cities in the SF Bay Area](#) (November 18, 2020).

⁶ Appendix B.

⁷ Appendix A, Table EL1-01.

⁸ Appendix A, Table PopEmp-16.

⁹ Appendix A, Table HSG-08.

¹⁰ Appendix A, Table OVER-07.

As shown by the U.S. Census data in Appendix A, the shortage of affordable housing particularly affects lower-income renters, first-time homebuyers and communities of color. The lack of affordable housing supply also limits the choice and opportunity of many just entering the workforce or local jobs with lower salaries, including public safety workers and teachers. Economic inequity also causes Mill Valley's lack of affordable housing to land most heavily on communities of color, which in turn reinforces the city's racial segregation with the average per capita income for White residents of Marin County being well over twice that of Black and Latinx residents.¹¹ This is a great concern to our local community, with over 75% of survey respondents expressed support for fair and equitable housing opportunities to reduce barriers related to race, and other protected characteristics.

As part of this Housing Element update, the City identifies housing programs that expand the supply of affordable housing and encourage housing opportunities for all of individuals and households interested in living in Mill Valley and identifies solutions that address housing trends and demographics consistent with Mill Valley's General Plan, relevant laws and housing goals discussed below.

B. The Role and Purpose of the Housing Element

The Housing Element is required to be updated periodically according to the statutory deadline set forth in state law. This Housing Element update represents the 6th update cycle, covering an eight-year planning period from January 31, 2023 through January 31, 2031.

The purpose of the Housing Element is to achieve an adequate supply of safe, affordable housing for all economic segments of the community, including individuals with special housing needs. The Bay Area and Marin County have become one of the most desired, and therefore expensive, housing markets in the country. Mill Valley's housing conditions are reflective of many area-wide and nation-wide trends, where housing costs, including interest rates, construction costs and high land costs, have increased the real cost of housing disproportionately in comparison to incomes. This has resulted in difficulties in the job market, longer commutes, and the moving out of young families, longtime residents, and other community members who can no longer afford the high cost of housing.

¹¹ [Race Counts](#), based on ACS Census Data, 2015-2019.

Every jurisdiction in California must have a General Plan that contains a Housing Element. While jurisdictions must review and revise all elements of their General Plan regularly to ensure that they remain up to date, State law has specific requirements for updating the Housing Element every eight years. The Housing Element is also subject to review by the State Department of Housing and Community Development.

This Housing Element identifies four overall housing strategies (Figure I-1) developed through community input with the City's Housing Advisory Committee subsequently updated as part of the public outreach process for the Housing Element Update. These strategies are intended to: maintain existing housing; diversify and enhance affordable housing; produce new housing for all economic segments of the community; and address the housing needs of the community, including addressing racial segregation, fair housing, and other special housing needs.

The following nine housing goals formulate the City's housing policies and programs contained in Chapter 4 based on these four overarching housing strategies:



1. Maintain and enhance the quality and affordability of existing housing.
2. Provide opportunities for a range of housing types suited to residents of varying lifestyle needs and income levels.
3. Enhance housing affordability so that modest income households can join and remain an integral part of the Mill Valley community.
4. Provide a sufficient amount of land appropriately zoned to accommodate regional housing needs and ensure that new development is compatible with Mill Valley's small-town character and many of its environmental, community, neighborhood and scenic attributes.
5. Address governmental constraints and identify regulatory incentives for the maintenance, improvement and development of housing while maintaining community character.
6. Promote a racially diverse, equitable and inclusive community.
7. Promote fair housing opportunities for all residents, including Mill Valley's Special Needs Populations.
8. Promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources and automobile use.
9. Coordinate with citizens, community groups, and governmental agencies to help address Mill Valley's housing needs.

C. Relationship to the General Plan

This Housing Element is consistent with the Mill Valley 2040 General Plan (“MV2040”) and will be incorporated into MV2040 upon adoption.

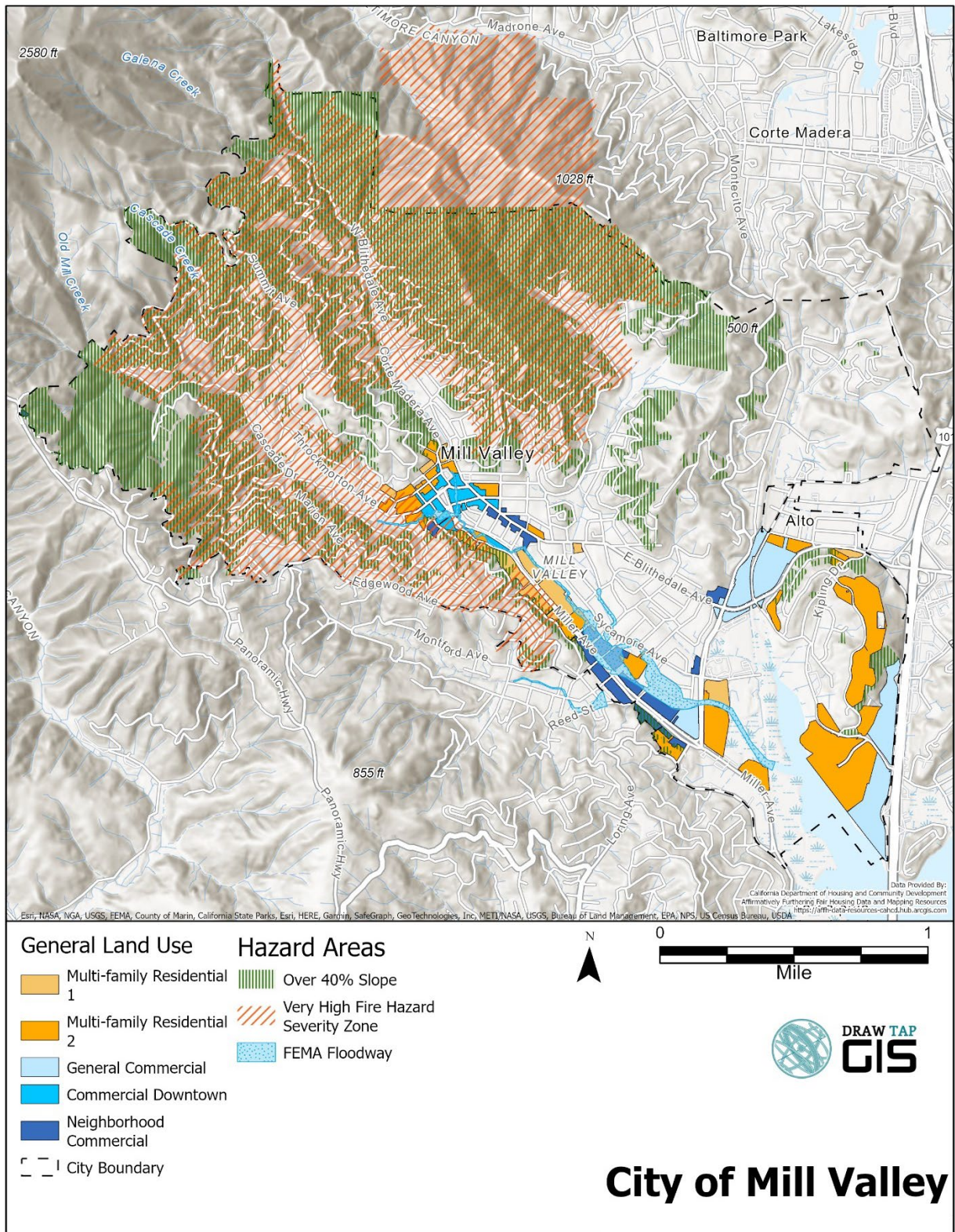
MV2040 is a long-range planning document, adopted in 2014, that serves as the “constitution” for development in a jurisdiction, by describing goals, policies and programs to guide all development-related decisions. State law requires a community’s General Plan to be internally consistent. Therefore, although the Housing Element is subject to special requirements and a defined timetable of updates, it must function as an integral and consistent part of the overall General Plan and its other Elements.

MV2040 was adopted in 2014. MV2040 contains two overall goals to 1) protect and enhance the natural beauty and small-town character of Mill Valley; and 2) encourage continued diversity of housing, income levels and lifestyles in the community. These goals were originally adopted in 1989 and provide the overall framework for policy making in the various chapters or “elements” of the General Plan.

These two General Plan goals speak to the overall purpose of MV2040 and this Housing Element as the City and its community work to preserve the great qualities that make Mill Valley a special place to live, learn, work and play; protect its unique characteristics and attributes; and reinforce building community through community participation and local decision-making within the context of state and regional planning requirements.

This Housing Element aims to honor these General Plan goals as it addresses the challenges of housing supply and affordability and seeks to affirmatively further fair housing to foster a racially diverse and inclusive community. In order to achieve these objectives within the confines of Mill Valley’s natural topography and largely built-out environments, this Housing Element primarily focuses on the areas of the city that are zoned for multi-family housing and commercially zoned areas that allow mixed commercial and residential uses, or multi-family residential uses on their own. The majority of these areas are located outside of the various environmentally constrained areas of Mill Valley, such as steep hillsides with limited egress (roadways less than 16’) and very high fire severity zones. See Figure I-2, which visually depicts the commercial and multi-family land uses that are outside of the various hazard areas in the City.

Figure I-2: City of Mill Valley Multi-Family and Commercial Land Uses and Local Hazard Areas



This Housing Element therefore focuses on more efficient use of existing buildings and sites in commercial and multi-family zoned areas, including allowing “denser” development, similar to what was built prior to development standards. Illustrated below are two examples of existing small scale, “denser” apartment sized units with one parking space per unit that are an accepted part of Mill Valley’s community fabric. These examples illustrate the small-scale development that can be facilitated in Mill Valley to accommodate housing needs within the community.



D. Housing Element Law and Changes to State Requirements

State Housing Element law enacted in 1969 requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. This law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulations which provide opportunities for, and do not unduly constrain, housing development.

Housing Element law also requires that the California Department of Housing and Community Development (HCD) review local housing elements for compliance with State law and report its written findings to the local government. If HCD finds that the housing element substantially complies with State Housing Element law, HCD “certifies” the housing element. If a Housing Element has been certified by HCD, State Housing Element law states that there shall be a “rebuttable presumption of validity of the element” in any court challenge to the validity of the housing element.

The Housing Element consists of the following components, which are established in State law:

- An analysis of population and employment trends and documentation of projections.
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- A summary of the City’s existing and projected housing needs for all income levels, including extremely low income households.

- An assessment of the land, financial and administrative resources available to address Mill Valley’s housing needs.
- An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period.
- An analysis of potential and actual governmental and non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels
- A Housing Plan to address the City’s identified housing needs, including housing goals, policies, and programs.
- A statement of the community’s goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.
- An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years.
- Technical documents consisting of a detailed housing needs assessment, an analysis of constraints to housing production and affordability, and an evaluation of the City’s progress in implementing the housing programs established in the 2014-2023 Housing Element. The Affirmatively Furthering Fair Housing Act of 2018 requires that all programs and activities relating to housing and community development—including those in a Housing Element— incorporate meaningful actions to achieve the following objectives:
 - a) Combat discrimination;
 - b) Overcome patterns of segregation;
 - c) Foster inclusive communities;
 - d) Address significant disparities in housing needs and access to opportunity;
 - e) Replace segregated living patterns with truly integrated and balanced living patterns;
 - f) Transform racially and ethnically concentrated areas of poverty into areas of opportunity;
 - g) Maintain compliance with civil rights and fair housing laws.

E. Community Participation Summary

In preparing the 6th Cycle Housing Element, the City launched a series of workshops and surveys to engage the community on various aspects of the Housing Element, illustrated in Figure I-3 including: identifying housing needs and interests of the community; identifying housing strategies to address regional housing goals; discussing housing needs and programs to further fair housing and evaluating housing goals and programs to consider in the Draft Housing Element.

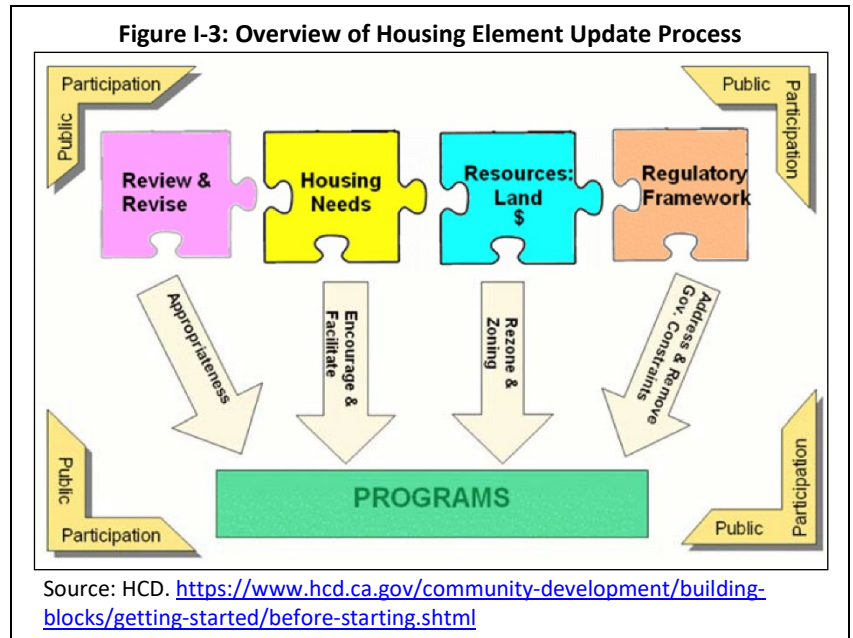


Table I.1 provides a summary of the outreach events held by City staff through May 17, 2022, which includes four online public workshops; 2 online surveys; four in person updates to City Council and other targeted outreach. Although in-person outreach was limited due to COVID-19 constraints from March 2020-February 2021, the community adapted and found meaningful ways to get involved in the Housing Element update process through digital engagement platforms and virtual meetings. City staff used all outreach methods available to be as inclusive as possible in the engagement events and activities. As part of the outreach process, the City hosted a Housing Element webpage and posted flyers advertising the Housing Element workshops in Spanish and English with translation services made available. The City also utilized its robust e-notification system with over 17,000 unique e-mail subscribers that have an average open rate of 53% to advertise meetings and workshops. Bilingual translation was offered for all events.

Table I.1: Summary of Community Outreach and Engagement for the Housing Element Update

Type of Outreach	Date	Targeted Outreach/Action	Summary of Outreach
City Council Debrief (in person)	September 1, 2021	Review and approval of Draft Schedule and Outreach Plan	Project Kick-Off: Discuss the proposed Work Plan, including schedule and public outreach for the Housing Element Update.
Survey #1 (online)	September-October 2021	Inform and gather input	Online survey (118 responses) regarding housing needs, goals and interests from the community.
Workshop 1 (online)	September 23, 2021	Inform, listen and gather input	City staff reviewed Housing Element Update requirements and overall process, discussed housing trends and demographics, and reviewed existing housing goals.(38 individuals registered).

Type of Outreach	Date	Targeted Outreach/Action	Summary of Outreach
City Council Debrief (in person)	October 10, 2021	Inform and review comments	Review housing needs and input from the community, including workshop 1 and online survey.
Workshop 2 (online)	November 10, 2021	Inform, listen and gather input	This workshop focused on the sites analysis. The workshop provided an overview of the requirements for a sites analysis, the overall process and criteria used to evaluate and identify potential locations or sites to accommodate new housing. (64 individuals registered).
Survey #2 (online and paper copies available)	January-February 2022	Inform and gather input	Online survey (1,039 responses) regarding strategies for identifying sites and housing programs of interest.
City Council Debrief (in person)	February 7, 2022	Inform and review comments	Review of Workshop 2 and preliminary responses from online survey #2.
Focus Group Meetings and Tabling (online and in person)	January – March 2022	Inform, listen and gather input	Focus groups to discuss: housing needs; strategies to address RHNA and developing housing programs, including: Mill Valley School District (January 12, 2022); Farmers Market (February 9, 2022); Housing Advocates, including Mill Valley Affordable Housing Committee, Mill Valley Force for Racial Equity and Empowerment and Mount Tam Community Land Trust (February 10, 2022).
Workshop 3 (online)	February 16, 2022	Inform, listen and gather input	City staff reviewed a series of draft scenarios to develop its sites inventory to achieve the City's RHNA allocation. (175 individuals registered).
Joint City Council/Planning Commission Meeting (in person)	March 22, 2022	Comment and advise	Joint study session to review the proposed housing strategies and draft sites inventory list to achieve the City's RHNA allocation.
Workshop 4 (online)	April 28, 2022	Inform, listen and gather input	City staff reviewed existing housing programs and provided an opportunity to discuss new housing policies and programs to address community interests. (64 individuals registered).
Housing Advisory Committee Meeting (online)	May 17, 2022	Review, comment and advise	Review of feedback from Workshop 4 and Draft Chapter 2, Housing Programs. (48 individuals registered).
Draft Housing Element	June 30 – July 30, 2022	Review and comment	30-day public comment period on the Draft Housing Element for
City Council Meeting	August 1, 2022	Review public comments and direct to staff to revise the Housing Element to send to HCD	City staff provided an overview of the public comments received (matrix contained in Appendix B) and next steps in the Housing Element Update process. (72 written comments)

Of particular interest to the community as part of the outreach was working to develop a Draft Housing Element that balanced the City's two overarching General Plan goals (referenced in Section C above). Well over 10% of the adult population participated in one form of outreach (see Appendix B for details). Collection of input through the two online surveys and four workshops helped to develop housing and rezoning strategies to meet the City's RHNA and to verify housing goals and programs, which is described in more detail in Chapter 4. Many pieces of the Housing Element, including the needs assessment, demographic information and draft programs were available to the community for input prior to assembling the Housing Element in June 2022.



Picture of East Blithedale Banner

The Draft Housing Element was made available to the public for comment from June 30, 2022 through July 30, 2022. Additional modifications were made to the document based on seventy two (72) individuals that provided written comments during the 30-day comment period, including: further describing and addressing workforce housing and the jobs/housing balance; providing additional context related to past discriminatory housing practices; highlighting continued and persistent segregation that exists in Mill Valley, adding a new housing goal to promote a racially diverse, equitable and inclusive community and providing additional programs to affirmatively further fair housing.

See Appendix B for additional analysis of public input as part of assembling the Draft Housing Element and the project website for the summary of comments received during the 30-day public comment period on the Draft Housing Element¹².



Pictures of tabling at local events: Juneteen, Memorial Day and National Night Out

¹² Project website: www.cityofmillvalley.org/housingelement. See August 1, 2022 City Council meeting for additional details, including comment letters submitted outside of the online feedback form provide by the City.

F. Data Sources

Various sources of information are used to prepare the Housing Element. They include:

- Population and demographic data based on pre-certified local housing data prepared for the City of Mill Valley by the Association of Bay Area Governments which references 2020 Census data and American Community Survey 2015-2019 5-year estimates (from the U.S. Census Bureau);
- Employment and income data from the California Department of Housing and Community Development;
- Housing market information, such as home sale prices, rent prices, and vacancies, was collected through a survey of internet rental websites including Craigslist.org, Trulia.com, and Bay4Rent.com, and Zillow;
- Housing inventory information and approved and built unit numbers from Assessor data, the Mill Valley Planning and Building Departments; and
- Information on Mill Valley's development standards was from the City's Zoning Ordinance.

II. Housing Needs

State Housing Element law requires that local governments adequately plan to meet existing housing needs, including special housing needs, and projected housing needs. A complete analysis of these needs is required and must include a quantification and descriptive analysis of those needs, and the resources available to address them. As such, Chapter II provides a summary of the full needs analysis contained in Appendix A and Chapter III details the resources that Mill Valley has to address its housing needs.

The information below provides a summary of demographic and household characteristics and trends, such as age, race and ethnicity, employment, household composition, household income levels and compares it to the existing housing stock, including the number of units and type, age and condition and costs. Housing costs have also been evaluated to better understand the nature and extent of unmet housing needs in the community. These characteristics and trends help the city better understand the nature and extent of existing housing and how to plan for the City's housing needs today and in the future.

A. Community Profile

1. Population Characteristics & Trends

Demographic characteristics and trends can affect the types of housing needed and the ability of households to pay for adequate housing in a community and are therefore examined below.

Growth. In 2020, Mill Valley's population was estimated to be 14,674, which makes up 5.6% of the population in Marin County. Mill Valley continues to experience modest but consistent trends in population growth in recent decades, from 13,029 in 1990 to 14,674 in 2020 as recorded by the Census.

Table 2.1: Population Growth Trends

Year	Mill Valley	5-year increase	Marin County	5-year increase	Bay Area	5-year increase
1990	13,029	0	230,096	0	6,020,147	0
2000	13,600	5.3%	247,289	7.0%	6,784,348	9.4%
2010	13,903	5.3%	252,409	2.0%	7,150,739	8.9%
2020	14,674	5.3%	260,831	3.2%	7,790,537	8.2%

Source: Appendix A, Table PopEmp-01, pages A-11, A-12 and A-64.

The City's demographic characteristics have changed, Table 2.2 compares population characteristics among Marin County and the Bay Area. Mill Valley is an affluent, aging community with a slowly increasing population consisting of a steady household size that averages 2.3 persons per household and is becoming more diverse, particularly among the younger generations.

Table 2.2: Comparison of Population and Household Characteristics (2019-2020)

	Mill Valley	Marin County	Bay Area
Total Population 2020	14,674	260,831	7,790,537
% change in population (from 2010)	5.3%	3.2%	8.2%
Median age (2019)	48	47	N/A
Hispanic or Latinx (% of population)	5%	16%	24%
Median household income (2020 dollars)	\$170,946	\$121,671	N/A
Average household size	2.3	2.4	2.8
% Owner occupied units	70%	64%	56%

Source: Appendix A, Figures 1 (page A-12), Figure 4 (page A-15), Figure 11 (page A-23), Figure 14 (page A-26), Table PopEmp-03 (page A-66), PopEmp-16 (page A-79) and LGFM-02 (page A-113). Median income:

<https://www.census.gov/quickfacts/fact/table/CA,marincountycalifornia,millvalleycitycalifornia/PST045221>

Age. The distribution of age groups in a city shapes what types of housing the community may need today and in the near future. Table 2.3 indicates the shifts in the make-up of the population over the past decade as well as compares it to Marin County and the Bay Area. An increase or large portion of seniors (65+ years) may mean there is a need for more senior housing options, including aging-in-place with access to senior services as well as opportunities to downsize homes and stay within the community through the diversity and availability of smaller, accessible units. Higher number of children and young families can point to the need for more family housing options and related services.

Table 2.3: Comparison of Age Characteristics (2000-2019)

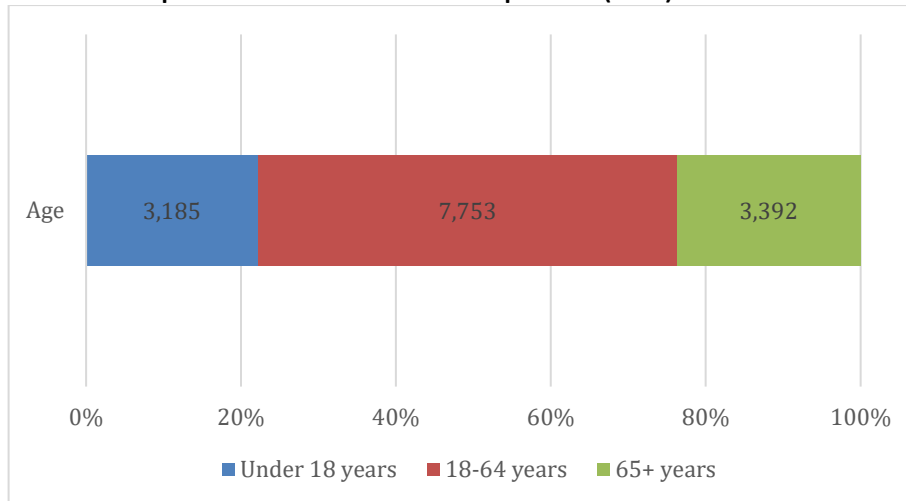
Age Group	2000		2010		2019		Comparison	
	Persons	%	Persons	%	Persons	%	Marin County (2019)	Change 2000-2019
Preschool (Age 0-4)	749	6%	825	6%	558	4%	5%	-2%
Elementary & Middle School (Age 5-14)	1,697	12%	1,947	14%	2,018	14%	12%	+2%
Highschool & College (Age 15-24)	828	6%	978	7%	992	7%	10%	+1%
Young Adult (Age 25-44)	3,818	28%	2,816	20%	2,627	18%	20%	-10%
Middle Age (Age 45-64)	4,418	32%	4,714	34%	4,743	33%	31%	+1%
Senior Adults (total)	2,090	15%	2,623	19%	2,292	24%	22%	+9%
(subtotal Age 65-84)	1,694	12%	2,152	15%	2,855	20%	19%	+8%
(subtotal Age 85+)	396	3%	471	3%	537	4%	3%	+1%
Totals	13,600		13,903		14,330			

Source: Appendix A, Figure PopEmp-04, page A-13.

The median age in Mill Valley continues to increase—from 43 years old a decade ago to 48 in 2019. Almost half of the Mill Valley population is outside of the typical workforce age, with 22% of the population under 18 and 24% of the population 65 or older (assuming the typical retirement age of 65).

The young adult population (ages 25-44 years) in Mill Valley continues to decline, which may be representative of several housing characteristics in Mill Valley, including the high cost of housing that is predominately single-family residential. The cost and type of housing may not be attainable for those young adults just entering the workforce or living alone. At the same time, the City's senior population (65 years or older) continues to rise and now represents almost a quarter of Mill Valley's population, of which 4% of the seniors are age 85 or older.

Chart 2-1: Proportion of Youth and Senior Population (2019)



Source: Appendix A, Figure 3, page A-14.

This data also reflects sentiments from the community and concern for both younger generations just starting out on their own as well as aging seniors-- with 75% of online survey respondents (694 people) expressed interest in creating housing opportunities to allow younger generations to stay and/or return to Mill Valley and 52% (512 respondents) expressed interest in building homes targeted for specific populations such as seniors.¹

Trends in age include the following:

- ❖ **Median Age:** The median age in Mill Valley continues to rise from 43 in 2000 to 48 in 2019.
- ❖ **Young adults (25-44 years):** Mill Valley has seen a decrease in young adults from 28% of the population in 2000 to 18% in 2019.
- ❖ **Seniors (65+ years):** Seniors represent a growing segment of the population comprising 24% of Mill Valley residents, compared to just 19% a decade ago and approximately 5.6% of seniors are people of color.
- ❖ **Youth (0-14 years).** Youth represents 18% of the City's population and has remained consistent since 2000.
- ❖ **Those typically not part of the workforce (0-14 and 65+ years):** Youth and seniors represent almost half (46%) of the City's population and illustrates that a large portion of the population is likely not employed (due to age and/or retirement).

¹ Appendix B, February 2020 online survey results.

- ❖ **Race and ethnicity.** The patterns of racial and ethnic segregation in Mill Valley, and throughout Marin County, are deep and longstanding. The Housing Act of 1949 supported and enforced Whites-only development through discriminatory lending practices, racially restrictive covenants and redlining, among other things, during Mill Valley’s greatest period of housing expansion. This had a profound effect on the racial makeup of the City and the County that persists today. Unlike Marin County, which has some concentrated areas of non-White populations, Mill Valley’s resident population is predominantly White throughout. As a result, the County is somewhat more racially diverse than Mill Valley as shown in Table 2.4.

A comparison of Mill Valley and Bay Area demographics presents a more complete picture of the extent of racial segregation in the City. As shown in Chart 2.2:

- 39% of the Bay Area population is White: less than half their percentage in Mill Valley;
- 6% of the Bay Area population is Black: 8.5 times that of Mill Valley;
- 24% of the Bay Area population is Latinx: 5.7 times that of Mill Valley; and
- 27% of the Bay Area population is Asian: 5.4 times that of Mill Valley.

Based on a comparison of Bay Area demographics from the 2020 Census, Mill Valley is the ninth most racially segregated city among all 101 Bay Area cities.² However, Mill Valley racial demographics have shown a slight trend toward increased diversity. The White population has decreased from 90.8% to 86.2%. However, the percentage gains for non-White racial groups have been small, and the City’s Black population has shown a slight decline (from 1% to 0.7%). The diversity gains fall primarily in the 0-17 age group. See Chart 2.3 for details.

The racial and ethnic composition of the Bay Area, and the City more specifically, has implications for the City’s housing needs to the extent that different groups or individuals may have different household characteristics, income levels, or preferences for housing. In addition, it is important to identify any patterns of racial and ethnic segregation that may be shaped by market factors or government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time due to these exclusionary practices. Creating housing programs that work to eliminate these patterns of segregation, and promote fair housing, is an important priority for the City and its residents. 76 percent of online survey respondents (704 people) expressing interest in supporting fair and equitable housing opportunities to reduce housing barriers related to race, color, sex, national origin, religion, familial status, household income and disability.³

² UC Berkeley Othering & Belonging Institute, *The Most Segregated (and Integrated) Cities in the SF Bay Area* (Nov. 18, 2020).

³ Appendix B, February 2020 online survey results.

Table 2.4: Comparison of Race and Ethnicity Characteristics (2000-2019)

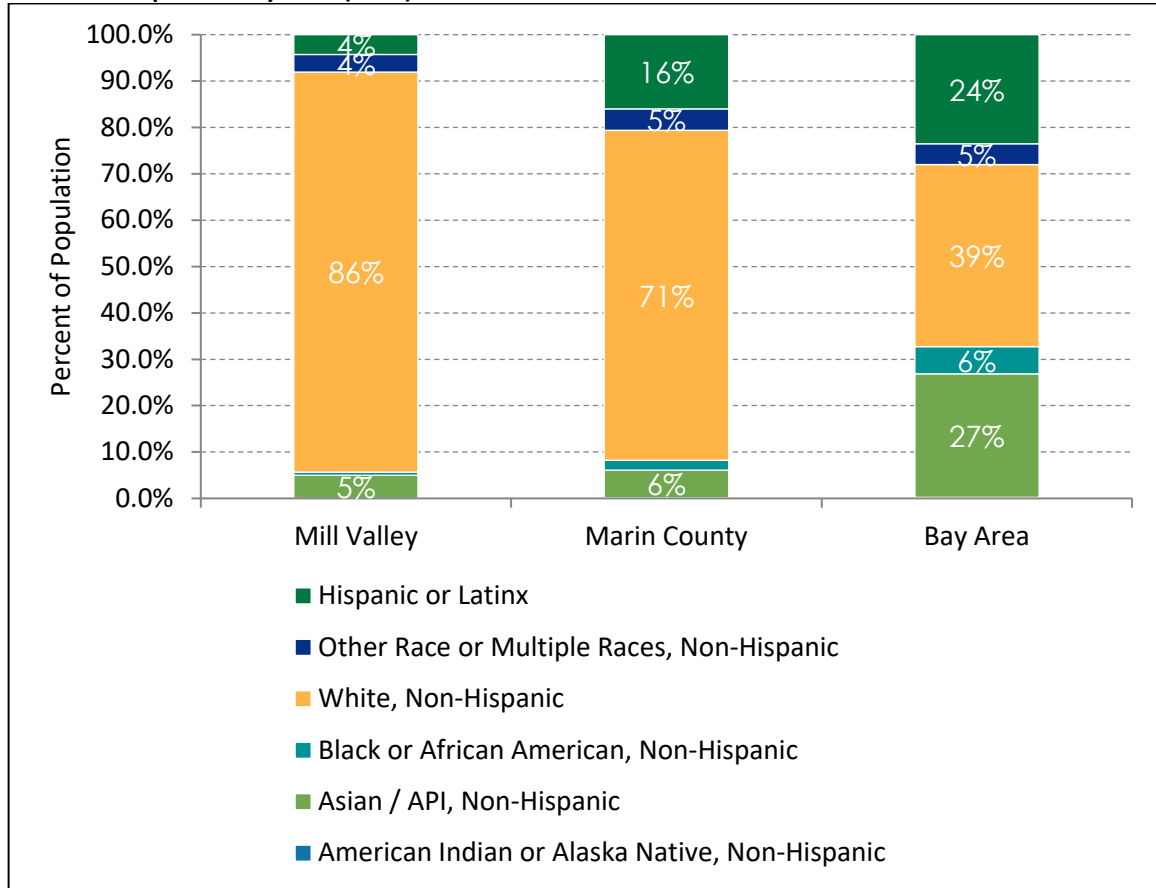
Race	2000		2010		2019		Comparisons	
	Persons	%	Persons	%	Persons	%	Marin County (2019)	Change 2000-2019
American Indian or Alaska Native, Non-Hispanic	26	0.2%	15	0.1%	0	0.0%	0.2%	-0.2%
Asian / API, Non-Hispanic	581	4.4%	754	5.4%	712	5.0%	5.9%	0.6%
Black or African American, Non-Hispanic	132	1.0%	109	0.8%	106	0.7%	2.1%	-0.2%
White, Non-Hispanic	12,118	90.8%	11,934	85.8%	12,353	86.2%	71.2%	-4.6%
Other Race or Multiple Races, Non-Hispanic	13	0.1%	469	3.4%	550	3.8%	4.7%	3.7%
Hispanic or Latinx	472	3.5%	622	4.5%	609	4.2%	16.0%	0.7%
Totals	13,342		13,903		14,330			

Source: Appendix A, Figure PopEmp-03, page A-66.

As illustrated in Table 2.4, the percentage of residents in Mill Valley identifying as “White, Non-Hispanic” remains the clearly dominant racial group in the City with over 86 percent of the population identifying in this category. This remains true even though the “White, Non-Hispanic” population has decreased by 4.6 percent since 2000. The “Other or Multiple Races, Non-Hispanic” population has increased by 3.7 percent since the year 2000. All other racial groups have remained relatively stable since 2000, each totaling 5 percent or less of the City’s total population. Mill Valley’s Hispanic population is notably much lower than that of the County, with only about four percent of the City’s population identifying as Hispanic or Latinx while 16 percent of the County identifies as Hispanic or Latinx.

Chart 2-2 compares the proportion of those individuals residing in Mill Valley, Marin County and the Bay Area by ethnicity. Mill Valley has the highest proportion of its population identifying as “white/non-Hispanic”.

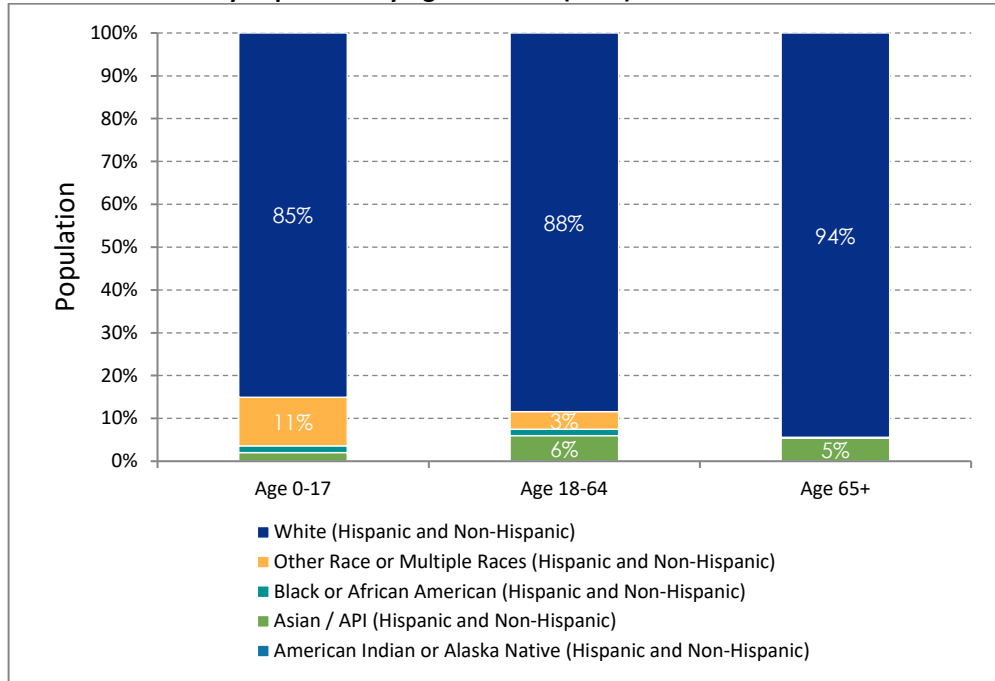
Chart 2-2: Population by Race (2019)



Source: Appendix A, Figure PopEmp-03, page A-66.

Mill Valley's younger generations continue to diversify. Chart 2-3 illustrates that 85 percent of the Mill Valley population that is 18 years or younger identifies as white and over 10 percent of the same population identifying as "other or multiple races".

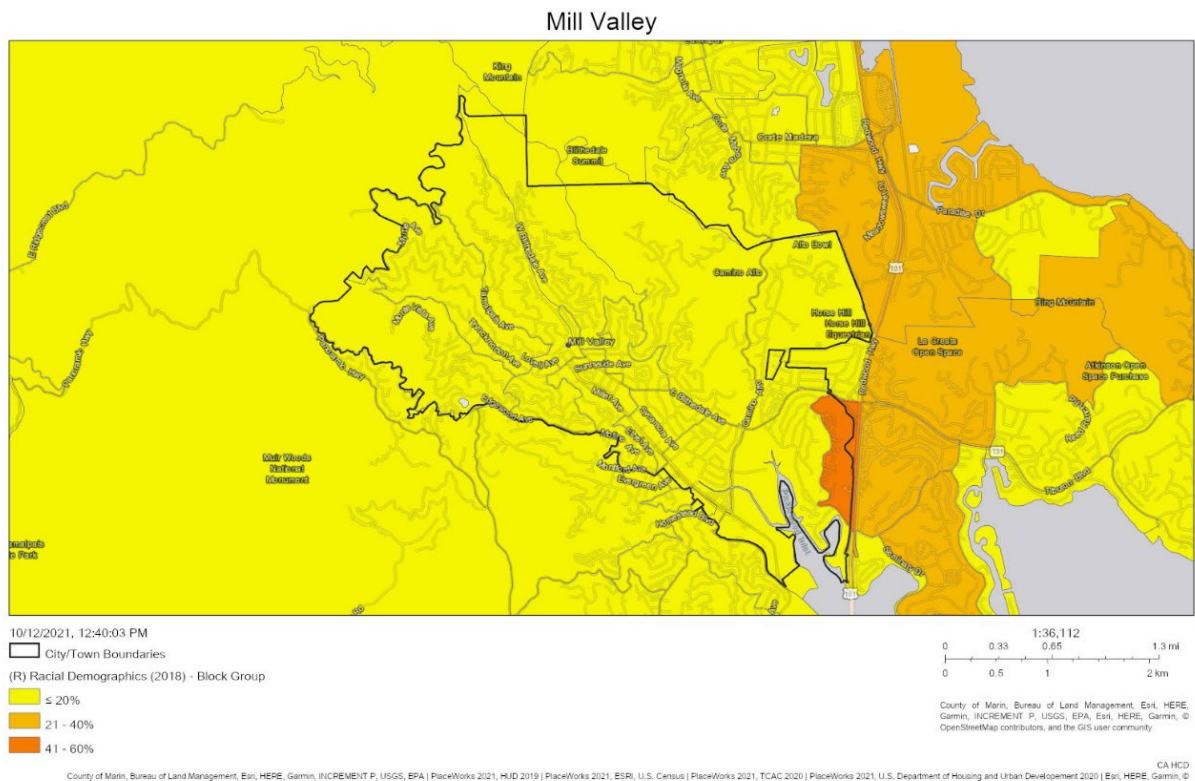
Chart 2-3: Mill Valley Population by Age and Race (2019)



Source: Appendix A, Figure 3 (page A-14) and Figure SEN-02 (page A-118).

While Mill Valley's population continues to diversify, the community as a whole, is considered a segregated community. See Figure II-1, illustrates the concentration of minority populations within the City based on 2018 Census block group data. There is a small segment of Mill Valley that has a higher concentration of minority population (40-60%), as opposed to other areas of Mill Valley (less than 20%, depicted in yellow on Figure II-1 below). See Chapter 3 for a discussion of how the sites inventory proposes to add the majority of units (91%) in census block groups where the concentration of minority populations is less than 20 percent.

Figure II-1: Distribution Population (2019), by Ethnic Minority Concentrations



Source: Appendix E.

While the one census tract contains a larger share of the City's non-White population, the City does not encompass any racially or ethnically concentrated areas of poverty. The entire City of Mill Valley is considered a high resource area.

In order to overcome Mill Valley's racial segregation and build an inclusive community, this Housing Element focuses on Fair Housing programs that provide equal access and increased housing opportunities for racial and ethnic minorities by: 1) increasing the diversity of housing options throughout the community including Accessory Dwelling Units and duplexes in certain single-family zoning districts and the conversion of commercial office space to provide smaller-scale housing opportunities close to transit and local jobs and 2) promoting and advertizing housing opportunities beyond city limits, including the City's workforce, as a means of welcoming and creating an inclusive community that is racially and economically diverse.

Trends in race and ethnicity include the following:

- ❖ **White Population:** Since 2000, the percentage of residents in Mill Valley identifying as White has decreased by 4.6% but remains more than twice as high as the percentage of White residents in the Bay Area region.
- ❖ **Non-White Populations:** Since 2000 representation has increased for Asian residents by 0.6%, for Latinx residents by 0.7%, and for those of two or more races by 3.7%.
- ❖ **Black population:** Since 2000 Mill Valley's Black population has decreased by 0.3%
- ❖ **Diversity among the youth.** The greatest racial diversity in Mill Valley is among youth under 18, 15% of whom identify as other than White.

2. Household Characteristics & Trends

Household Income. Household income data can assist the City in determining its affordable housing needs, based on the income of the existing population. In Mill Valley, 65% of total 6,105 Mill Valley households make more than 100% of the Area Median Income (AMI), compared to 9% making less than 30% of AMI, which is considered extremely low-income and equates to making \$44,000 or less a year for a family of four in Marin County. In 2019, the median household income in Mill Valley was \$163,614, which was higher than the comparable figure for the County (\$115,246) and the neighboring cities of Corte Madera (\$149,439), Larkspur (\$109,426), Sausalito (\$111,906), and Tiburon (\$154,915), but lower than Ross (\$224,500).⁴

Table 2.5 Comparison of Household Income Distribution (2019)

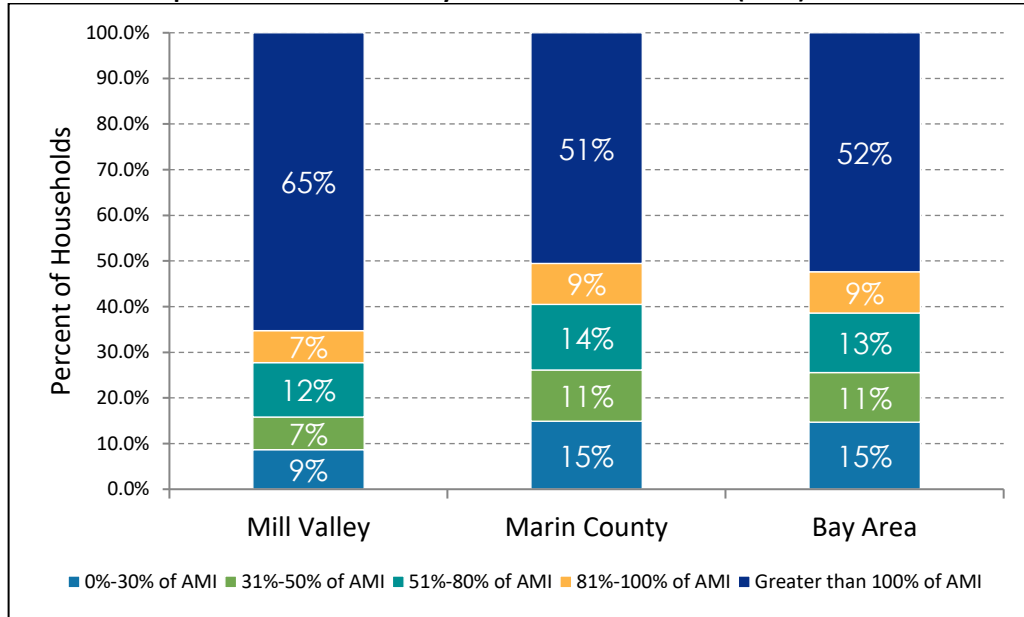
Income Category	Average Median Income (AMI)	2019		Comparisons Marin County (2019)
		Households	%	
Extremely Low	Less than 30% AMI	530	9%	-6%
Very Low	31%- 50% AMI	435	7%	-4%
Low	51-80% AMI	730	12%	-2%
Moderate	81-120% AMI	425	7%	-2%
Above Moderate	>120% AMI	3,985	65%	+14%

Source: Appendix A, Figure ELI-01, page A-131.

The City's median household income was \$163,614 in 2019, rising to \$170,946 in 2020. The percentage of Mill Valley households in the above moderate-income category (65%) is almost 15 percent higher than the same group in the County (51%) and the Bay Area as a whole (52%). Similarly, on the other end of the spectrum, with only 28 percent in its households in the lower income categories, Mill Valley has approximately 10 percent fewer lower-income households than Marin County (40%) and the Bay Area (39%).

⁴ Appendix E, page 39.

Chart 2-4. Comparison of Households by Household Income Level (2019)



Source: Appendix A, Figure 11, page A-23.

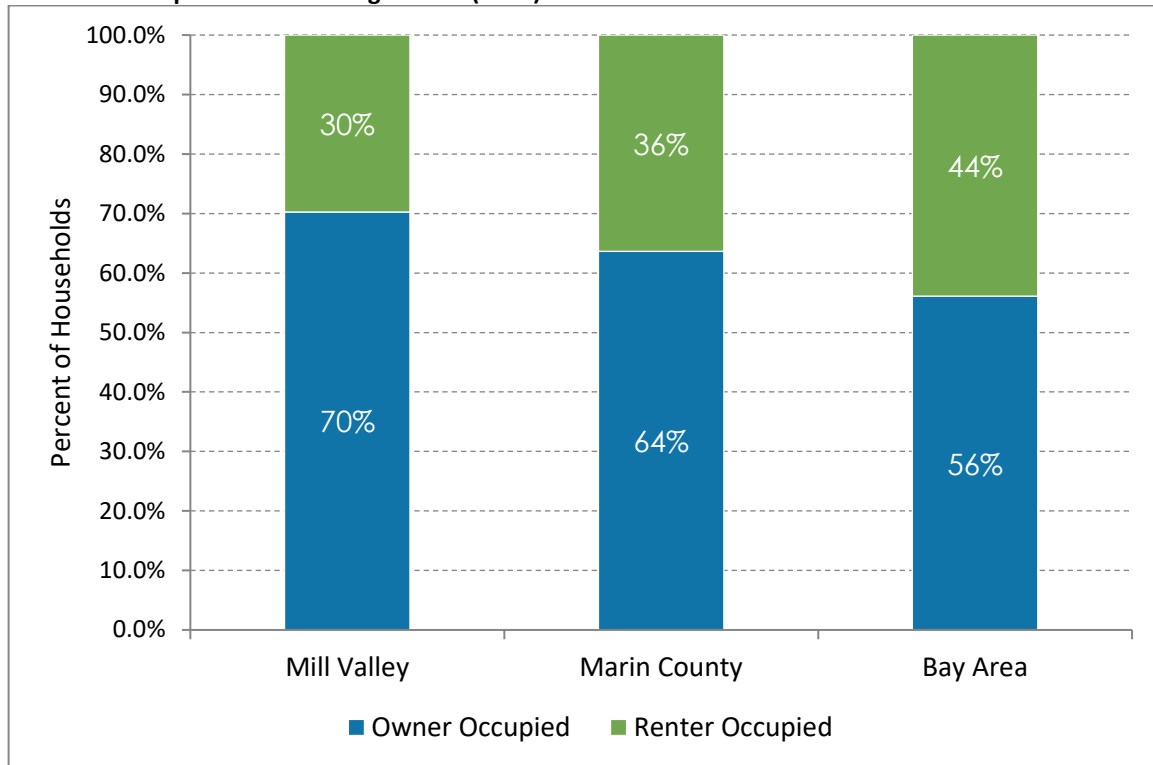
Household size. The City's average household size of 2.3 persons in 2019 is smaller than both the County (2.4 persons) and the Bay Area (2.8 persons) averages. In comparison, over 62% of Mill Valley's housing units are 3 bedrooms or more.⁵ As such, there is an opportunity to consider housing programs that can either allow for housing mobility (moving within a community) and/or opportunities to share or diversify a home through co-housing, home sharing and/or establishing half a home as a supplemental unit (either Accessory Dwelling Unit or Duplex).

Tenure. Housing tenure can be an indicator of housing security. Mill Valley's housing stock consists of 6,670 total units. Of the total, 6,107 are occupied units, 70% are owner occupied and 30% percent are renter occupied.⁶ The share of households that are renter occupied in Mill Valley is 14% lower than in the Bay Area region and 6% lower than Marin County.⁷

⁵ Appendix A, Table HSG-05, page A-93.

⁶ Appendix A, Table PopEmp-17, page A-80.

⁷ Appendix A, Table Pop-Emp-16, page A-79.

Chart 2-5. Comparison of Housing Tenure (2019)

Source: Appendix A, Figure PopEmp-16, page A-79.

The portion of housing occupied by renters has decreased by 5 percent since 2000 from 35 percent to 30 percent. With the large number of owner-occupied units, there is a large portion of households that have remained in Mill Valley for quite some time—with almost 50% of all owner-occupied household living in their same Mill Valley residence for over 10 years. Another 8 percent of rental households have lived in the same Mill Valley residence for over 10 years.⁸

Table 2.6: Comparison of Housing Tenure (Occupied Units, 2000-2019)

	2000		2010		2019		Comparisons	
	Units	%	Units	%	Units	%	Marin County (2019)	Change 2000-2019
Owner Occupied	4,026	65%	3,974	65%	4,290	70%	63%	+5%
Renter Occupied	2,121	35%	2,110	35%	1,817	30%	36%	-5%
Totals	6,147		6,084		6,107			

Source: Appendix A, Figures PopEmp-16 and 17, pages A-79 and A-80.

Table 2.7 indicates that approximately 24% of Mill Valley households are considered lower income (0-50% AMI), split evenly between owner occupancy and renter occupancy, which likely illustrates senior homeowners on a fixed income. However, owners tend to have higher incomes than renters: the proportion of owner-occupied households that earn 100% of the AMI or more compared to renter-occupied households is 72% percent vs. 47%, respectively. Nearly 43% of renter households in the City are lower income households compared to only 22% of owners.

⁸ Appendix A, Table PopEmp-19, page A-82.

UC Berkeley estimates that 100.0% of all Mill Valley households live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.⁹ Similarly, the number of lower-income renters and owners greatly outpaces the amount of housing available that is affordable for these households. Diversifying the types of housing available is therefore a key component to provide an opportunity for lower income households to join the Mill Valley community.

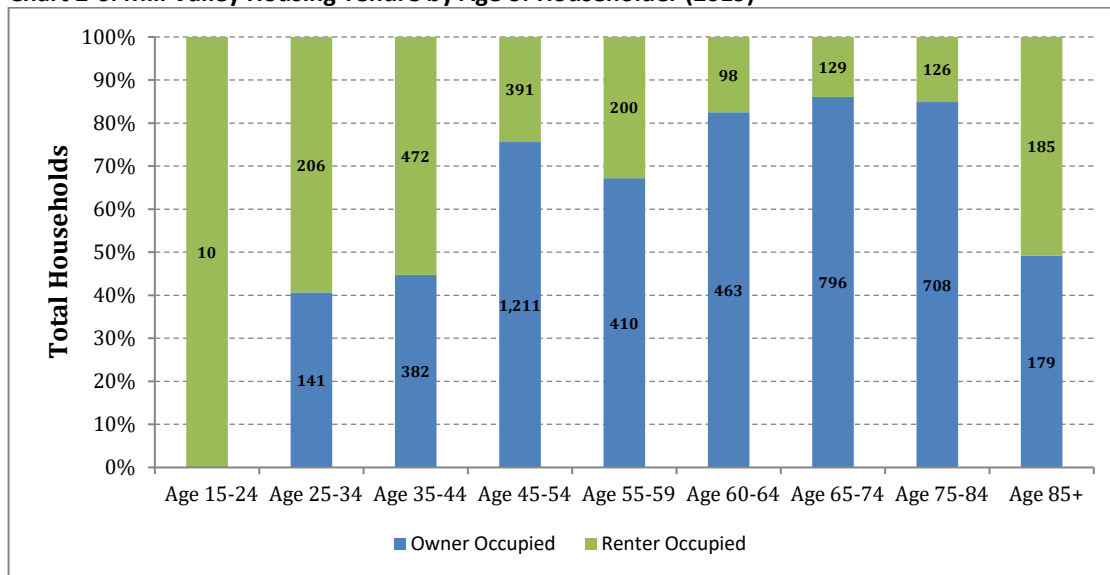
Table 2.7: Mill Valley Housing Tenure, by Household Type (2019)

Household Type Average Median Income (AMI)	Owner Occupied	Renter Occupied
Extremely Low (0%-30% AMI)	220	310
Very Low (31%-50% of AMI)	260	175
Low (51%-80% AMI)	500	230
Moderate (81%-100% AMI)	250	175
Above Moderate (>100% AMI)	3,195	790
Totals	4,425	1,680

Source: Table Appendix A, Figure PopEmp-21, page A-84.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In Mill Valley, 57% of householders between the ages of 25 and 44 years old are renters, while 21% of householders over 65 years of age are renters. Data in Chart 2-6 also illustrates the need for rental housing for aging seniors over the age of 85 years and potential incentives to allow for housing mobility within the community.

Chart 2-6: Mill Valley Housing Tenure by Age of Householder (2019)

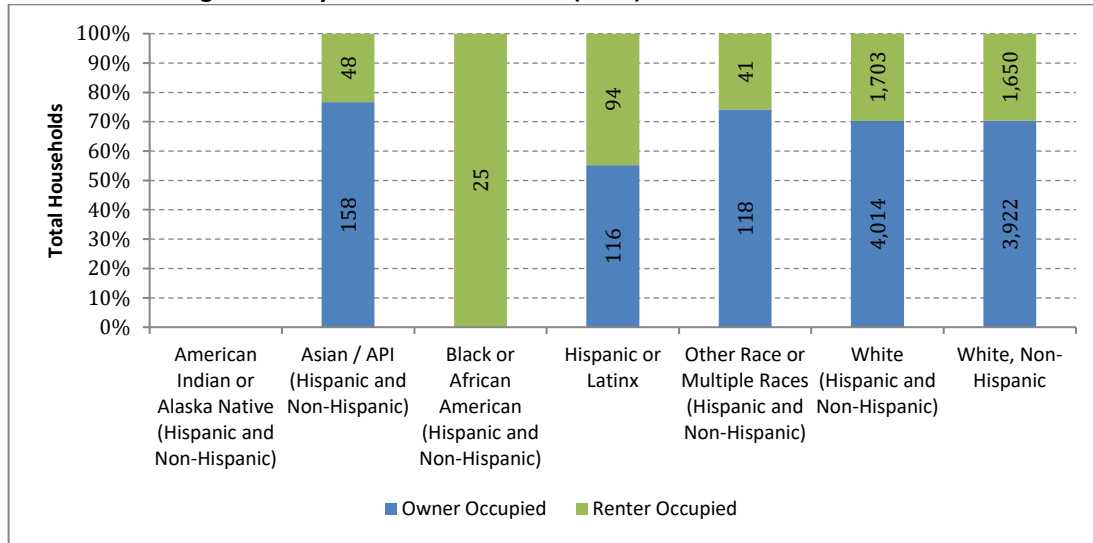


Source: Appendix A, Figure PopEmp-18, page A-81.

⁹ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. In Mill Valley, there currently is a larger portion of non-white households that are in rental units. These disparities stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. These same policies and practices contributed to the entrenchment of racial disparities in income and wealth. Today, the average income for Marin's White residents is more than twice that of that of its Black and Latinx residents¹⁰. A lack of affordable housing further burdens communities of color already disadvantaged by racial segregation. As illustrated in Chart 2-7, in Mill Valley, 0% of Black households owned their homes, while homeownership rates were 77% for Asian households, 55% for Latinx households, and 70% for White households.

Chart 2-7: Housing Tenure by Race of Householder (2019)



Source: Appendix A, Figure PopEmp-20, page A-83.

¹⁰ [Race Counts](#), based on ACS Census Data, 2015-2019.

Trends in Households include the following:

- ❖ **Income:** 65% of Mill Valley residents earn more than the average median income (AMI) and 22% are considered low income.
- ❖ **Home ownership and income:** 70% of residents own their homes and, of these, 72% earn more than the AMI. 22% are considered low income.
- ❖ **Renters and income:** Of the 30% of Mill Valley residents who rent their homes, 47% earn more than the AMI and 43% are low income.
- ❖ **Race and housing:** A large portion of non-white households are in rental units, while 70% of White households own their homes. 100% of Mill Valley's Black households, and 55% of Latinx households are renters. Racial disparities in income and wealth in Marin County create additional barriers to home ownership for non-White communities
- ❖ **Age and housing:** Younger generations (0-44 years of age) are housed more frequently in rental units.
- ❖ **Housing stability:** Homeowners continue to remain in their same residence for decades.

3. Employment of Mill Valley Residents and Workforce Characteristics & Trends

Employment can have an important impact on housing needs to the extent that different jobs and income levels determine the type and size of housing that a household can afford. A city generally houses employed residents who either work in the community where they live or work elsewhere in the region. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers.

Of the City's 14,378 residents, 6,768 persons (47%) are in the workforce. The most prevalent industry of those Mill Valley residents in the workforce is management, business, science, and arts occupations with 72% of the total, and the second most prevalent industry is sales and office work with 20% of the total. Relatively higher paying jobs are in both categories, except for certain sales positions, translating into higher incomes for the residents engaged in these activities. Total residents in the workforce have declined since 2010 with a 2% decline in the number of residents engaged in the service industry, both of which are likely attributed to COVID-19.

Table 2.8: Comparison of Occupation Type

Occupation Type	2010		2019		Comparisons	
	Mill Valley Residents	%	Mill Valley Residents	%	% Marin County	Change (2010-2019)
Management, Business, Science, And Arts	5,032	67.1%	4,865	71.9%	55.3%	4.8%
Natural Resources, Construction, And Maintenance	285	3.8%	132	2.0%	5.3%	-1.8%
Production, Transportation, And Material Moving	180	2.4%	173	2.6%	5.0%	0.2%
Sales And Office	1,523	20.3%	1,296	19.1%	19.6%	-1.2%
Service	480	6.4%	302	4.5%	14.8%	-1.9%
Total	7,500		6,768			

Source: Appendix A, Figure PopEmp-07, page A-70.

Balance of Jobs and Workers. Jobs and housing are considered balanced when there are an equal number of employed residents and jobs within a given area, with a ratio of approximately 1.0. Typically, balancing jobs and housing should result in a reduction in commuting, reduced traffic and air emissions. However, while Table 2.9 illustrates the jobs-housing balance has increased, there is still a majority of Mill Valley's workforce living outside City limits, discussed below and further illustrated in Chart 2-8.

Table 2.9: Jobs-Household Balance

Year	Mill Valley	Marin County	Bay Area
2005	0.74	1.01	1.20
2010	0.80	0.98	1.21
2015	0.85	1.08	1.40
2018	0.83	1.09	1.47

Source: Appendix A, Figure PopEmp-14, page A-18.

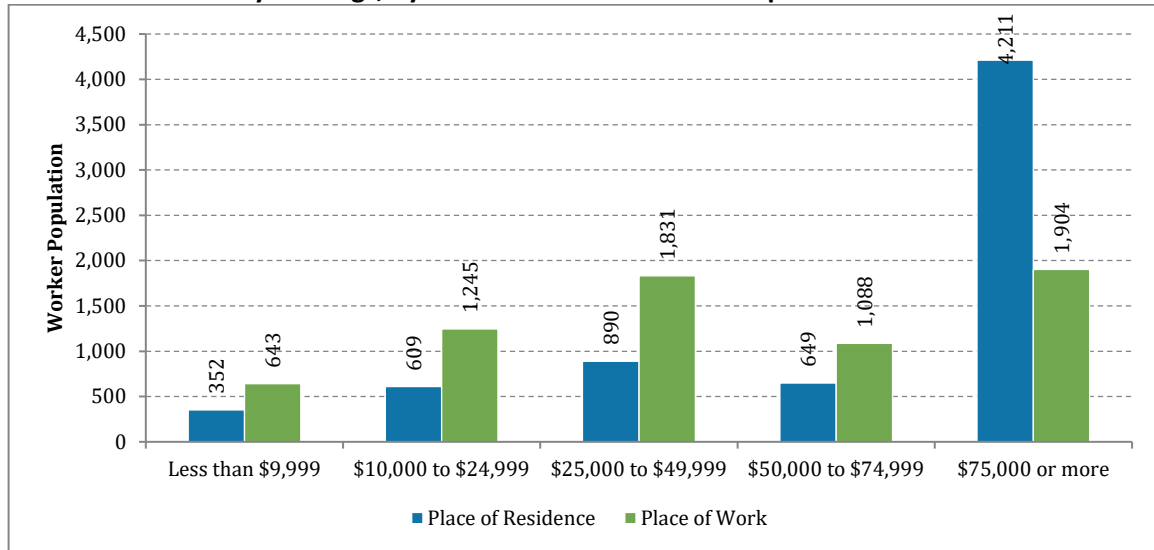
Although Mill Valley's job-household balance has increased, there continues to be a discrepancy in earnings of those that work versus live in Mill Valley. Over 62% of workers that live in Mill Valley make over \$75,000 a year while only 28% of those that work in Mill Valley make \$75,000 a year. Currently, the majority (55%) of those that work in Mill Valley make less than \$50,000 a year. On a single income, these salaries and workers make less than 50% of the average median income and qualify as very low income.

Table 2.10: Comparison of Mill Valley Worker Earnings – Place of Residence vs. Workplace (2019)

Earnings	Place of Residence		Place of Work	
	Persons	%	Persons	%
Less than \$9,999	352	5.2%	643	9.6%
\$10,000 to \$24,999	609	9.1%	1,245	18.6%
\$25,000 to \$49,999	890	13.3%	1,831	27.3%
\$50,000 to \$74,999	649	9.7%	1,088	16.2%
\$75,000 or more	4,211	62.7%	1,904	28.4%
Totals	6,711		6,711	

Source: Appendix A, Figure PopEmp-10, page A-73. Note: Employed *Mill Valley residents* is counted by place of residence (individuals may work elsewhere) while *Mill Valley jobs* are counted by place of work (individuals may live elsewhere).

Chart 2-8 Workers by Earnings, by Place of Residence vs. Workplace



Source: Appendix A, Figure PopEmp-10, page A-73.

Housing that provides a range of affordability may help Mill Valley create opportunities for those that work in Mill Valley to live in Mill Valley.

Table 2.11: Housing Category by Household Size

Housing Category by Household Median Income (AMI)	EXAMPLE: 1-PERSON HOUSEHOLD INCOME	EXAMPLE: 4-PERSON HOUSEHOLD INCOME
Very Low Income (<50% AMI)	\$64K	\$91K
Low Income (50-80% AMI)	\$102K	\$146K
Moderate Income (80-120% AMI)	\$125K	\$179K
Above Moderate (> 120% AMI)	Over \$125K	Over \$180K

Source: City of Mill Valley staff analysis.

Trends in Resident Employment and Workforce Characteristics include the following:

- ❖ **Resident Occupation:** The occupations held by Mill Valley residents also reflect the highly skilled, educated population. Approximately 92% percent of Mill Valley residents in the workforce are employed in either managerial, business, science, and arts occupations (72%) or sales/office occupations (20%).
- ❖ **Mill Valley Workforce and Employment:** The majority of Mill Valley’s workforce makes less than \$50,000 and is dominated by lower paying retail and service-related jobs. Given the shortage of local affordable housing opportunities, the vast majority of people who work in Mill Valley do not live in Mill Valley.

B. Existing Housing Needs

1. Summary of Housing Needs

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.¹¹ Historic and persistent racial segregation is reflected in Mill Valley's predominantly White and wealthy resident community and in the disproportionately high percentage of White residents who own their homes. It is reflected as well in the small population of non-White residents, a large portion of whom live in rental units (including 100% of Black residents) and are classified as low income.

The summary of existing housing needs is organized into four areas: housing availability, housing affordability and the diversity of housing stock, housing adequacy, and special needs households. The need to overcome racial segregation and to build a truly inclusive community is an overarching priority that must be addressed in Housing Element goals, policies and programs across all areas of need.

¹¹ Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

Table 2.12: Summary of Mill Valley Housing Needs

Housing Stock & Availability			Housing Affordability & Diversity		
Total Housing Units	6,628		Overpaying households	1,805	29%
Total Occupied Units	6,107	100%	(out of 6,107 Households)		
- Owner Occupied	4,290	70%	- Lower Income	275	5%
- Renter Occupied	1,817	30%	- Owner Occupied	3,100	72%
Total Vacant Units	521	7.9%	- Above Moderate Income	3,335	55%
- For rent	0	0%	Housing Types		
- Rented, not occupied	0	0%	Single Family	5,052	76%
- For sale only	17	3.3%	Multi-Family (2-4 units)	1,604	24%
- Sold, not occupied	32	6.1%	Housing Size		
- Seasonal, recreational use	104	20%	0-1 Bedroom	1,057	17.3%
- All other vacant units (not related to seasonal rentals or from a sales transaction and are likely related to home improvement projects)	368	70.6%	2 Bedroom	1,240	20.3%
Renter vacancy rate		1.1% ¹	3-4 Bedroom	3,208	52.5%
Homeowner vacancy rate			5+ Bedroom	602	9.8%
Housing Adequacy			Special Needs Households/Persons		
Overcrowded Households (>1.0 persons/room)			Senior Households (65+)	2,350	38%²
Renter	2.2%		- Owner Occupied	1,906	81%
Owner	0.3%		- Renter Occupied	446	19%
Asian	6.3%		- Living Alone	710	30%
Hispanic/Latinx	6.2%		Disabled Persons	1,386	10%³
Estimated Units in Need of Rehabilitation			Female-Headed Families	438	7% ²
Units 40+ years old ⁴	905	25%	Large Households (5+ ppl)	330	5% ²
Soft Story Rental Units ⁵	500	8%			

Sources: American Community Survey 2015-2019 and 2016-2020. Appendix A, Tables OVER-05, SEN-01, LGFEM-03, LGFEM-04.

1. Rental vacancy rate is calculated by dividing total number of vacant units "for rent" by sum of renter-occupied units, vacant units for rent, and vacant units rented but not occupied, x 100, and homeowner vacancy rate using a similar methodology.
2. This percentage based on a total of 6,045 households, American Community Survey Census data 2015-2019
3. This percentage is based on the American Community Survey Census 2015-2019 Census population totaling 14,264.
4. Assumes 25% of the total number of units in structures built before 1980 (905 units out of a total of 6,628 units).
5. Approximate number soft story of rental units requiring retrofits, as analyzed in soft story study, memorandum from David Bonowitz dated April 29, 2022. Percentage based on total number of housing units (6,628).

2. Housing Stock & Availability

The 2019 Census documents a total of 6,670 housing units in Mill Valley, reflecting a net increase in approximately 136 new units over the past decade, or an average of 13.6 units/year. As noted above, the proportion of owner occupancy continued to increase, from 65% in 2000 to 70% in 2019 and renter occupancy has dropped from 35% in 2000 to 30% in 2019. The largest proportion of the housing stock was built 1940 to 1959, with 2,002 units constructed.

During the past decade, Mill Valley has seen a net increase in over 100 single-family detached and attached homes and 31 multi-family homes. Census data indicates that all 31 new multi-family homes are within complexes of 2-4 units, although city data indicates otherwise¹². Of occupied units: 84% of the 1,269 multi-family units are renter occupied and 32% of the 4,838 single family homes are renter occupied.

As measured by the 2019 Census, the residential vacancy rate in Mill Valley was 7.9 percent, which is slightly higher than the County and Bay Area, see Table 2.13 for details. A large portion of those units unoccupied (71%) were noted as not related to seasonal rentals or from a sales transaction and are likely correlated to home improvement and renovation projects.

Table 2.13: Total Units by Occupancy Status (2019)

Geography	Occupied Housing Units	Vacant Housing Units	Vacancy Rate	Total units
Mill Valley	6,107	521	7.9%	6,628
Marin County	105,432	7,652	6.8%	113,084
Bay Area	2,731,434	172,660	5.9%	2,904,094

Source: Appendix A, Tables HSG-02 (page A-90) and HSG-03 (page A-91).

Accessory Dwelling Units continue to be an integral component of Mill Valley's affordable housing stock. Based on the City's building permit records, over 118 building permits were issued for new ADUs from 2015-2021.

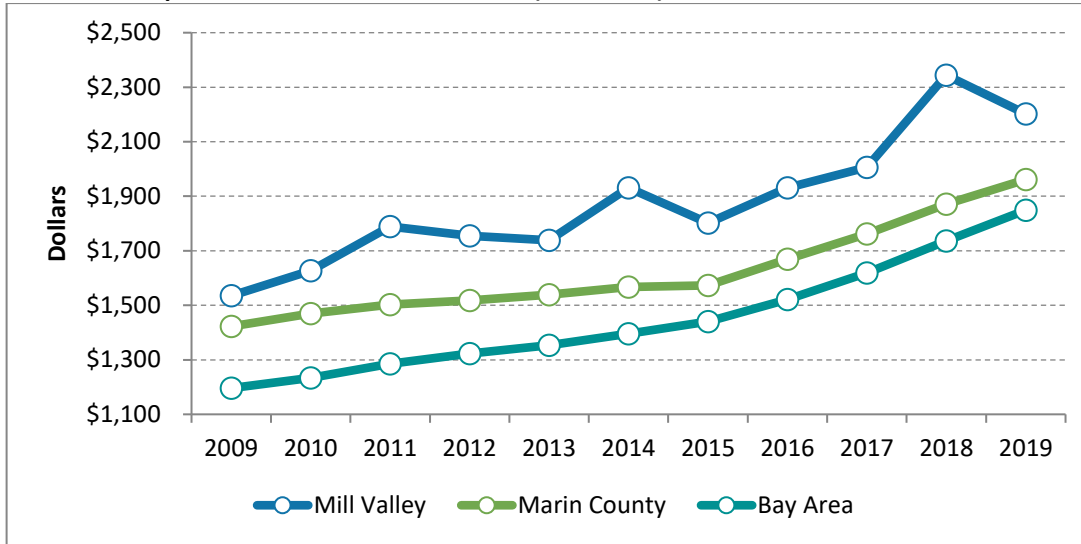
There are also below-market rate housing opportunities available at eight rental housing developments owned by non-profits or the Marin Housing Authority, providing 301 units affordable to lower income families, seniors and persons living with disabilities. The City's Inclusionary Housing Ordinance has also resulted in the integration of 42 affordable rental and ownership units within market rate developments.

¹² New multi-family complexes over 5 units within the past decade include 8 Old Mill and 505 Miller Avenue.

3. Housing Affordability

Housing costs. Since 2009, the median contract rent has increased by 43.5% in Mill Valley, from \$1,535 to \$2,200 per month. To rent a typical apartment without cost burden, a household would need to make \$88,080 per year¹³ and these market rents are well beyond the level of affordability for very low and low income (<80% AMI) households.

Chart 2-9 Comparison of Median Contract Rent (2009-2019)



Source: Appendix A, Figure HSG-10, page A-98.

Lower income occupations and households tend to be constrained in finding appropriate housing in Mill Valley. Occupations representing lower income wages include elementary school teachers, graphic designers, and transit bus drivers.

With a median single-family home value of \$1.73 million (December 2020)¹⁴, single-family home prices in Mill Valley are well beyond the reach of moderate-income households (120% AMI). Diversifying housing stock can address housing affordability and “mobility” within the community. For instance, Accessory Dwelling Units and Duplexes within Single Family zoned areas and small-scale triplexes, townhomes and cottage clusters on small commercial lots can open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

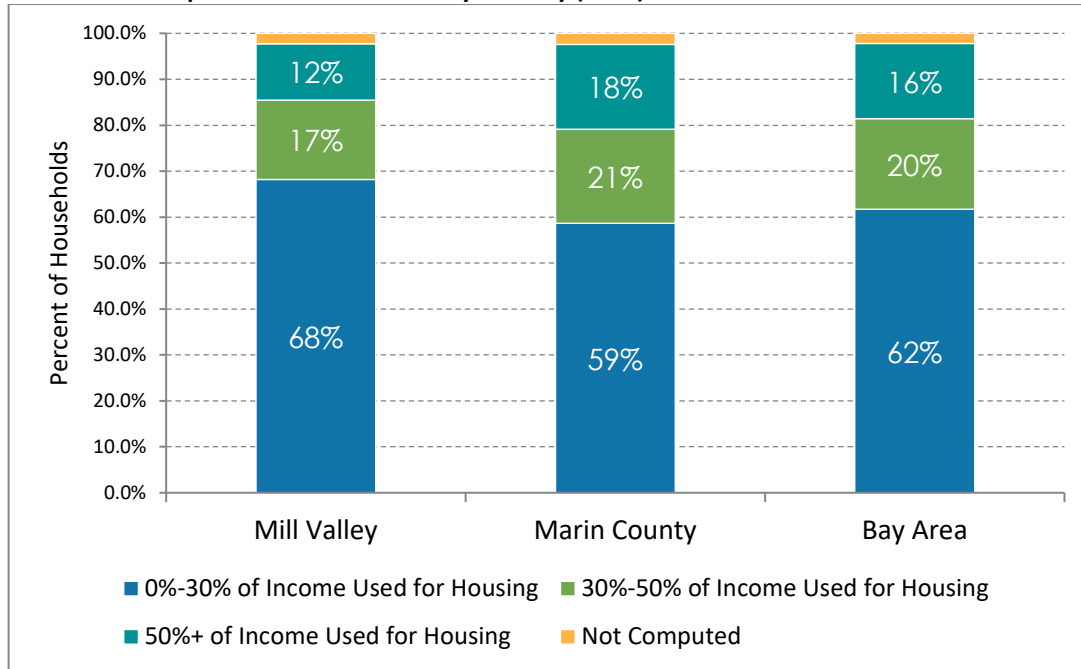
Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

¹³ See Appendix A, Table HSG-10, page A-98.

¹⁴ Appendix A, Table HSG-08.

Cost Burden. The level of overpayment is defined as the expenditure of more than 30% of gross household income on housing costs while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” By this standard 29% of all households pay more than 30% of their gross household income to housing costs, see Chart 2-10 below for details.

Chart 2-10: Comparison of Cost Burden by Severity (2019)

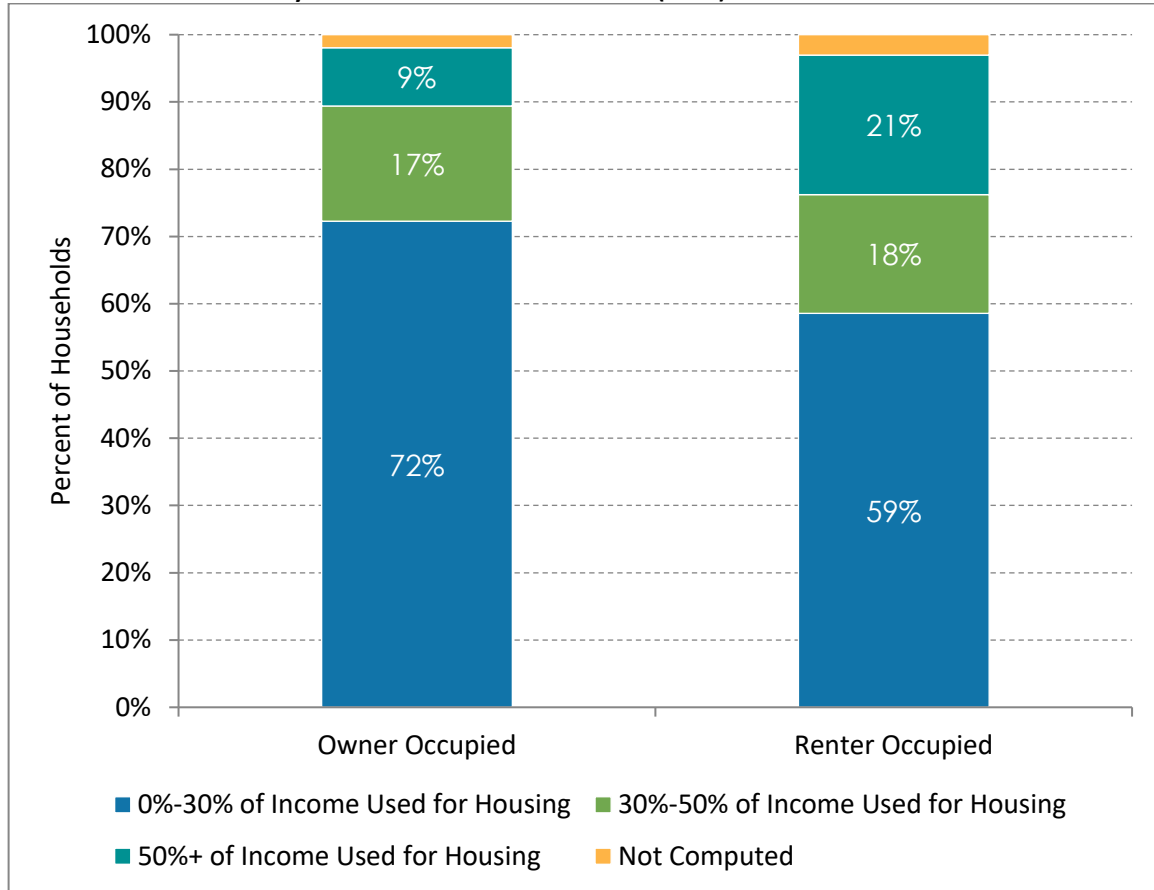


Source: Appendix A, Figure OVER-07, page A-107.

Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness. As illustrated in Chart 2-11, approximately the same portion of renters (18%) and owners (17%) are cost burdened, spending 30 to 50 percent of their income on housing. However, portion of severely cost burdened rental households (21%) far exceeds severely cost burdened owner-occupied households (9%).

Approximately 39% of all rental occupied households are therefore overpaying for housing, which can result in unstable housing and displacement due to rising costs and/or any increases to the cost of rent. Cost burdens also adversely and disproportionately impact special needs and ethnic populations in Mill Valley, including seniors (58% of elderly renters); the black community (100% of Black renters); the Hispanic community (64% of Hispanic owners). Chapter 4 includes several goals related to special needs (goal 7), the supply of affordable housing (Goal 4), and promoting a racially diverse, equitable and inclusive community (goal 6).

Chart 2-11: Cost Burden by Tenure and Household Income (2019)



Source: Appendix A, Figure Over-06, page A-106.

Trends in Housing Affordability include the following:

- ❖ Over ¼ of households (29%) are cost burdened.
- ❖ Almost 39% of all rental households (1,817 households) are cost burdened.¹⁵
- ❖ 58% of elderly renters are cost burdened.¹⁶
- ❖ Black renter-occupied households and Hispanic owner-occupied households are the most likely to experience housing problems and cost burden compared to other racial/ethnic groups; 100% of Black renters and 64% percent of Hispanic owners in the City are cost burdened.¹⁷
- ❖ Hispanic renter-occupied households and Asian renter-occupied households also experience cost burden exceeding the citywide average.¹⁸

¹⁵ Appendix A Table Over-06, page A-106.

¹⁶ Appendix E, Table E-24, page 96.

¹⁷ Appendix E, Table E-25, page 96.

¹⁸ Ibid.

Special Needs. The community’s special needs populations – seniors, persons with disabilities, and female-headed households with children – are particularly vulnerable to losing their housing due to an inability to pay or due to their specific housing circumstances. In Mill Valley, 10% of residents have a disability of some kind and may require accessible housing¹⁹. See “Special Needs” section below for details.

As previously stated, Accessory Dwelling Units, affordable housing developments, and inclusionary units represent an important segment of Mill Valley’s affordable housing stock. The Housing Element proposes a program to preserve or replace any such units “at-risk” of conversion.

The waiting list at each of these affordable housing developments is long. Additional indications of the general shortage of affordable housing in the area include 272 individuals on the Section 8 waitlist, which was last opened in 2008.

4. Housing Adequacy

High property values and a strong sense of neighborhood pride have contributed to ongoing upkeep and renovation of the housing stock. Nonetheless, given that 79% of Mill Valley’s housing is more than 40 years old (Chart 2-12), combined with a sizable senior population who may face difficulties maintaining their homes as they age, both code enforcement and housing rehabilitation programs continue to be important.

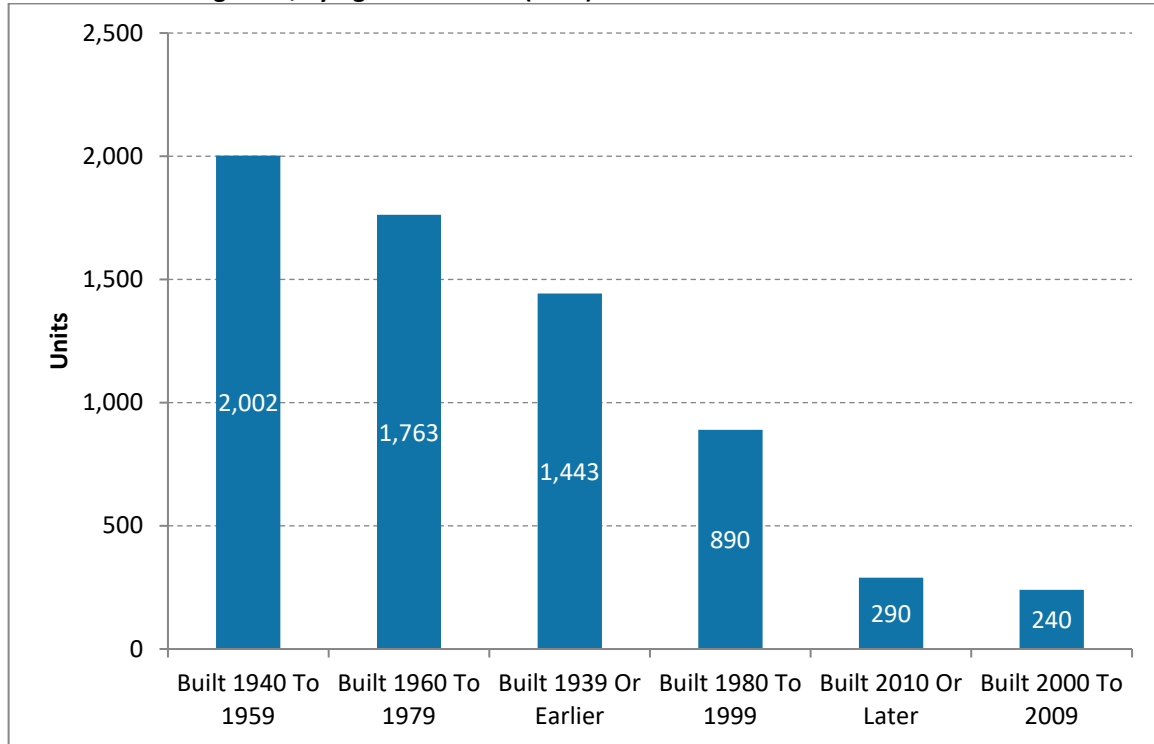
Despite the advanced age of the housing stock, problems with property maintenance and housing deterioration have not been an issue thus far in Mill Valley. In terms of developing a general estimate of the number of units in need of rehabilitation city staff assumed that 40 years as the benchmark when residential structures begin requiring major systems replacement or repair²⁰, therefore units built prior to 1980 can be considered as potential candidates for rehabilitation needs, with the assumption that 25% of these units require rehabilitation.

Furthermore, the City has initiated a Soft Story Retrofit program, intended as a measure to preserve multi-family rental housing stock. The City currently evaluating a mitigation program to addresses Mill Valley’s multi-unit rental housing with wood frame understory conditions. To date, no structures have been identified as needing to be replaced (see Chapter 4, Program 2 for details).

¹⁹ Appendix A, Table DISAB-02, page A-122.

²⁰ Per Appendix E, page 100: residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Chart 2-12: Housing Units, by Age of Structure (2019)



Source: Appendix A, Figure HSG-04, page A-92.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. Less than one percent of owner households in Mill Valley are considered overcrowded. The incidence of overcrowding is more prevalent among Mill Valley's renter households, with 2.2 percent overcrowded; less than 1% are severely overcrowded.²¹ Overall, household overcrowding remains a relatively minor issue in Mill Valley.

5. Households with Special Needs

Within the community's overall housing needs, there are certain households that may experience special housing needs. Housing Element law specifically requires the analysis of the special housing needs of the elderly, disabled, female-headed households, large families, farmworkers, and homeless persons and families.

Since 2018, Fair Housing Advocates of Northern California have documented 50 complaints related to Mill Valley rental conditions. Over 80% of all complaints are received from those individuals with disabilities seeking housing that can accommodate their needs.²²

²¹ Overcrowded households are defined as 1.01 persons or more per room and severely overcrowded is more the 1.5 occupants per room. Appendix A, Table OVER-01, page A-101.

²² Appendix E, Table E-2, page 8.

Seniors. Seniors are the largest special needs group in Mill Valley, comprising 24 percent of the Mill Valley population and 38 percent of all households²³. The population of persons aged 75 or older in Mill Valley accounts for 11.5 percent of the Mill Valley's population compared to only nine percent in Marin County.

Some of their more pressing housing needs include:

- Rental affordability;
- Housing accommodations for disabilities;
- Housing maintenance with approximately 30% Mill Valley's senior homeowners live alone and may be unable to maintain their homes or perform minor repairs as they age.

Lower income seniors often cannot afford the cost of licensed facilities in assisted living. On top of basic rent, personalized care is an additional cost for the senior population. Two residential care facilities are currently available in Mill Valley: Redwoods (150 apartment units) and Marin Terrace (49 units).

Diverse strategies which foster independent living such as accessibility improvements, ADUs, shared housing, rehabilitation assistance), and strategies to encourage the provision of a variety of supportive living environments for seniors of all income levels, will be required to address the needs of seniors in Mill Valley, including Programs #27 (Fair Housing Program), #28 (Senior Support Services), #29 (Home Sharing and Tenant Matching Opportunities), and other programs to encourage the development of affordable housing in Mill Valley.

Persons with Disabilities. Many individuals with a disability (mental, physical, or developmental) live on a small fixed-income, limiting their ability to pay for housing. Persons with disability need affordable, conveniently located housing which, where necessary, has been or can be specially adapted to address accessibility issues and with on- or off-site support services including outpatient/inpatient day treatment programs.

Approximately 1,386 Mill Valley residents (almost 10%) are living with a disability.²⁴ The proportion of residents with disabilities will likely increase as the population continues to age. In fact, individuals with disabilities are most common amongst elderly residents; with approximately 42% of persons aged 75 and over experience a disability and of the 1,386 disabled residents approximately 65 percent (907 individuals) are seniors.²⁵

As illustrated in Chart 2-13 below, there are various forms of disabilities for the adult populations that identify as having a disability. The most common disabilities in Mill Valley are independent living difficulties (almost 6%) and ambulatory difficulties (5%). Ambulatory difficulties, difficulty walking or climbing stairs, and independent living difficulties are typically most common amongst elderly adults. Black/African American residents in Mill Valley have a significantly higher disability rate (37%) compared to other racial/ethnic groups. The Hispanic/Latino population (13%) and non-Hispanic White population (10%) also have disability rates exceeding the citywide average.²⁶

²³ U.S. Census, American Community Survey 2016-2020.

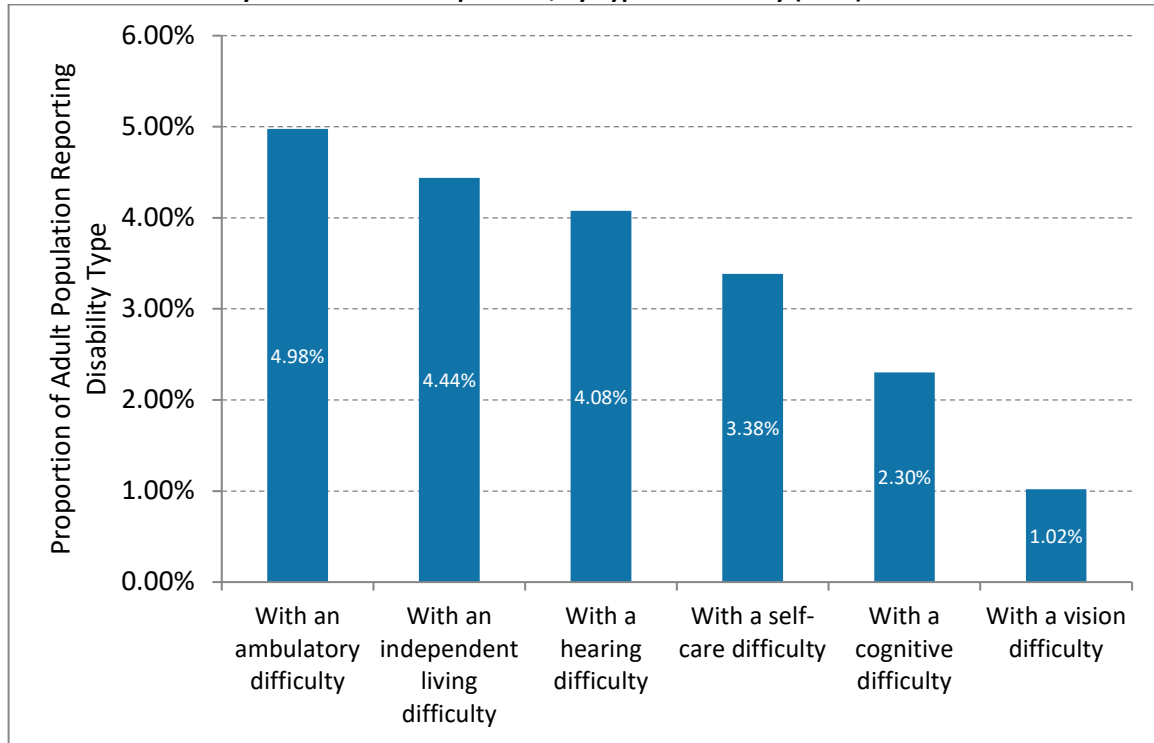
²⁴ Appendix A, Table DISAB-02.

²⁵ Appendix E, page 27 and 28.

²⁶ Appendix E, page E-27.

The design and affordability of housing, modifications to improve accessibility, proximity to services and transit, and group living opportunities represent some of the considerations important in serving this need group.

Chart 2-13: Mill Valley Disabled Adult Population, by Type of Disability (2019)



Source: Appendix A, Figure Disab-01, page A-121.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act require Mill Valley to make reasonable accommodations (i.e., modifications or exceptions) in zoning and land use regulations to afford disabled persons an equal opportunity to use and enjoy a dwelling. Mill Valley has reviewed its zoning laws and policies for compliance and makes related information available to the public through handouts and notices.

Program #30 (Universal Design/Visitability) specifically facilitates the retrofit of existing housing to provide and promote greater accessibility.

Large Households. Due to the limited supply of adequately sized units to accommodate larger households, defined as households with five or more persons, large families often face significant difficulty in locating adequately sized, affordable housing.

The 2019 Census documents 383 large households, representing six percent of all households in Mill Valley, and 12 percent of the large households are low-income households²⁷. Census data indicates that Mill Valley has an adequate supply of units suitable for the city's large families with 445 rental units and 3,365 ownership units with three or more bedrooms, which is the appropriately sized unit for a large household.²⁸ As this is not a significant special needs group in Mill Valley, the Housing Element focuses more broadly on addressing the housing needs of seniors, the workforce and families with children.

Single-parent and Female-headed Households. Female-headed households generally have lower-incomes and higher living expenses and could lack the resources needed for adequate childcare or job training services, often making the search for affordable, decent, and safe housing more difficult.

Nearly six percent of households in the City are single-parent households, most of which are female-headed single-parent households (4.4%)²⁹. The number of single-parent female-headed households with children in Mill Valley has increased from 142 households in 2010 to 269 households in 2019.³⁰ Of those female-headed households, 13% (57 families with children) are living in poverty.³¹ While these special needs group is limited in number, there are critical needs for assistance through housing subsidies, and accessible and affordable day care.

As discussed in Appendix E, there are no tracts in Mill Valley where more than 20% of children live in single-parent female-headed households.

Homeless. Homelessness in California is a continuing and growing crisis. Homeless individuals and families are without permanent housing largely due to a lack of affordable housing and often compounded by a lack of job training and supportive services related to mental illness, substance abuse or domestic violence.

The Marin Point in Time Homeless Count in 2019 identified 1,034 homeless persons in Marin County on the day of the count, with 326 unsheltered persons.³² Since 2017, there has been a decrease in the number of sheltered homeless persons and an increase in number of unsheltered homeless persons in Marin County.³³ On the day of the count a total of 8 unsheltered persons were counted in Mill Valley.³⁴ Thus the unmet need in Mill Valley for shelter is 8 beds. Program #31 (Homeless Assistance) supports Countywide programs to address the needs of homeless persons and those at risk of becoming homeless and to pursue funding for providing permanent supportive housing for the homeless.

²⁷ Appendix A, Table LGFEM-03, page A-114.

²⁸ Ibid.

²⁹ Appendix E, page 34.

³⁰ Ibid.

³¹ Appendix A, Table LGFEM-05, page A-116.

³² 2019 Marin County Homeless Count and Survey Comprehensive Report as referenced in the Marin County Draft Housing Element, Table H-2.45.

³³ Ibid.

³⁴ Ibid.

To support the opportunity to establish services, the City updated its Zoning Code in 2016, to permit emergency shelters, and transitional and supportive housing in its General Commercial Zoning District.

Substandard Housing. Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. The US Census reported that 5% of renters in Mill Valley reported lack of kitchen amenities.

C. Future Housing Needs

Housing Element law requires the documentation of projections and quantification of the Mill Valley's existing and projected housing needs for all income levels. These projected needs must include Mill Valley's share of the regional housing need.

This "fair share" allocation concept is also known as the Regional Housing Needs Assessment (RHNA). It is a state-mandated process that determines the amount of future housing growth each city and county must plan for in their housing elements. The process is administered by the California Department of Housing and Community Development (HCD), while the methodology and assigned share to each jurisdiction is developed by the Association of Bay Area Governments (ABAG). A fair share allocation is given to each jurisdiction every planning period or cycle, which is approximately every seven or eight years.

The process seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories.

1. The 2014-2022 and 2023-2031 RHNA Cycles

Table 2.14 below shows Mill Valley's RHNA allocation for the current (2023-2031) Housing Element planning period in comparison to the 2014-2022 RHNA.³⁵

As indicated in Section A above, the proportion of low-income households continues to decline in Mill Valley there is an increased and growing need for affordable housing options to accommodate lower income households and facilitate housing opportunities within the Mill Valley community that can create a more inclusive, vibrant, and diverse community.

The City relied heavily on Accessory Dwelling Units (ADUs) to accommodate its RHNA allocation in the 5th cycle. Based on the increase in RHNA and the above-referenced housing needs, the City has further evaluated its land use and zoning regulations to ensure the City can provide adequate residential sites zoned at appropriate densities to address Mill Valley's RHNA. See Chapter 3 for the evaluation of land use and sites to accommodate RHNA and Chapter 4 for housing programs to facilitate the development of housing in the Mill Valley community, including several programs aimed at creating deed-restricted affordable housing that remain in perpetuity (see housing programs 4, 10, 11 and 15).

³⁵ Mill Valley has successfully met and complied with the past RHNA allocation for the 2014-2022 Housing Element cycle and will therefore not be required to add units to the assigned unit count for 2023-2031 RHNA.

Table 2.14: 2014-2022 and 2023-2031 RHNA

Income Level	Percent of Average Median Income (AMI)	Cycle 5 2014-2022	Cycle 6 2023-2031
Extremely Low Income	Less than 30%	20*	131*
Very Low Income	30-50%	21*	131*
Low Income	51-80%	24	151
Moderate Income	81-120%	26	126
Above Moderate	>120%	38	326
Total		129	865

Source: Association of Bay Area Governments; Final Regional Housing Needs Allocation (RHNA) Methodology and Draft Allocations.

* Note: Extremely low-income calculated based on 50% of very-low income RHNA distributions. For 2014-2022, very low income RHNA is 41 units. For 2023-2031 RHNA, very low income RHNA is 262 units.

III. Housing Resources: Opportunities & Constraints

This “Housing Resources” chapter describes the resources available for development, rehabilitation, and preservation of housing in Mill Valley, including sites for new housing; financial and administrative resources available to facilitate housing production and housing-related services; and opportunities for energy conservation in existing and new residential development as a means of reducing housing costs.

An important component of the Housing Element is the identification of sites for future housing development, and an evaluation of the adequacy of these sites in fulfilling the City’s regional housing needs allocation (RHNA) for the planning period of June 30, 2022 through December 31, 2030. Mill Valley’s regional housing allocation is 865 units, which is divided among the five income categories of extremely-low, very-low-, low-, moderate-, and above-moderate as shown in Table 3.1 below.

Table 3.1: Regional Housing Needs Allocation (RHNA) for 2023-2031

Category	Area Median Income	RHNA	% of Total
Extremely Low Income*	30% or less	131	15%
Very Low Income*	31-50%	131	15%
Low Income	51-80%	151	17%
Moderate Income	81-120%	126	15%
Above Moderate	over 120%	326	38%
TOTAL RHNA		865	100.0%

Source: Final Regional Housing Needs Allocation, ABAG.

*The City has a RHNA allocation of 262 very-low-income units (inclusive of extremely-low-income units). Pursuant to state law (AB 2634), the City must project the number of extremely-low-income housing needs based on Census income distribution or assume 50% of the very-low-income units as extremely-low-income; for this table, the City has used the 50% assumption.

A. Accommodating 2023-2031 RHNA

Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. HCD also recommends that jurisdictions identify enough residential capacity within their boundaries that is above and beyond the required housing numbers identified in each RHNA cycle, to help offset sites that may be developed at lower densities than identified in the capacity analysis.

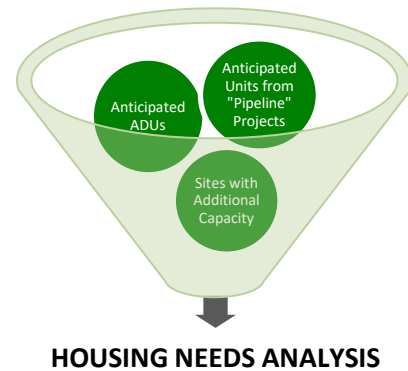
The Mill Valley Housing Element Update aims to meet State mandates, achieve California Department of Housing and Community Development (HCD) certification, and reflect the values and desires of the community. The City has worked collaboratively with the community to develop a realistic approach in identifying parcels or “sites” suitable for housing development and at appropriate densities, within the 2023-2031 RHNA cycle to accommodate the City’s identified need for 865 units as well as an adequate buffer to demonstrate a “margin of safety”.

Based on the City’s past performance of achieving its RHNA goal for the 5th cycle, the City is not subject to the addition of “roll-over” units from the past RHNA cycle. See Appendix D for details.

The process for identifying sites as part of the Housing Needs Analysis is illustrated in the Figure 3-1 to the right.

1. **Anticipated units from “pipeline” projects.** Those parcels with anticipated units based on building permits issued after June 30, 2022 and those projects with planning entitlements;
2. **Anticipated Accessory Dwelling Units (ADUs).** Projected ADUs based on a four-year trend applied annually for the 8-year RHNA cycle;
3. **Sites Inventory.** To determine the potential sites with additional capacity based on existing allowable zoning, a detailed planning exercise known as the “capacity analysis” is conducted. The capacity analysis evaluates all 5,709 parcels in Mill Valley, applies the existing development rules, and calculates the resultant number of housing units that could reasonably and realistically be provided. The adequacy of each site - and the site’s appropriateness for inclusion in the Sites Inventory - is based on many criteria, such as the existing use on the property and general site characteristics. See Appendix C for details.
4. **Revised Sites Inventory with Rezoning, as needed.** Additional units and/or sites gained through rezoning areas or parcels to accommodate any shortfall of units to accommodate RHNA. As shown in Table 3.2, there was a sufficient amount of appropriately zoned sites accommodate the City’s RHNA needs. The City is therefore adopting a series of housing overlays, in conjunction with the adoption of the Housing Element, which will allow those multi-family and commercially zoned parcels identified in the sites inventory to take advantage of modified development standards and increase densities. These overlays have been identified and established as part of the public engagement process described below.

Figure III-1: Identification of Sites and Anticipated Units for RHNA

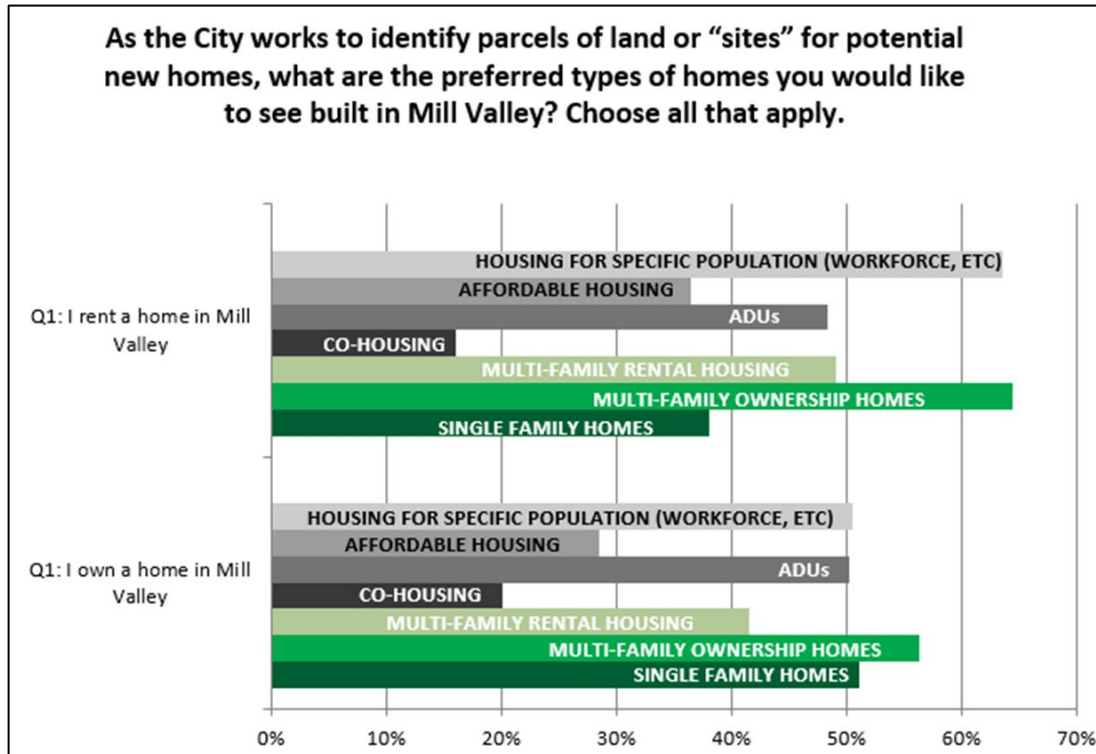


Public input on various land use and housing strategies to successfully identify sites and meet its RHNA was collected by the City as part of its public engagement process. In February 2022, the City hosted an online workshop (approximately 100 participants in attendance and 175 registered) and posted an online survey (with over 1,045 responses). Following the online workshop (late February and March 2022), the project team attended the Mill Valley Farmers Market, provided an overview at the Mill Valley School District Meeting, and hosted a focus group with the private Affordable Housing Committee group and members of MV Free (Mill Valley Force for Racial Equity and Empowerment) to further discuss housing opportunities and strategies to consider.

The majority of survey respondents recognize the need for multi-family housing and housing for specific populations, such as the local workforce that makes far less than what is needed to afford a home to rent or own in Mill Valley (see Chapter 2 for details). A large portion of survey respondents also recognized the use of ADUs as part of diversifying housing in Mill Valley as

reflected in Figure 3-2. City staff also reached out to local property owners in commercial areas where mixed-use opportunities may be available and determined that there was interest from locally owned commercial property owners, but many of the lots were small (less than ½ acre in size).

Figure III-2: Survey Response from Mill Valley Online Survey (February 2022)



Source: Mill Valley online survey, Appendix B.

Some common themes that were identified as part of the needs assessment and sites identification process were:

- Avoid environmentally constrained areas.
- Build housing that is attainable in terms of affordability.
- Create housing opportunities to help address diversity, community connections, climate change, etc.
- Provide housing for the community's workforce, seniors and future generations.
- Community concern remains about potential impacts of new homes “what about the traffic?!”
- Existing development standards do not provide the tools to allow interested property owners to build housing.

Summary of Results. Table 3.2 summarizes the housing needs analysis based on the criteria above. For purposes of identifying adequate sites to accommodate the City’s RHNA allocation, state law does not mandate the separate accounting for the lower income category and is therefore grouped together for ease of reporting. See details below for further explanation of numbers provided in Table 3.2.

As illustrated in Table 3.2, Mill Valley can successfully accommodate its RHNA as well as establish an adequate “buffer” beyond the 865 designated units with the adoption of the three designated Housing Overlays described in Chapter 4, Housing Program 20. Details regarding the summary table below are provided in this Chapter in the subsections below.

Table 3.2: Mill Valley’s 2023-2031 Housing Needs Analysis--Accommodating RHNA through Rezoning

Income Levels	Very Low (30-50% AMI)	Low Income (50-80% AMI)	Moderate (81-120% AMI)	Above Mod (Over 120% AMI)	Total
(A) RHNA	262	151	126	326	865
1. Anticipated Units: Permits/ Entitlements	0	4	9	32	45
2. Anticipated ADUs	48	48	48	16	160
3. Sites Inventory	245	138	96	313	792
Vacant Single-Family Zoned Sites	0	0	0	89	89
Projected SB 9 Lot Splits	0	0	0	36	36
City-owned site (1 Hamilton)	20	20	0	0	40
Office Conversion (adaptive reuse)	0	0	10	55	65
Underutilized/Small Lot: Commercial and Multi-Family Zoned Sites Under ½ acre	8	9	56	133	206
Opportunity Sites: Commercial Zoned Sites over ½ acre	217	109	30	0	356
(B) Total Units (Existing Zoning, 1+2+3)	293	190	153	361	997
Surplus (over RHNA, B-A)	31	39	27	35	132
% over RHNA/Buffer	8%		21%	11%	

1. “Pipeline Projects”: Anticipated Units based on Building Permits Issued after June 30, 2022, or with Planning Entitlements

State law allows local governments to receive credits towards its RHNA housing goals with housing units constructed, building permits issued, and projects approved during the RHNA planning period (June 30, 2022-December 31, 2030). Those residential projects issued building permits after June 30, 2022 and those projects with planning entitlements that have not yet pulled a building permit are therefore credited towards Mill Valley's 2023-2031 RHNA, as illustrated in Table 3.3 below.

Table 3.3: Anticipated Units: Residential Projects with Building Permits Issued after June 30, 2022 or Planning Entitlements

Unit Type	Average Median Income (AMI) Household Level				Total Units
	Very Low	Low	Moderate	Above Moderate	
Accessory Dwelling Unit			1		1
Single-family	-	-	-	3	3
Multi-family					
160 Corte Madera	-	-	4	6	10
550 Miller	-	1	1	4	6
575 East Blithedale		3	3	19	25*
Total Units Permitted/Entitled	0	4	9	32	45

*Anticipated unit count based on active planning project.

2. Accessory Dwelling Units (ADUs)

Accessory Dwelling Units are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. Junior Accessory Dwelling Units (ADUs) are similar, apart from a shared bathroom or living spaces that can be shared with the primary dwelling unit. ADUs can be attached to the main home with a separate entrance or can be a small, detached unit located in the rear yard or above a garage. Because of their small size, ADUs and JADUs typically rent for less than apartments in multi-family buildings, and can provide affordable rental options for smaller households, as well as rental income for the homeowner.

ADUs are an integral part of Mill Valley's existing housing stock, with at least 118 new units permitted in the prior 2014-2021 Housing Element RHNA cycle. In order to obtain information on the use and rent structure of second units in the community, the City participated in a County-wide survey and further evaluation of ADUs conducted through the Association of Bay Area Governments (ABAG). As presented in Table 3.4 below, approximately 30% percent of rents were within the level affordable to very low-income households, 30% percent were affordable to low-income households, 30% percent were affordable to moderate income households, and 10% percent were at levels affordable to above moderate-income households.¹

According to ABAG's "Using ADUs to Satisfy RHNA" Technical Memo, the estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2019 when state law made it easier to construct the units. Since 2019, the City has issued an average of 20 building permits for ADUs:

- 2019: 16 building permits issued
- 2020: 16 building permits issued
- 2021: 29 building permits issued

¹ Source: ABAG, "Using ADUs to Satisfy RHNA", Technical Memo.

<https://abag.ca.gov/sites/default/files/documents/2022-03/ADUs-Projections-Memo-final.pdf>

Assuming the annual average of 20 ADU permits per year since 2019, the City projects that 160 ADUs will be permitted over the eight-year planning period. The City is using ABAG’s survey data to distribute the projected units by income category as shown in Table 3.4.

Table 3.4: Anticipated Accessory Dwelling Units

Unit Type	Income Level				Total Units
	Very Low	Low	Moderate	Above Mod	
Assumed Affordability	30%	30%	30%	10%	
Number of Projected ADUs	48	48	48	16	160

Source: ABAG, “Using ADUs to Satisfy RHNA”, Technical Memo.

<https://abag.ca.gov/sites/default/files/documents/2022-03/ADUs-Projections-Memo-final.pdf>.

3. Sites Inventory (Capacity within Existing Residential Zoning)

Housing Element law requires Housing Elements to include a detailed land inventory and analysis of properties to identify sites that can be developed for housing within the planning period, noting zoning and general plan designations, size and existing uses; general analysis of environmental constraints and the availability of infrastructure, and the evaluation of the suitability, availability and realistic development capacity of sites. It is important to note that the capacity analysis is a planning exercise and does not mandate the elimination of existing use(s) or building(s) on a property. Instead, this analysis demonstrates that the City’s zoning and land use as applied to specific sites is adequate to accommodate possible units on specific sites. This “capacity analysis” is a strategy that looks at the community as it is today, applies the existing development rules, and calculates the resultant number of housing units that could reasonably and realistically be provided.

“Default density” is a feature of state law and is a very important component of the methodology for the capacity analysis. The RHNA is divided into different income levels, as a jurisdiction needs to show its intent to provide housing for households of various income levels (the Association of Bay Area Governments, or ABAG, determines the calculation methodology and number of units per income category). To assess this from a planning perspective, a “default density” is assigned to determine the number of units that could be counted in individual income categories. Generally speaking, the higher the potential density of a site, the more affordable the resultant development will be and the lower the income level it will be assigned to. Default density is therefore used for the purpose of assessing whether a jurisdiction can meet its RHNA, but actual development circumstances may vary. More detailed information about the capacity analysis can be found in Appendix C.

All parcels in the City were reviewed to identify sites that would be realistic candidates for infill residential development to fulfill the RHNA as part of the capacity analysis. To ensure a meaningful analysis, a list of criteria was developed to identify only properties that had realistic development potential. Based on a review of the City’s parcels, local topography, environmental constraints (such as the FEMA floodway), and the City’s existing land use, zoning, and development standards, it was determined that the City was not able to identify an adequate number of sites to meet its RHNA allocation at all income levels. See Appendix C for the list of criteria and details for identified sites.

Pursuant to Housing Element statutes, sites in Mill Valley with zoning designations that allow residential development at a density of at least 20 dwelling units per acre (du/ac) and are at least ½ acre in size are categorized as affordable to lower income (very low and low-income) households. Sites with unit potentials of at least 10 du/ac but less than 20 du/ac are considered affordable to moderate income households, and sites with unit potentials lower than 10 du/ac are considered affordable to above-moderate income households only.

The City's approved and built units, together with its residential development potential shown in Table 3.1 and Table 3.5, demonstrate that the City has insufficient sites to address its 2023-2031 RHNA of 865 units, as well as the affordability targets established by the RHNA.

Table 3.5: Comparison of RHNA to Total Built Units and Existing Zoning Potential

Income Levels	Very Low and Low Income (Up to 80% AMI)	Moderate (81-120% AMI)	Above Mod (Over 120% AMI)	Total
(B) RHNA	413	126	326	865
1. Anticipated Units with Permits/ Entitlements	4	9	32	45
2. Anticipated ADUs	96	48	16	160
3. Sites Inventory	298	141	202	646
<i>Vacant Single-Family Zoned Sites</i>	0	0	89	89
<i>Projected SB 9 Lot Splits</i>	0	36	0	36
<i>Office Conversion (adaptive reuse)</i>	0	10	55	65
<i>Underutilized Sites: Commercial and Multi-Family Zoned Sites Under ½ acre</i>	0	79	59	138
<i>Opportunity Sites: Commercial Zoned Sites over ½ acre</i>	258	0	0	258
(B) Total Units (Existing Zoning, 1+2+3)	398	198	250	851
(C) Unmet RHNA (B-A) (minus = deficit)	-15	72	-76	-14

Source: Staff analysis of Sites Inventory, Appendix C.

* Note: The Above moderate shortfall can be accommodated by moderate income housing since above-moderate income households can afford to purchase/rent housing identified at the lower income categories.

HCD also recommends that jurisdictions identify enough residential capacity within their boundaries that is above and beyond the required housing numbers identified in lower income categories, to help offset sites that may (or may not) be developed during the planning period. Based on HCD guidance and review of other Housing Elements, a “buffer” or margin of safety of at least 15% above the City's RHNA allocation for the lower and moderate-income categories for a total of 81 additional units to ensure future compliance with “No Net Loss” requirements.² As a result, the City determined that it was approximately 100 units short of satisfying State requirements (RHNA shortfall, plus the buffer) based on its existing land use and zoning capacity.

² No Net Loss requires cities to demonstrate that capacity is available for affordable units throughout the 8-year planning period, including when a proposed development on a specific site result in fewer units than were assumed to be possible on that site in the Housing Element Sites Inventory (Government Code Section 65863, “No Net Loss” requirements).

4. Revised Sites Inventory (Rezoning to Provide Additional RHNA Development Potential)

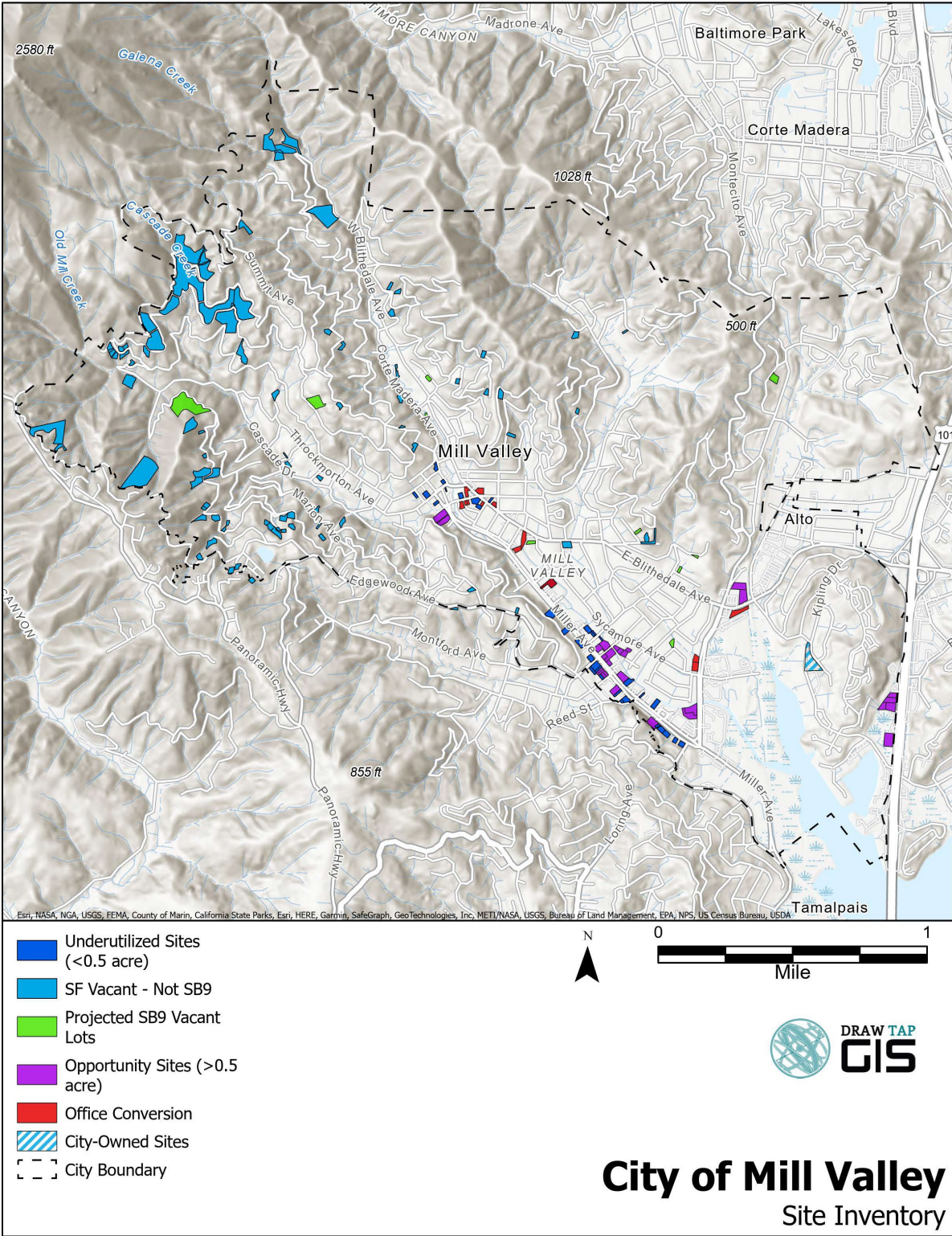
Based on the City's regional housing goal of 865 units, City planners advised the community early in the public outreach process about potential changes to land use, density, and development standards to meet its RHNA. The community was then specifically asked to provide input on various land use and housing strategies that could be used to help the City meet its RHNA requirements as part of the City's February 2022 workshop (approximately 100 participants in attendance) and online survey (with over 1,045 responses). When discussing changes to land use and zoning with the community, there were several common themes and interests identified, including:

- Avoid environmentally constrained areas.
- Create housing that is "attainable" in terms of affordability.
- Create housing opportunities can help address diversity, community connections, climate change, etc.
- Provide housing for the community's workforce, seniors and future generations.
- Work to reduce traffic and parking impacts from new housing locations.

Based on community input received, three housing overlay zoning districts will be adopted in conjunction with the adoption of the Housing Element. Based on the existing context and topographical constraints of Mill Valley (Chapter 1), these three overlay districts target smaller-scale adaptive reuse and mixed-use redevelopment opportunities with increased density and relaxed parking and height standards that target small parcels under ½ acre; office conversions and larger "opportunity sites" that are ½ acre or more that provide viable opportunities for redevelopment within the 8-year housing period. Larger commercial sites operated by commercial chains, such as Whole Foods, Safeway, CVS Pharmacy and Walgreens Pharmacy were not considered viable due to long-term leases. See Appendix C for additional details for the methodology in identifying sites and Chapter 4, Program 20 for additional details on the proposed housing overlays.

Figure 3-3 identifies the location of sites by housing strategy, which include single family vacant lots; single family lots that may qualify to split into two lots providing up to two lots on each site; those parcels ½ acre or more that can provide affordable housing for lower incomes; parcels that are less than ½ acre that can add units; and sites that could provide second floor office conversions.

Figure III-3: Mill Valley Sites Inventory, by Housing Strategy



Source: Veronica Tam Associates based on City GIS data and capacity analysis (Appendix C).

Table 3.6 below quantifies the number of sites based on housing strategy. Sites are further detailed based on zoning in subsections below. See Appendix C for the list of sites by address, parcel number and existing use.

Table 3.6 Number of Sites in Housing Inventory, by Housing Strategy

Sites Inventory Housing Strategy with Rezoning	Number of Sites
Vacant Single-Family Zoned Sites	88
Projected SB 9 Lot Splits	9
City-Owned Site (1 Hamilton) with rezoning	1
Underutilized Sites/Small Lots: Commercial and Multi-Family Zoned Sites Under ½ acre with Housing Overlay	33
Opportunity Sites: Commercial Zoned Sites over ½ acre with Housing Overlay	27
Office Conversions with Housing Overlay	13

Source: Staff analysis of sites inventory data, Appendix C.

Table 3.7 provides a comparison of anticipated units by zoning type for the 2023-2031 planning period based on existing versus proposed rezoning through adoption of overlay zoning districts as further described in Chapter 4, Program 20.

Table 3.7: Comparison of Unit Capacity in Sites Inventory based on Existing Zoning and Proposed Rezoning

Zoning type	Zoning Districts	Number of Parcels	Potential Unit Capacity based on Existing Zoning	Potential Unit Capacity based on Rezoning
Residential	All RS, RSP, RP, RM, RMP	102	215	125
Commercial Mixed Use	C-G, C-N, C-R, P-A	68	387	627
Open Area/ City Owned	O-A	1	0	40
Total		172	602	792

Source: Staff Analysis based on Sites Inventory, Appendix C. Does not include ADUs or Pipeline projects.

5. Summary of Sites to Meet RHNA Allocation and Recommended Buffer

Based on the above-referenced analysis, the City can adequately meet its RHNA allocation and HCD's recommended buffer for the lower and moderate-income categories. See summary Table 3.2 on page III-4 for the total anticipated units to be constructed during the eight-year housing cycle.

The summary below quantifies and provides further details about those sites identified in the City's Sites Inventory, contained in Appendix C and illustrated in Figures 3-3 and 3-4.

Residentially Zoned Sites. A review of all parcels within the City with residential zoning in place in the Single-Family Residential, Multiple Family, Planned Single-Family Residential, Residential Planned, and Planned Multi-Family Residential Districts (RS, RM, RSP, RP, RMP respectively) currently yields a total of **102** parcels that are considered good candidates for infill residential development. On these parcels, it is estimated that **125** new residential units could be built in the during the planning period under existing zoning regulations for Single-Family zoned sites and applying the overlay zones to multi-family zoned sites as described in Chapter 4, Housing Program 20.

Commercially Zoned Sites. Mill Valley's existing zoning regulations allow for residential uses in all commercially zoned districts through the issuance of a conditional use permit. This form of mixed-use infill development is an ideal way for the City to utilize its existing stock of parcels currently served by existing roads and utilities. Residents next to or over ground floor commercial provide passive security for the area, provide a built-in customer base, and create increased activity and vitality within commercial areas. This form of traditional mixed-use enhances the historic development pattern found in the commercial areas of Mill Valley where a number of apartments and flats exist above and next to street level retail spaces.

68 parcels in the Commercial zoning districts were identified as good candidates for mixed-use development. It is estimated that **627** new residential units could be built in the future on these sites by applying the overlay zoning districts described in Chapter 4, Housing Program 20.

Other Sites Identified. Public owned sites include those tax-exempt properties owned by public entities that are typically zoned in Mill Valley as either Open Area (O-A) or Community Facility (C-F), and include landowner by the City of Mill Valley, County of Marin, Public Schools, Religious Institutions, and various utility companies. In 2020, City staff worked with the Housing Advisory Committee and the City's housing consultant to evaluate 150 publicly owned sites located in the City of Mill Valley to identify those sites of interest for housing.

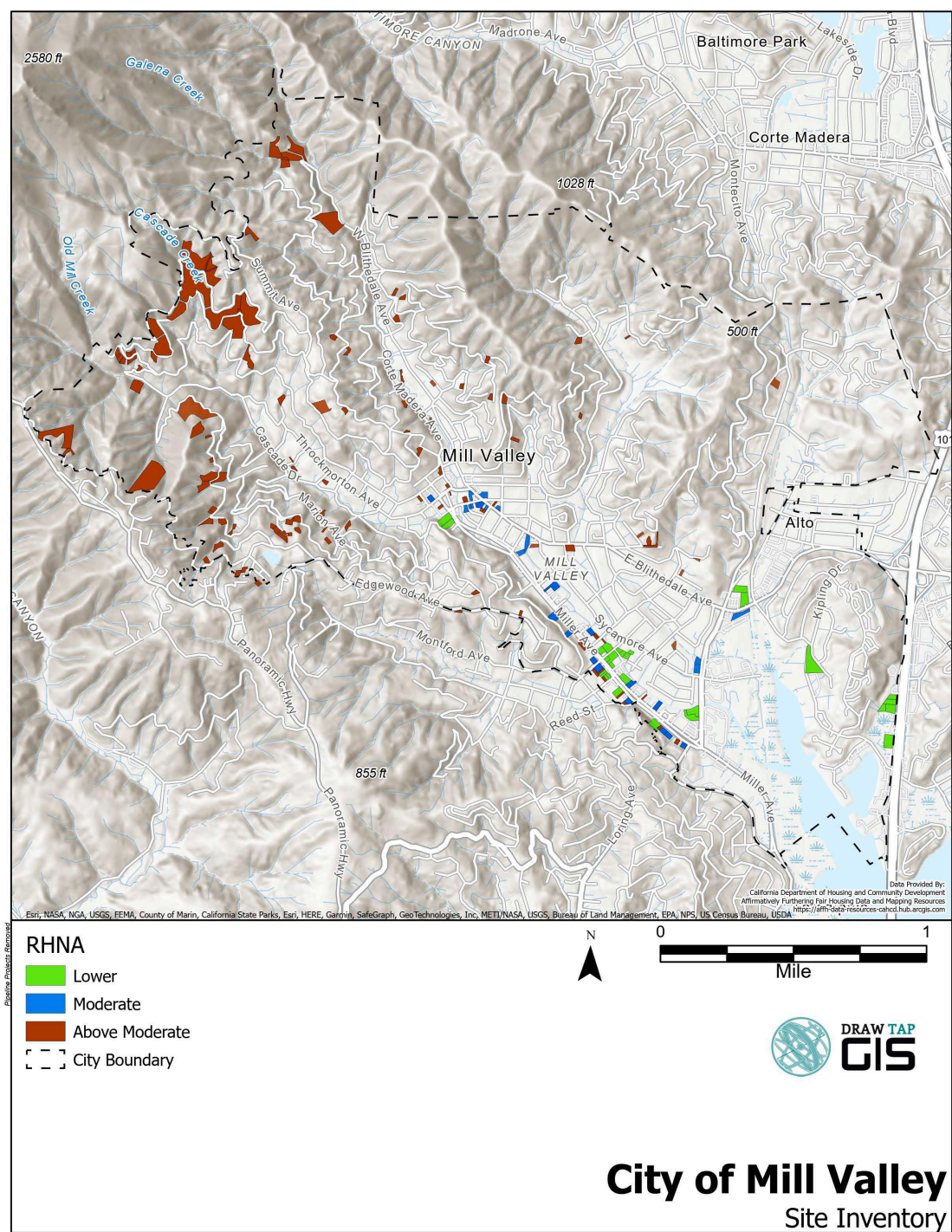
On June 21, 2021 City Council reviewed and accepted the Housing Advisory Committee's recommendations to select the northern portion of the 1 Hamilton city-owned parcel and issue a Request for Qualifications to solicit interest and partner with a non-profit home builder. This portion of land has been deemed "exempt surplus land" for the sole purpose of building affordable homes on the property and the City entered into an exclusive negotiating agreement (ENA) with EAH Housing to further evaluate the feasibility of building at least 40 affordable housing units on the property. As such, the City has included the northern portion of 1 Hamilton in its sites inventory based on the ENA and surplus land designation.

As part of the rezoning exercise, those sites identified as necessary to meet the City's lower income RHNA allocation and qualify for a housing overlay will also be subject to a by-right approval process without discretionary review³ if the proposed project meets certain standards, including a requirement that the project build 20 percent of the units for, and offered at an affordable rent to, lower income households (80% or less than the average median household income). See Chapter 4, Housing Program 20 for more details.

Figure 3-4 identifies the same the sites inventory by income level (as opposed to housing strategy) and illustrates low- and moderate-income housing is located outside of hillside areas that are typically constrained by limited roadway access and prone to fire risk, all of which increase costs of construction and housing prices.

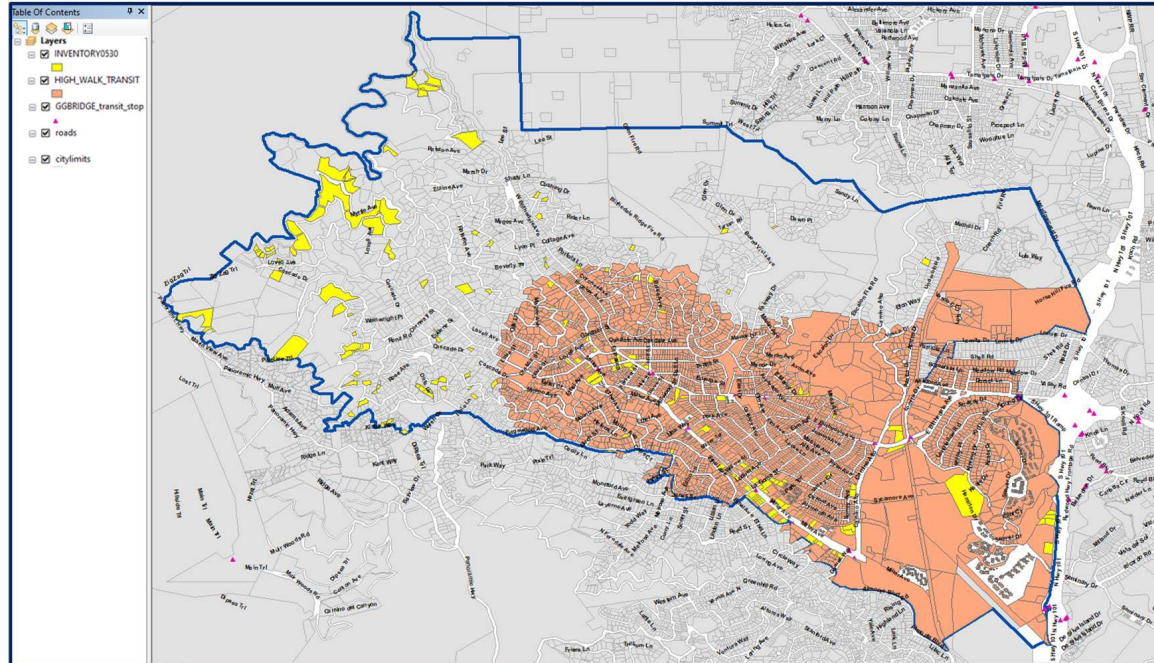
³ By-right approval means that the project will be approved if it meets an established set of objective standards and guidelines. No discretionary review, public hearings, or environmental analysis will be conducted for a proposed project that is subject to the by-right approval process.

Figure III-4: Mill Valley Sites Inventory, by income level



The sites inventory also supports urban infill and smart, sustainable growth principles with Figure 3-5 illustrating all of the commercial and multi-family sites identified to satisfy the moderate and low-income RHNA allocation are located within ½ mile of transit and are considered highly walkable.

Figure III-5: Mill Valley Sites Inventory, by Proximity to Transit and Walkability (1/2 mile)



Source: Dennis H. Klein, PE AICP GISP, Boundary Solutions, Inc., June 2022.

B. Availability of Infrastructure and Public Services

Mill Valley is an established community, and new developments on land designated for residential use can be easily connected to the existing infrastructure systems for power, sewer, storm drains, water pipes, and other utilities. The Mill Valley Refuse Service provides residential and commercial garbage collection to Mill Valley and several other surrounding communities in Marin County.

The Marin Municipal Water District (MMWD) provides water to the City of Mill Valley as well as the incorporated cities and towns of San Rafael, Corte Madera, Fairfax, San Anselmo, Ross, Larkspur, Tiburon, Belvedere and Sausalito and communities in unincorporated areas of Marin County. MMWD's primary water supply is local surface water obtained from rainfall collected from a watershed with six reservoirs. MMWD's 2020 Urban Water Management Plan has determined that there is adequate supply to meet demand for a projected service population of 211,961 in 2045, an increase of 20,692 people from the 2020 level. Thus, water supply is sufficient to accommodate population growth in Mill Valley associated with the development of 865 new residential units, which is estimated at approximately 1,990 new residents (2.3 persons per household). MMWD is allowing new connections for development, however, there is a moratorium on new connections for irrigation. Water distribution lines are located at or nearby all of the parcels listed in the Sites Inventory.

Mill Valley is served by The Sewerage Agency of Southern Marin (SASM) for wastewater treatment services. Mill Valley's sewer system is aging, as most of the city's pipes were installed over 60

years ago, primarily three to four-foot sections of vitrified clay pipe, which are therefore brittle and with many connecting joints, which are susceptible to intrusion from groundwater and tree roots. Street debris has also impeded flow and caused sewage to overflow into the public street.

Continued efforts have been pursued by the City to repair and strengthen its sewer system. Recent rate increases have been implemented in order to continue to upgrade the collection system and the treatment facilities and process. System upgrades will improve the efficiency and capacity of the SASM treatment plant.

Over the past several years the City has worked to address and clarify annual calculations and verification of the number of “equivalent Dwelling units” (EDUs) for each of the six SASM member agencies. Collection system or treatment plant capacity has not been identified as a constraint on future development consistent for this Housing Element cycle but is likely to be an issue in future Housing Element Updates, should the 865 designated RHNA units be built. Based on the analysis, Mill Valley has approximately 1,900 EDUs in reserved sewer capacity at its sewer plant.

C. Financial Resources

The ability of the City of Mill Valley to achieve its housing goals and objectives will, to a large extent, depend on the financial resources that are available to the City and its residents. The list below summarizes major sources of existing funding opportunities at the local and State levels.

1. Local Programs

Listed below are some of the funding sources available at the local and county-wide level.

Affordable Housing Fund. A 1% fee is collected for all residential remodels over \$105K. These fees are deposited in the Affordable Housing Trust Fund earmarked to fund projects that enhance, produce or protect affordable housing. Approximately \$300K is collected annually with the Trust Fund reaching \$1M since its establishment in 2018. The Trust Fund has been effective in providing funding for the Home Match Program (Housing Program 29) and the evaluation of the feasibility to build affordable housing on the northern portion of the City-owned site at 1 Hamilton Drive (Housing Program 10).

Marin County Community Development Block Grant (CDBG). Mill Valley is a participating city in Marin County’s Community Development Block Grant (CDBG) program, and thus income qualified residents are eligible for participation in several of the County’s CDBG programs, including the Residential Rehabilitation Loan Program.

Other Local Funding Opportunities. Additional local funding sources that may be available in the future could include tax measures on vacant homes; transfer taxes; or allocation of the City’s Transient Occupancy Tax (TOT) for housing-related purposes.

2. State Programs

The State Department of Housing and Community Development (HCD) administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing. Most of these programs award points

for jurisdictions with an adopted housing element found in substantial compliance by HCD. The following highlights several of the State's programs with potential relevance in Mill Valley:

Local Housing Trust Fund Grant Matching Program (LHTF). State funding is available to assist existing and new Local Housing Trust Funds (LHTFs). The State will provide matching grant funds to LHTFs. Approved activities include development of affordable multi-family rental and ownership housing and emergency shelters. New Local Housing Trust Funds that are in a county with a population of less than 425,000 persons are given priority in each round of funding, making activities funded through Mill Valley's Affordable Housing Fund eligible for priority funding.

Building Equity and Growth in Neighborhoods (BEGIN) Program. BEGIN provides grants to cities and counties which then make deferred-payment, second mortgage loans to qualified first-time low and moderate-income homebuyers of new homes, in projects where affordability is enhanced by local regulatory incentives or barrier reductions.

Infill Incentive Grant (IIG) Program. This State program assists by providing grants to qualifying infill projects and areas, in the new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in such infill locations.

Housing Related Parks Program. Provides financial incentives to jurisdictions who construct new units affordable to very low- and low-income households. Grants may be used for the creation of new parks, or rehabilitation or improvements to existing parks.

HOME Investment Partnership Programs (HOME). The HOME Program provides grants to cities, counties, and Community Housing Development Organizations (CHDOs) for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multi-family housing projects serving lower income renters and owners.

Housing Enabled by Local Partnership (HELP) Program, California Housing Finance Agency. The HELP Program and the Residential Development Loan Program (RDLP) offer reduced rate loans to local government entities for locally determined affordable housing activities and priorities (acquisition, construction, rehabilitation, single-family homeownership, or preservation of multi-family and special needs units).

Multifamily Housing Program (MHP). Provides deferred payment loans to assist the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. The conversion of non-residential structures to rental housing are also eligible.

D. Administrative Resources

The Bay Area is home to numerous nonprofit housing developers who have produced thousands of high-quality affordable housing projects over the past 40 years. These non-profit agencies can serve as resources in helping Mill Valley to address its housing needs, and in the implementation of its Housing Element programs. Several non-profits already have a track record of producing and managing affordable housing in Mill Valley, including EAH, BRIDGE Housing and Mercy Housing.

The Ecumenical Association for Housing (EAH) is a well-known affordable housing non-profit developer with projects in Marin County and the western United States. In 2009, EAH Housing joined Interfaith Housing Foundation (IHF) to renovate and extend affordability at the 75-unit Shelter Hill family apartments in Mill Valley.

Bridge Housing is one of the largest affordable housing developers in the State, having produced over 13,000 units since its founding in San Francisco over two decades ago. The City of Mill Valley has partnered with BRIDGE by providing ground leases on City-owned land to realize the development of the 32-unit Pickleweed and 17-unit Alto Station family apartments.

Mercy Housing is a national housing organization involved in the development, preservation, management, and financing of affordable housing for low-income families, seniors and people with special needs. In Mill Valley, Mercy provides 24 units of service-enriched housing for persons with disabilities at Camino Alto Apartments.

The Marin Housing Authority (MHA) owns and manages two affordable senior housing developments in Mill Valley – Homestead Terrace and Kruger Pines. The City also contracts with MHA to monitor deed restricted affordable rental and ownership housing provided through the City’s inclusionary housing program.

The Nonprofit Housing Association of Northern California (NPH) serves as a local networking agency, advocacy group and resource organization for affordable housing developers in the Bay Area. In addition, the recently incorporated Mill Valley Village can also serve as a resource to the City in implementing its senior-oriented housing programs.

E. Opportunities for Energy Conservation and Sustainable Development

Housing Element statutes require an analysis of opportunities for energy conservation with respect to residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

The Housing Element sets forth Goal 8 “promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources and automobile use,” (see Housing Programs #32-Sustainable Housing Projects; #33-Green Building and Energy Conservation for details), along with a series of policies and implementing programs,

to specifically address residential energy efficiency and sustainability (see below). In addition, those sites identified to satisfy the low and moderate income RHNA allocations, illustrated in Figure 3-5, are within ¼ mile of transit and are considered highly walkable areas.

There are several significant areas in which the County of Marin and the City of Mill Valley is encouraging energy conservation in new and existing housing:

1. Green Building Practices

Green Building practices continue to be a major component of Mill Valley’s approach to sustainability for the built environment. Mill Valley’s green building standards are codified in Chapter 14.48 “Green Building Standards” of the [Municipal Code](#). For the 2019 code cycle, the City adopted more stringent Tier 1 requirements for additional mandatory and elective measures in the areas of planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. In addition, the City’s ordinance encourages all-electric and limited mixed-fuel buildings by requiring higher energy efficiency standards for conventional mixed-fuel buildings.

All types of residential renovations are subject to Green Building standards in Mill Valley and are scaled based on the scope of the project. Mill Valley is more aggressive than state Green Building (CalGreen) requirements, both in level (tier 1) but also in that it applies to major renovations as well as new homes. Due to cost-benefit analysis, multi-family residential projects are designated at Tier 1 with a 10% increase over Title 24 standards. The City of Mill Valley has also adopted the EV Ready reach code, which requires new and major remodels to provide EV readiness for Level 2 EV charging at a residence.

2. Solar and Battery Power

Solar continues to be installed in Mill Valley. With recent fires and power shut offs, the City has also seen an increase in the number of battery storage projects. As illustrated in Table 3.7, battery storage was installed in 72% of PV projects in 2020, up from 17% in 2019. So far in 2021, 68% of PV projects are including battery storage.

Table 3.8: Summary of Solar and Battery Storage Building Permits, by year

Year	kW AC Installed	Total Solar PV Projects	Projects that Include Battery Storage	% of Projects with Battery Storage
1999	3	1	0	0%
2001	14	3	0	0%
2002	46	13	0	0%
2003	60	18	0	0%
2004	77	18	0	0%
2005	89	25	0	0%
2006	92	25	0	0%
2007	237	49	0	0%
2008	190	48	0	0%
2009	144	28	0	0%
2010	127	33	0	0%
2011	218	29	0	0%

2012	245	49	0	0%
2013	372	77	0	0%
2014	328	79	0	0%
2015	515	98	0	0%
2016	631	92	1	1%
2017	665	63	0	0%
2018	340	65	4	6%
2019	464	83	14	17%
2020	1,501	239	171	72%
2021: Partial Year through 7/30	1,033	152	103	68%

Source: California Distributed Generation Statistics, PG&E Interconnected Project Sites Data Set, current as of July 31, 2021. Includes unincorporated areas of Mill Valley.

3. Energy Financing and Rebate Programs

Listed below are various opportunities available to local homeowners and tenants to upgrade their residences to help minimize the proportion of household income that must be dedicated to energy costs, as well as to minimize the use of nonrenewable resources. The items below are also available on the City's website.⁴

- The Housing Rehabilitation Loan Program assists low-income owners in the rehabilitation of older housing units, which can include energy efficiency improvements.
- MCE Clean Energy and the BayREN offers tenants of multi-family properties, homeowners, and renters of single-family units no-cost walk-through energy assessments to identify potential energy and cost savings opportunities and incentives to assist with energy upgrades to the common area and units. Additionally, both programs offer no-cost energy savings kits for residents that include LED lamps, smart power strips, faucet aerators, and more.
- The County-led Electrify Marin program offers free technical assistance and rebates to encourage homeowners to replace natural gas burning appliances such as space and water heating and cooking appliances with high efficiency electric units. The replacement units use less energy and improve the indoor air quality of the home. The Electrify Marin rebates can also be combined with incentives provided by BayREN and the state.
- The BayREN Home+ program provides single family homeowners no-cost technical assistance and rebates for energy efficiency and electrification projects. BayRen also offers an energy efficiency program for renters.
- This Statewide Energy Upgrade California program offers incentives to homeowners who complete select energy-saving home improvements on a single-family residence and two-to-four-unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater

⁴ www.cityofmillvalley.org/sustainability

energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters.

- MCE Clean Energy offers an income-qualified single family energy efficiency program. MCE Home Energy Savings program provides income-qualifying residents with free in-person or virtual home energy assessments, free upgrade projects including attic insulation, gas furnace replacement, and water heater replacement, and a complimentary energy-saving toolkit. Income guidelines are set at 200% to 400% above federal poverty line.
- Peninsula Energy Services is the current provider in Marin for the federally funded Low-Income Heating and Energy Assistance Program (LIHEAP). LIHEAP provides no-cost weatherization and other energy efficiency home improvements to income-qualified residents. LIHEAP income guidelines are up to 200% federal poverty line.
- PG&E offers several programs to its customers including: 1) the CARE program provides a monthly discount on energy bills for income-qualified households and housing facilities; 2) REACH program provides emergency energy assistance to low-income families within the PG&E service area who are in jeopardy of losing their electricity services; 3) the Balanced Payment Plan to eliminate fluctuations in energy costs and 4) the Family Electric Rate Assistance Program offering a monthly discount on electric bills for low to moderate households of three or more persons.

IV. Housing Plan

The Housing Plan is a required component of the Housing Element Update. The Housing Plan establishes Mill Valley's goals, policies, and programs to execute over the 8-year housing element cycle. The update to Mill Valley's Housing Plan is based on the general Housing Element framework illustrated in Chapter 1, Figure I-1, and includes:

- Building upon the existing Housing Element programs that are still relevant;
- Addressing the Community's Housing Needs;
- Adequately zoning land to accommodate the City's regional housing goal (also known as "RHNA" or regional housing needs allocation)
- Removing barriers and constraints to housing, where possible;
- Affirmatively furthering fair housing; and
- Including the community in the process of updating the Housing Element.

A. Overview of Goals, Policies and Programs by Housing Strategy

The update to Mill Valley's Housing Plan includes four overall housing strategies, illustrated in Figure 4-1, to categorize the City's housing goals, policies, and programs, and are aimed at maintaining existing housing; diversify and enhancing affordable housing; developing new housing for all economic segments of the community and working to address fair housing and special housing needs of the community.

These four housing strategies were established as part of the Housing Advisory Committee's initial meetings to better describe and categorize those housing policies and programs contained in the Housing Element. These housing strategies, in turn, lead to housing goals and policies contained in the Housing Element and are implemented through a series of housing programs, encompassing both existing and new or modified programs. A specific objective, or action, is identified for each program, as well as a time frame for implementation.

As part of the community outreach process, an online workshop and survey was launched asking community members about their support for existing housing goals and new housing policies



and programs of interest. The majority of 88 online survey respondents were supportive of the existing goals and policies as were the 40 workshop participants. Input received focused on mainly housing programs of interest, which were incorporated into draft programs discussed as part of Workshop 4 (discussed below).

At Workshop 4 (on April 28, 2022) staff reviewed previous Housing Programs and provided an overview of community input received as part of the Housing Element Update. The following Housing Plan represents housing programs of interest to the local community as well as those required by state law, which include programs that:

- Affirmatively Further Fair Housing.
- Promote diversity and inclusion by promoting equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Prioritize overcoming historic and persistent racial segregation.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Rezoning to meet RHNA allocation.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable-housing stock.
- Preserve assisted housing developments at-risk of conversion to market rate.

B. Protect and Preserve Existing Housing

The City of Mill Valley is interested in maintaining and preserving its existing housing stock to ensure units are not eliminated and are used for their intended purpose as a dwelling unit while also respecting the character of existing neighborhoods.



Protect &
Preserve
Existing
Housing

Goal 1.0: Maintain and enhance the quality and affordability of existing housing.

POLICIES

Policy 1.1 Identify and Preserve Historic Structures

Identify and preserve historically significant structures consistent with adopted historic preservation guidelines and ensure that infill development is compatible with context of Mill Valley's historic resources.

Policy 1.2 Support Property Maintenance to Improve Housing Conditions

Support the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs.

Policy 1.3 Preserve Existing Housing Stock

Conserve the existing stock of rental housing: (1) by updating regulations that restrict the removal of rental housing and require 1 for 1 replacement of units; (2) by monitoring short term rentals to

ensure there continues to be rental opportunities for long-term leases; and (3) through continued partnerships and financial incentives that allow property owners to maintain and rehabilitate existing rental units. Consider disincentives for removing “attainable” dwelling units, such as increased demolition fees and/or allowing non-conforming conditions to remain with modest home improvements.

Policy 1.4 Protect Existing Deed Restricted Affordable Housing Stock

Ensure that the City’s existing affordable housing stock is not reduced and that those income-restricted housing units for low- and moderate-income households are maintained.

PROGRAMS

1. Historic Preservation Regulations and Guidelines

Background: Mill Valley has several mechanisms in place to preserve and maintain its historic resources. The Historic Overlay (H-O) designation is currently applied to 36 designated buildings of historic importance in Mill Valley. The H-O Ordinance utilizes the Secretary of Interior’s *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* in design review of any addition to, or alteration of, designated structures, and provides for a delay in any proposed demolition of historic structures while alternative means of preservation are examined by the City. The H-O Overlay designation also provides incentives for preservation such as waiving building permit fees for maintenance items and allowing the Historic Building Code to be utilized.

In 2021, City Council adopted a Historic Context Statement, Historic Resources Inventory Survey Report, and Historic Resources Inventory Property List. The Historic Context Statement (HCS) describes the City’s built history from pre-history to modern times. A survey and update of the City’s only working documents on historic resources that included 176 properties compiled by volunteers and local enthusiasts, led to the Historic Resources Inventory Survey Report (HRI) that evaluated each property through a reconnaissance-level survey. The HRI Property List includes those properties that were evaluated and found to retain historic integrity, as well as their ability to qualify for listing in the National Register of Historic Places and California Register of Historic Resources

To further the community’s historic preservation goals, the City will consider a historic preservation ordinance that would provide local incentives to restore and preserve historic structures. As part of the ordinance update, consider an option to prepare Housing Conservation Plans which can modify the Secretary of Interior’s Historic Preservation Standards. Upon completion of a historic preservation ordinance, the City may also consider conducting historic district surveys or conservation zones as well as establishing design guidelines for historic resources. At such time, the City would pursue attaining Certified Local Government (CLG) status to acquire State and Federal expertise and funding benefits.

Program Objectives: *By 2027, complete a historic preservation ordinance and consider local incentives for preservation. As part of the preservation ordinance, clarify demolition procedures and process.*

2. Home Maintenance and Public Information

Background: The City requires a residential building report prior to resale to identify any Building or Zoning Code violations and requires compliance for health and safety violations. The City is also actively working to adopt a soft story ordinance that will require safety retrofits to Multi-Family Residential properties of three units or more, to ensure that homes are adequately maintained to withstand an earthquake.

The City also highlights information on its housing resources website and at the Building Counter about how qualifying property owners can apply for home loans to improve housing conditions as part of the resale report. Energy efficiency improvements are available to homeowners and renters administered by PG&E and Marin Clean Energy, including rebates for home energy assessments, energy efficiency updates, and solar energy improvements. Income-qualified residents can participate in PG&E's Energy Savings Assistance Program which provides free minor home improvements and replacement of old space and water heating systems.

As an update to this program, the City intends to continue work to finalize its Soft Story Ordinance and host an open house with property managers/owners of Multi-Family Residential buildings to establish better working relationships and/or partnerships so that information is exchanged on various opportunities that are available to maintain properties. The City also may consider a program to waive fees for building permits that are required to modify housing to accommodate a person with a disability.

Program Objectives: *Adoption of the Soft Story ordinance by 2023 and host an Open House with the multi-family homeowners/managers by the end of 2024. In the meantime, continue to provide informational handouts on available rehabilitation assistance and energy retrofit programs for distribution as part of the normal code enforcement and building permit process, and proactively publicize on the City's website and through dissemination of brochures at City Hall, with focused outreach to senior citizen organizations. Strive to provide rehabilitation assistance to five (5) lower income households during the 8-year housing cycle. Consider reduced building fees for building permits that solely address reasonable accommodation in conjunction with the universal design (program 30).*

3. Regulations to Preserve Existing Housing Stock

Background: As part of updating the Housing Element, the City has expanded this program to include the preservation of all types of housing as a means of maintaining a variety of housing stock within Mill Valley and to ensure that existing housing units are not consolidated into a smaller number of units on site. The City and Mill Valley community is particularly interested in preserving rental housing, duplexes, ADUs and "attainable" ownership housing (e.g., condominiums and townhomes).

As a means of conserving the supply of multi-family rental housing, the City relies on the existing Condominium Conversion Ordinance (Zoning Ordinance Chapter 20.59), which generally prohibits the conversion of rental units to condominium ownership. Should the conversion be allowed, there are a series of tenant protections, including relocation assistance, right of first purchase, and leasehold rights such as notice of termination and restricting rent increases.

In the spirit of preserving rental housing stock and addressing affordability (Goal 3) and fair housing and community needs (Goal 6), this program also includes monitoring short term rentals (less than 30 day) that are typically used for vacation purposes as opposed to permanent or full-time living accommodations. The City's existing Short Term Rental program was established in 2016, and requires registration through the business license process with supplemental forms and fees required to rent short term. Short term rentals are allowed only in Single Family Zoning Districts; and new ADUs approved since 2018 may not be rented on a short-term basis. The City monitors short term rentals through a third party to ensure compliance with the City's registration process and that those units rented on a short-term basis are in the allowable Single-Family zoning district.

As part of the Housing Element Update process, City Council, Planning Commission and members of the public have expressed interest in exploring further regulations to preserve its existing housing to maintain "attainable" housing as well as the diversity of housing that allows for housing mobility within a community. As part of this program, the City will adopt regulations that restrict the ability to reduce the availability of housing stock, including:

- Anti-neglect regulations;
- Increased demolition fees, or alternatively creative incentives to allow property owners to rehabilitate their homes as opposed to tearing down a dwelling unit;
- Require the 1-to-1 replacement of units. As part of satisfying State Law also require "non-vacant sites" must replace units affordable to the same or lower income level as a condition of any development on non-vacant site. The City shall also consider applying replacement housing requirements more broadly than required by state law.
- Allow existing legal, non-conforming buildings that exceed current density standards to maintain the existing number of units on-site.
- Continue to monitor short-term rentals and the proportion of units available for long-term versus short term use. Currently, 7-10% of Mill Valley's rental units are registered as short-term rentals. Similarly, monitor and address fractional vacation homeownership, should there be an increase in such a trend in Mill Valley.
- Strengthen regulations that prohibit lot mergers that result in the removal of a housing unit unless the proposed development results in at least as many units as the existing number of units on site and meets any applicable state law requirements regarding replacement housing.
- Consider a multi-family rental registration program as part of the annual business license processing to document occupancies and approximate rents.

Program Objectives: By 2025, adopt regulations and incentives for property owners to maintain their existing housing as opposed to tearing down units and/or converting space. Evaluate allowing rental projects to utilize funds that are set aside in a Local Affordable Housing Trust Fund (Program #13) for the purposes of rehabilitating buildings while maintaining affordable rent levels. Continue to monitor short-term rentals (less than 30 days) in single family residential areas to ensure rental properties are available for longer term residence in Mill Valley.

4. Preservation of Existing Deed Restricted Affordable Housing

Background: Currently, eight (8) income-restricted affordable rental projects are located within Mill Valley, providing 301 units affordable to lower income families, seniors and persons living with disabilities. In addition, the City's Inclusionary Housing Ordinance has resulted in the development of 38 affordable rental and ownership units integrated within ten market rate developments.

The City is unaware of any of the eight (8) non-profit operated affordable housing complexes that are at risk of conversion to market rate during the current planning period. In terms of the 38 inclusionary deed-restricted units, there are eight (8) below market rate (BMR) units set to expire during the 8-year planning cycle associated with the Eucalyptus Knolls development built almost 30 years ago. At the time of its development, BMR units were only allowed to extend as long as the term of home loans, which was 30 years. Eight of the 38 total BMR units in Mill Valley are set to expire between 2023-2031. Should any of these deed restrictions expire, the long-term owners (living in the deed restricted homes for over 30 years) would be able to resell the property for a profit. While the reduction in affordable units is significant, these residents have been a part of the Mill Valley community for 30 years and have provided an opportunity for lower-income households to purchase and, upon satisfying the BMR terms, accumulate wealth through property ownership.

The City's inclusionary requirements (MVMC 20.80.060) now require affordable units remain deed restricted as affordable below market rate units in perpetuity.

Program Objectives: Continue to contract with the Marin Housing Authority and property managers to monitor deed restricted ownership and rental housing to ensure compliance with affordability restrictions. Require long-term affordability controls on all future affordable housing units. Monitor at-risk and/or publicly assisted housing projects and identify opportunities to purchase units that are at risk of terminating as affordable units including: 1) Establish an early warning system and monitor at-risk units. Create a list based on at-risk units in the eight-year inventory and analyses (conversion risk, costs, and resources) for possible conversions within the current planning period; 2) Monitor the list on an annual basis; and 3) collaborate with Marin Housing Authority on an on-going basis (every 3 months) to establish an action plan to address at-risk BMR units set to expire within the next two years. Use available financial resources to restructure federally assisted preservation projects, where feasible, to preserve and/or extend affordability, including notifying non-profit and affordable housing partners and/or utilize affordable housing trust funds (Program 13), as needed, for units to remain affordable.



Alto Station Apartments – BRIDGE Housing

C. Diversify Housing and Enhance Affordability

Diversify
Housing &
Enhance
Affordability

One of the City's primary General Plan Goals is to encourage continued diversity of housing, income levels and lifestyles in the community. Inherent in this goal is the need and commitment to overcome racial segregation and build an inclusive community as addressed in Goal 6.

Mill Valley has approximately 6,670 total housing units with 75% of the community's housing inventory consisting of single-family (5,052) homes and 25% multi-family (1,618) homes. The City must therefore establish regulations to diversify its single-family neighborhoods. Half of Mill Valley's households (6,196) have two or fewer people, while only 17% of Mill Valley homes are smaller-scale dwellings that are less than 2 bedrooms. The City is therefore interested in creating incentives for smaller-scale housing stock that is "attainable" or affordable by design that will allow for housing mobility within the community for the large number of persons living alone (28%) and/or seeking more affordable types of housing.

With a large portion of land being "non-vacant" and currently zoned as single-family, the City must continue to develop creative solutions to diversify housing by establishing regulations and incentives that allow for the conversion of existing underutilized space on existing parcels and buildings. The programs below also provide opportunities to disperse smaller-scale, affordable and attainable units in existing neighborhoods, properties, and buildings and work to further fair housing throughout the community.

Goal 2.0: Provide opportunities for a range of housing types suited to residents of varying lifestyle needs and income levels.

POLICIES

Policy 2.1 Encourage Mixed-Use by Incorporating Residential Housing in Commercial Buildings

Encourage the efficient use of land by allowing commercial and residential uses on the same property in both horizontal and vertical mixed-use configurations.

Policy 2.2 Diversify Housing by Creating a Variety of Housing Choices Encourage diversity in the type, size, price and owner/renter tenure of residential development in Mill Valley, including non-traditional housing types. Strive for a balance of unit sizes provided through new development.

Policy 2.3 Diversify Single Family Neighborhoods through Accessory Dwelling Units and Duplexes Continue to support the provision of Accessory Dwelling Units and Duplexes in single family residential zoned districts as a means of dispersing small, affordable units throughout all neighborhoods and the community.

Policy 2.4 Create Housing Opportunities through Adaptive Reuse Support innovative strategies for the adaptive reuse of existing building resources to provide for a wide range of housing types and residential uses.

Policy 2.4 Create Affordable Housing Opportunities by Leveraging City-Owned and Tax-exempt Land Continue to identify City-owned land that can be used to leverage new affordable housing projects in Mill Valley.

PROGRAMS

5. Mixed Use Zoning in Commercial Districts

Background: The residential sites analysis conducted for the Housing Element identifies that the majority of Mill Valley’s residential infill potential is within the City’s commercial zoning districts, primarily along Miller Avenue, East Blithedale Avenue, and Camino Alto. The City’s Zoning Code currently provides for residential units and mixed-use projects as conditionally permitted uses within the primary commercial zones (C-G, C-N and P-A) subject to Planning Commission review and approval. Minimum densities have been established through the Mill Valley General Plan Update (adopted October 2013) in the Land Use Element and Land Use map. These minimum densities are intended to assist in the development review process for the applicants and surrounding community and ensure that the land is utilized efficiently.

Because the City must rely on commercial and mixed use sites to accommodate over 50% of its very low- and low-income RHNA, the City must also rezone those commercial and mixed use sites identified in the Sites Inventory as “opportunity sites” that are ½ acre or more to allow fully residential projects and require that for any mixed-use projects proposed on those sites that 50% of the floor area must be occupied for residential uses. See program #20 for details.

Program Objectives: *In conjunction with program 20, rezone those commercial sites ½ acre or more identified as “opportunities sites” in the Sites Inventory to permit fully residential projects and to require that mixed use projects include at least 50% of the floor area for residential use. The City will, in turn, strengthen its design guidelines to encourage mixed used with commercial ground floor use, particularly those parcels located in the Downtown Commercial and Neighborhood Commercial Zoning Districts to maintain commercial and business vitality, consistent with the General Plan. By 2025, in conjunction with program 22, remove the conditional use requirement for mixed use projects in commercial zones.*

6. Non-Traditional Housing Types

Background: Mill Valley will explore non-traditional housing types for inclusion in the Zoning Ordinance to broaden the variety of housing types available and cater to all economic segments.

- **Co-housing** refers to collaborative housing, or intentional and supportive communities where people can both live comfortably and conveniently while also developing a powerful sense of community. Co-housing communities consist of individually owned, private units clustered around common facilities and amenities in a walkable, sustainable environment. Common features may include a community garden, recreational areas, and a common house where day care and meals can be shared. The communities are managed by the residents who have chosen to live in a close-knit neighborhood. Hundreds of co-housing communities currently exist throughout the country in a variety of settings, including communities in Berkeley, Oakland, Pleasant Hill, Cotati, Grass Valley, Davis and Santa Barbara. Based on the nature of co-housing and its emphasis on common areas and human

scale, there is a distinct opportunity to develop models for a uniquely Mill Valley housing type that responds to the community character and needs.

- **“Roomers” and Junior Accessory Dwelling Units** are currently permitted by right in single-family Residential zones. The roomer and Junior ADU regulations allow homeowners to sublet parts of their residences and create less costly rental opportunities. For senior homeowners, taking on roomers can not only generate needed income, it can provide added security and companionship, and help to address the many Mill Valley seniors who are overhoused in single-family homes.
- **Live/work housing** is intended for housing a resident and his or her business, typically on different floors of the same building or same unit. Currently, the City considers live/work housing on a case-by-case basis. For instance, the Aloha Lofts at 65 Throckmorton Avenue in the downtown area, were provided reduced parking and modified development standards based on the live/work concept. Additional objective design guidelines are needed to establish objective standards and guidelines for live work housing.
- **Assisted living facilities** are designed for elderly individuals requiring assistance with certain activities of daily living – such as eating, bathing and transportation – but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes. The Redwoods is a continuing care retirement community (CCRC) and includes a mix of independent senior apartment units, assisted living units and health care center/skilled nursing, allowing residents to age in place. The City’s Zoning Ordinance does not currently identify assisted living facilities, or provide specialized standards to facilitate their development.

Program Objectives: *By 2027, modify the Zoning Ordinance to develop live/work and co-housing standards that accommodate new housing types suited to the community’s housing needs and that respect neighborhood attributes. Also develop a guidance booklet on the building permit process illustrating how housing opportunities can be created in Single-Family homes while remaining consistent with neighborhood standards. This should be considered as part of communicating the co-housing/rooming opportunities through the Home Match (Program 29) and the Junior/Accessory Dwelling Unit/Duplex (Program 8).*

7. Micro-Apartment Units

Background: Persons living alone comprise over one quarter (28%) of Mill Valley’s households, half of which are seniors. With local apartment rents beyond the level of affordability to lower income single-person households, micro-units could provide an affordable housing option for a segment of the Mill Valley population, in particular young adults in the workforce and seniors who may be seeking smaller spaces. By incorporating micro-units within residential and mixed-use developments with standard-sized units, the City can foster economic diversity and support the integration of residential uses within the pedestrian core of the community.

Micro-apartment units are being considered in high-cost areas as an alternative, more affordable form of housing for single individuals. Units are typically a maximum of 350 square feet in size, and are marketed to single professionals, students and senior citizens. Micro-apartment units differ from Single-Room Occupancy (SRO) units in that each micro-apartment unit includes a full bathroom and kitchen, whereas SROs tend to have shared bathrooms and kitchen facilities.

The City adopted micro-unit regulations as part of its Mixed Use/ Multi-Family Standards adopted in 2016. The program provides modified standards for small-scale micro units including: the designation of a microunit at .5 density and reduced parking. Currently, development projects are limited to 20% of total units allowed as micro-units.

Program Objectives: *By 2025, further evaluate micro-unit incentives and determine if the 20% cap on total units in a development project should be eliminated as part of updating Mixed Use/Development Standards. Consider input received from redevelopment through the establishment of the zoning overlay districts (program 20), which proposed to relax this requirement in the short-term.*

8. Junior/Accessory Dwelling Units and Duplexes

Background: Accessory Dwelling Units (ADUs) are self-contained living units with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Junior ADUs are attached to the primary unit and can include shared bathroom facilities. ADUs typically rent for less than apartments of comparable size and can offer affordable rental options for seniors and single persons. The primary homeowner can also benefit by receiving supplementary income through the rental and can help many modest income and elderly homeowners afford to remain in their homes.

ADUs are an integral part of Mill Valley’s housing stock and continue to be an important component of the overall production of new housing in Mill Valley. ADUs have been successful in diversifying the type and size of housing available within Single Family neighborhoods and the community. There are approximately 569 legal ADUs in Mill Valley, with development standards dating back to 1983.¹ Mill Valley’s ADU ordinance was updated in 2021, reflecting updates and changes to regulations based on State Law. Since 2015, over 118 new ADU building permits have been issued. With modifications to local standards based on state law, there has been an upward trend in ADU permits—with 29 ADU permits issued in 2021.

“Duets” and “duplexes” are similar from a physical standpoint to a single-family home, and typically involve two attached residential units, with the distinction lying in their different ownership structure. Duplexes are sold together as a single building and typically rented out, whereas duet homes are sold and owned separately and typically remain owner-occupied. Duets and duplexes are now permitted on qualifying parcels located within Single-Family Zoning Districts based on new State Law under SB9. As such, additional objective design guidelines or building permit guidance could be useful to assist homeowners in modifying or converting their homes into a duplex.

In 2021, the City partnered with the County of Marin, utilizing SB2 grant funding to develop and launch a county-wide website promoting and providing information on ADUs. This website could be expanded in the future to also include information on duplexes.

The City continues to review and make appropriate refinements to its ADU and Duplex regulations (MVMC 20.90 and 20.91) to diversify housing within the Single-Family Zoning Districts while addressing safety and evacuation concerns. The City continues to promote opportunities to build

¹ Department of Planning and Building records.

ADUs in exchange for renting out such units to affordable households through the City's Home Match program (Program 29) and ADU handout materials. There is also interest within the community to create incentives for ADUs above and below a garage as this type of ADU is common in Mill Valley's existing built environment.

Program Objectives: *Continue to review and refine the ADU ordinance to provide housing options for seniors, caregivers, and other lower and extremely low-income households. Based on past trends, seek to facilitate creation of an average of 18 ADUs on an annual basis. Continue to collaborate with local Marin County jurisdictions to promote small-scale ADUs and Duplexes through resources such as SB2 grant funding.*

Should the average number of new ADUs fall below twelve new units a year, reevaluate the ADU program and consider an amnesty program or additional incentives such as square footage allowances for ADUs built above a garage and/or reduced building permit fees. As part of the evaluation of reduced fees, the City shall consider financial assistance through the local Trust Fund (Program 13) for income-qualified property owners building ADUs using State funds (such as Cal HOME funds).

9. Adaptive Reuse of Commercial Buildings

Background: Parcels located in commercial zoned districts may include residential housing through a conditional use process. As part of the Housing Element outreach, there was large support for allowing commercial offices to convert upper floor area to residential use. In interviewing commercial property owners, added incentives for converting space include reducing fees, streamlining the approval process, and waiving parking requirements.

As a first step, the City is proposing to adopt a "office conversion overlay" that will allow those sites on the Sites Inventory to convert upper floor office to housing. In addition, because the City is relying on commercial and mixed-use sites to accommodate over 50% of its very low- and low-income RHNA, the City must also rezone those commercial and mixed use sites identified in the Sites Inventory that are ½ acre or more to allow fully residential projects and require that for any mixed-use projects proposed on those sites that 50% of the floor area must be occupied for residential uses. See Program 20 for details. Then, in 2027, further evaluate office conversion regulations and incentives based on feedback received for redeveloped that occurs as a part of the office overlay.

Objective: *As part of the adoption of the Housing Element adopt the office conversion overlay zoning district and permit fully residential projects for those commercial sites ½ acre or more. By 2027, consider applying office overlay incentives to all upper floor commercial offices space.*

10. Publicly Owned and Tax-Exempt Land for Affordable Housing

Background: As a predominately built-out city, Mill Valley has few remaining vacant properties suitable for residential development. This shortage of vacant developable land has resulted in the exploration of publicly owned and tax-exempt sites for affordable housing.

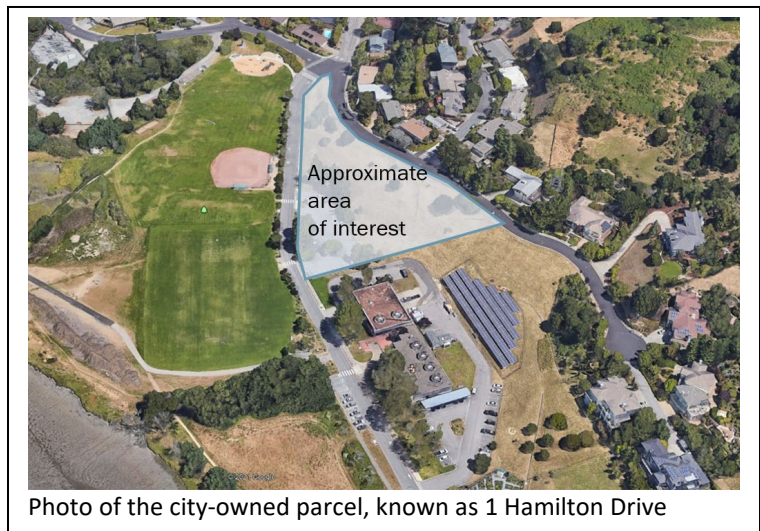
City staff has worked through the Housing Advisory Committee on this Housing program to evaluate and initiate a potential site for redevelopment. On June 21, 2021 City Council reviewed and accepted the Housing Advisory Committee's recommendations to select the northern portion

of the 1 Hamilton city-owned parcel and issue a Request for Qualifications to solicit interest and partner with a non-profit home builder. This portion of land has been deemed “exempt surplus land” for the sole purpose of building affordable homes on the property and the City has an exclusive negotiating agreement with EAH Housing.

The 1 Hamilton parcel (Assessor Parcel Number 030-250-01) is over 11 acres in size and is zoned “O-A” (Open Area) with a land use designation of “C-F” (Community Facility). The western portion of the parcel is considered bayland and includes Hauke Park and Bayfront Park. The eastern portion of the parcel includes: the City’s Public Safety Building and parking lot that serves the administrative offices of the City’s Police Department and Fire Station 7, a ground mounted solar array, public parking lot and public restrooms for park users, and a community garden to the south. The City intends designate the northeastern area of the site, as illustrated below, for the sole purposes of building affordable housing, rezoning the property and amending the land use to “multi-family” to facilitate the development of the site.

Additional sites were evaluated during the site selection process that merit additional discussion to further evaluate housing opportunities on the sites. As part of on-going work to further identify affordable housing opportunities, the following public owned properties should be evaluated:

- a) Tax-exempt land not owned by the city, particularly educational facilities and religious institutions to facilitate housing opportunities;
- b) City-owned land, particularly the Miller Avenue parking lot and Edgewood parcel, should be further studied in order to determine the feasibility of removing existing barriers to development (e.g. building in a floodway and removing open space easements); and
- c) use of the City’s Affordable Housing Trust Fund to assist with feasibility studies to determine redevelopment potential.



Program Objectives: 2022-25 will focus on assessing the redevelopment opportunity at 1 Hamilton. The City intends to rezone and amend the land use for the designated northern portion of 1 Hamilton to “multi-family residential” as part of next steps facilitating the development of affordable housing on the site. Additional studies and collaboration will continue to determine longer-term housing opportunities (past the 8-year housing cycle) on other City-owned sites, as outlined above.

GOAL 3.0: Enhance housing affordability so that modest income households can join and remain an integral part of the Mill Valley community.

POLICIES

Policy 3.1 Create Mixed Income Housing Projects through Inclusionary Housing Requirements

Utilize the City's Inclusionary Housing Ordinance as a tool to integrate affordable units within market rate developments consistent with applicable densities, and to increase the availability of affordable housing throughout the community. Continue to prioritize the construction of affordable units on-site, with provision of units off-site or payment of an in-lieu housing fee as less preferred alternatives.

Policy 3.2 Create Regulatory Incentives to Facilitate Affordable Housing Facilitate the development of affordable housing through regulatory incentives and concessions, and/or financial assistance. Proactively seek out new models and approaches in the provision of affordable housing.

Policy 3.3 Create Financial Resources Pursue expanded financial resources to support in the production of and conversion to affordable housing for Mill Valley's lower income workforce and special needs populations.

Policy 3.4 Create Public/Private Partnerships and Collaborate with Others Explore collaborative partnerships with nonprofit organizations, developers, the business community and governmental agencies in the provision of affordable housing.

Policy 3.5 Provide Assistance in the Path toward Homeownership Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

Policy 3.6 Provide Information on Rental Assistance Support and publicize available rental assistance programs for lower income and special needs households.

PROGRAMS

11. Inclusionary Housing Regulations

Background: Inclusionary housing requires developers to make a percentage of housing units in new residential developments affordable to low and moderate-income households. A major goal of Inclusionary Housing is to expand the supply of affordable housing throughout the community to encourage mixed-income neighborhoods. Mill Valley's Inclusionary Housing Ordinance has been an important tool in integrating affordable units within market rate developments, with 38 affordable (rental and ownership) inclusionary units built since the Ordinance's adoption in 1988.

The City's inclusionary housing requirement is 25% for any redevelopment project creating 4 or more dwelling units (rental or ownership). The affordable unit(s) are required to be deed restricted units in perpetuity, with half the affordable units designated for low-income households and half designated for moderate income households.

There continues to be discussion in the housing and policy industry about inclusionary housing and if the ratios can hinder development. Reductions to the inclusionary housing requirement are proposed as part of the “small lot zoning overlay” (program 20) to provide relief to smaller lots in return for smaller-scale units that will be affordable by design.

Additional modifications could be considered but staff recommends waiting until after the Zoning Overlays are established to determine if modifications are necessary based on developer feedback and monitoring the City’s annual progress in meeting regional housing numbers. Potential modifications could include:

- Reducing the 25% ratio or modifying ratios of low- and moderate-income units based on type of development (rental vs. ownership);
- Expanding the inclusionary exemption beyond those parcels that qualify for the Small Lot and Office Conversion Overlays;
- Requiring greater parity in development and design standards between affordable and market-rate units; and
- Consider adding objective options to satisfy the Inclusionary Ordinance (MVMC 20.80.080) including but not limited to reducing the inclusionary requirement in exchange for: 1) providing all low income inclusionary unit(s) or dedicating larger (3+ bedroom) inclusionary unit(s); 2) building smaller scale units (micro-units and efficiency units) to satisfy all affordability in exchange for designating the initial sales price as an affordable cost to low income households; and/or 3) proposing all rental units.

Program Objectives: *Re-evaluate the City’s Inclusionary Housing Program 5 years after the implementation of the Zoning Overlay Districts to ensure that the regulations are not a constraint to development. Should appropriate amendments be identified, the City will amend the Inclusionary Housing Ordinance (MVMC 20.80).*

12. Generate Financial Resources (Local Impact Fees and/or Taxes)

Background: Mill Valley faces a severe shortage of housing affordable to the local workforce, resulting in the vast majority of persons who work in the community commuting in from outside the city. Residential development further increases the demand for affordable housing, based on the growth in employment generated by residential households’ increased demand for goods and services. While the City’s Inclusionary Housing Ordinance specifies affordable housing requirements for development of four or more residential units, the Ordinance does not apply to construction of individual single-family homes. As a means of distributing the responsibility for affordable housing across all new residential development, the City has established a 1% fee that is collected for all residential remodels over \$105K. These fees are deposited in the Affordable Housing Trust Fund earmarked to fund projects that enhance, produce, or protect affordable housing. Approximately \$300K has been collected annually since the Trust Fund was established in 2018. The Trust Fund has been effective in providing funding for the Home Match Program and further evaluating feasibility of housing on the City-owned site at 1 Hamilton Drive.

Additional fees and/or taxes could also be established to increase local funds available to convert, maintain and/or produce affordable housing. Examples include: Vacancy tax; Real estate Transfer tax; Demolition fee(s); and or/increased single family impact fees for new homes over a certain

size. Establishing such fees or taxes should be coordinated on a county-wide basis to ensure that the city is not creating additional barriers or constraints to housing.

Program Objectives: Pursuant to the Mitigation Fee Act, set forth in Government Code section 66001, subdivision (d)(1), the City shall make findings with respect to that portion of the account or fund remaining unexpended, whether committed or uncommitted every five years.

By 2023 evaluate Single Family Impact Fee. By 2025, coordinate with other local jurisdictions to consider: Vacancy tax; Real estate transfer tax; Demolition fee(s); and or/increased single family impact fees for new homes over a certain size.

13. Local Affordable Housing Trust Fund

Background: Because Mill Valley has limited access to state and federal housing resources, the City faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, the City established an Affordable Housing Trust Fund with the establishment of the Housing Impact Fee (Program 12). Trust Funds are intended to help construct, convert and/or manage affordable housing. Trust Fund resources include: in-lieu fees from the Inclusionary Housing Program and affordable housing impact fees on single-family development. In March 2020, City Council approved the Administrative Guidelines for the Trust Fund, with priority funding associated with the Housing Advisory Committee's priority work plan items, including implementing the Home Match program (Program 29) and identifying a City-owned parcel for potential development (Program 10).

Program Objectives: Continue to monitor effectiveness and use of Affordable Housing Trust Fund in conjunction with any collection of fees (Program 12).

14. Affordable Housing Development Assistance

Background: The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives and direct financial assistance. By utilizing various tools to facilitate infill development, the City can help to address the housing needs of its extremely low, very low-, low- and moderate-income households. The following are among the types of incentives that will be considered:

- Reduction of development fees as currently allowed under MVMC 5.32;
- Flexible development standards as allowed under State Density Bonus and created as part of the three zoning overlay districts, as described in Program #20; and
- Financial assistance through future Affordable Housing Fund resources, as described in Program #13.

Program Objectives: Provide financial and regulatory incentives to private developers for the development of high-quality affordable housing for families, the local workforce and seniors appropriately designed to respect Mill Valley's natural environment and community character. Continue to identify priorities for local Trust Fund through the Housing Advisory Committee Workplan process. Continue to utilize state incentives such as Density Bonus and streamlining through SB330 to prioritize affordable housing projects. By 2025, consider reduction in development fees allowed under MVMC 5.32.

15. Partnerships for Affordable Housing

Background: The Bay Area is home to numerous nonprofit housing developers who have produced thousands of high-quality affordable housing projects over the past 40 years. Within Mill Valley, several regional and national housing non-profits have a track record of developing and managing successful affordable housing projects, including BRIDGE Housing, EAH (Ecumenical Association for Housing), Eden Housing, Mercy Housing, and North Bay Rehabilitation Services. The key to the success of non-profits lies in three areas: 1) their ability to access a diversity of funding sources; 2) their commitment to working cooperatively with the local community; and 3) their long-term dedication to their projects. The Nonprofit Housing Association of Northern California serves as a resource organization for affordable housing developers in the Bay Area.

In 2022, the City entered into an Exclusive Negotiating Agreement with EAH Housing and is currently exploring the feasibility of building affordable housing on the northern portion of the City-owned property at 1 Hamilton Drive.

Program Objectives: *Continue to explore partnerships with a variety of affordable housing providers. In 2023, collaborate with local residents' interest in establishing a Community Land Trust and allowing non-profit affordable housing organizations the first right of opportunity to purchase properties, consistent with the Surplus Lands Act. In developing regulations, coordinate county-wide through Program 38. Utilize the Nonprofit Housing Association of Northern California as a resource to identify nonprofits with experience in developing small scale residential infill projects. Further collaborate and establish partnerships to pursue other tax-exempt parcels in Mill Valley as part of Program 10.*

16. Homebuyer Assistance

Background: First-time homebuyers in Mill Valley have access to several homebuyer assistance programs offered through *Marin Housing Authority*. *Marin Housing Authority* administers a Below Market Rate (BMR) first-time homebuyer program on behalf of jurisdictions in the County with inclusionary housing requirements, including Mill Valley. The City has entered into a Memorandum of Understanding with Marin Housing to manage and monitor the City's 27 affordable ownership inclusionary units, and to conduct ongoing education through publication of homeowner newsletters.

Program Objectives: *Continue to participate with Marin Housing in administration of the Below Market Rate program. As homes become available on an annual basis, actively publicize availability through local media and on the City's website.*

17. Section 8 Rental Assistance

Background: The Section 8 Rental Assistance Program extends rental subsidies to very low-income households (50% area median income or AMI), including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Section 8 rental vouchers play a critical role in allowing extremely low and very low-income households to remain in the community. In Marin County, there are 1,801


active residents in the Section 8 program, including approximately 55 Mill Valley households. Currently there are 272 individuals on the Section 8 waitlist, which was last opened in 2008.

As a means of supporting the use of Section 8, Chapter 5.33 of the Mill Valley Municipal Code prohibits discrimination against tenants based on their source of income or the use of rental subsidies and other rental programs.

Program Objectives: *The City will continue to offer tenants information regarding Section 8 rental subsidies and provide referrals to Marin Housing for assistance. The City will also encourage landlords to register units with the Housing Authority and direct to www.GoSection8.com. In 2023 adopt regulations to expand the source of income requirements beyond current regulations that require tenant mediation prior to civil action. In 2024, host an open house with multi-family property owners and apartment managers to provide resource information on fair housing practices as well as Section 8 program (in conjunction with Program #2).*

D. Expand and Produce More Housing

The City of Mill Valley is primarily a suburban community, with distinctive residential neighborhoods representing the many eras of the town's growth from a small mill town, incorporated as a City in 1900, to the modern full service city it is today. The majority (97%) of residential and commercial zoned parcels in Mill Valley are currently occupied or "non-vacant." The City also has challenging topographical conditions: Of the 6,539 parcels in Mill Valley, approximately 60% (3,865) are located in the Wildland Urban Interface and 33% (2,183) are located in the Very High Fire Severity Zone. These areas also represent largely sloped areas with roadways less than 20' wide. Another 306 parcels are in the FEMA Floodway where the building footprint cannot be expanded. Larger scale higher density housing is therefore typically located in the flatter terrain along or adjacent to the commercial corridors and main arterials of Mill Valley, which are conveniently located in close proximity to transit and Highway 101. Unfortunately, the majority of these lots (85%) are under half an acre in size, and typically are not rectilinear.



Expand &
Produce
More Units

In the past, the City of Mill Valley has relied heavily on its ADU program to successfully achieve and satisfy its assigned housing numbers under RHNA. The City acknowledges the State's interest in generating additional housing opportunities and that new housing opportunities as well as the removal of barriers and constraints must be addressed by the City to successfully achieve results. The goals, policies and programs contained as part of this overall housing strategy to produce additional units are based on creative solutions developed with the community and are tailored to address and balance housing needs with safety and environmental factors. As part of the City's outreach, online survey respondents and workshop attendees were generally supportive of: creating housing programs that limit growth in environmentally constrained areas (86%); encouraging housing in commercial areas as part of mixed use (71%); creating more incentives for ADUs (67%) and converting upper floor office space for housing (89%)—all of which are incorporated as part of the City's housing programs.

GOAL 4.0: Provide a sufficient amount of land appropriately zoned to accommodate regional housing needs and ensure that new development is compatible with Mill Valley's small-town character including environmental, community and neighborhood and scenic attributes.

Policy 4.1 Facilitate Quality Design through Development Standards and Design Principles

Assure that new housing is well-designed and based on sustainable development principles to enhance our neighborhoods and community.

Policy 4.2 Provide Adequate Sites to Accommodate RHNA Provide adequately zoned sites to address Mill Valley's housing needs, emphasizing locations near transit and services that promote walkability.

Policy 4.3 Required Rezoning: Housing Overlay Zones to Accommodate RHNA Create a series of overlay districts to provide sufficient housing capacity and accommodate RHNA.

18. Objective Design and Development Standards

Background: In 2016, the City adopted Multi-family and Mixed-Use Development Standards and Guidelines, which include principles for sustainable site planning, slope design, soils grading and drainage design, landscaping and home hardening, and green building design. These standards and guidelines have provided more direction to applicants and for the community to understand as part of the application review and approval process. As a result, most commercial redevelopment projects now include mixed use opportunities as part of redevelopment.

The Housing Accountability Act, such as provisions under SB330 have also streamlined development review focusing on "objective" guidelines and standards. As such, the City is now working to update its Mixed Use and Multi-Family design guidelines and development standards so that the standards and guidelines are objective, where possible. The City has also partnered with other local jurisdictions in developing a toolkit of objective design and development standards (ODDS) through SB2 grant funding to facilitate further discussion about how to modify city standards to facilitate infill development.

Program Objectives: Continue to implement a design review process to ensure that new single and multi-family development and substantial modifications to existing structures are compatible with Mill Valley's small-town character, unique environmental, community and scenic attributes. By 2023, develop and adopt objective Multi-Family and Mixed-Use Development Standards and Guidelines and accept the county-wide collaborative "ODDS toolkit" as a reference to continue the discussion of how to creatively apply standards to facilitate infill development. Also clarify design review thresholds based on various streamlining allowed under State Law.



Photo of Multi-family Buildings facing Highway 101

19. Maintain and Monitor Capacity in Sites Inventory / No Net Loss

Background: Mill Valley shall adopt the three overlays established in Program 20 to ensure that the City has sufficient zoning to accommodate its share of regional housing and shall ensure that there are adequate sites available throughout the planning period to accommodate the City's RHNA allocation. Each site in the Sites Inventory is logged into the City's permit tracking system and the proposed Sites Inventory discussed in Chapter 4 and detailed in Appendix C illustrates a "buffer" of 15% for the lower income and moderate income RHNA categories to ensure residential capacity remains should property owners wish to redevelop their land differently than outlined in the Capacity Analysis.

Program Objectives: *Rezoning to accommodate RHNA allocation will occur in conjunction with the adoption of the Housing Element through the Housing Overlay Zoning Districts (see Program 20) and additional work being conducted by the city to dedicate and rezone the northern portion of 1 Hamilton for the sole purposes of building affordable housing. As part of the rezoning for the overlay districts (program 20), regulations will be established indicating that developments on all nonvacant sites designated in the Housing Element, at all income levels, that contain existing residential units, or units that were rented in the past five years, are subject to the replacement housing requirements in state law.*

The City shall also conduct ongoing monitoring of the Housing Element sites inventory to ensure the continued provision of adequate site capacity to address Mill Valley's regional housing needs by income category throughout the planning period. Should a potential shortfall be identified, redesignate additional sites as necessary. In addition, should approval of a project on a site listed on the Sites Inventory result in a reduction of capacity below the residential capacity needed to accommodate the City's housing needs, the City will identify and zone sufficient sites to accommodate the shortfall within the timeframe required by state law.

20. Rezoning to Accommodate RHNA/Housing Overlay Zoning Districts

A Housing Overlay is a zoning tool which offers a package of incentives on designated sites designed to make the development of affordable housing more feasible. It is an "overlay" because it layers on top of base zoning regulations, leaving in place the option for property owners to develop under the base zone, or to utilize the voluntary incentives for the provision of housing under the overlay zoning district. Overlay incentives are distinct from incentives offered through State density bonus law in that they provide more certainty by providing the full set of incentives up front and establish local commitments to encourage specific types of housing.²

To accommodate its regional housing numbers and to facilitate the development of housing in Mill Valley, the following three Overlay Zoning Districts and Zoning Map Update will be adopted in conjunction with the Housing Element Update process. Note that the "opportunity site housing element overlay" is specifically established to satisfy the City's lower income RHNA allocation and provides for specific streamlined approvals and allowances, as required by state law.³

² Property owners may utilize incentives identified in the proposed Overlay Districts and State Density Bonus incentives.

³ Because over 50% of the sites in the "opportunity site housing element overlay zone" are in mixed used commercial zoning districts, the City must also allow fully residential projects and require that for any mixed-use projects proposed on those sites that 50% of the floor area must be occupied for residential use.

1. Small Lot Housing Overlay Zoning District

The “small lot overlay zone” will apply to those parcels identified on the sites inventory that are less than ½ acre. All sites that contain existing residential units will be subject to the replacement housing requirements specified in state law.

The following modified standards apply to projects seeking to develop a parcel through this overlay district:

- 1) reduced parking (1 parking space for units less than 1,000 square feet);
- 2) increased height up to 40’ for buildings being raised to address the floodplain or to provide higher ceiling heights on the first floor of a mixed-use building;
- 3) increased density up to 40 units/acre;
- 4) modified Floor Area as allowed under SB 478; and
- 4) exemption to the inclusionary housing requirement for those projects that provide units that are 1,000 square feet or less.

2. Opportunity Site Housing Overlay Zoning District (includes lot consolidation)

The “opportunity site overlay zone” will apply to those parcels identified on the sites inventory that are ½ acre or more. All sites that contain existing residential units will be subject to the replacement housing requirements specified in state law. The City is utilizing this overlay zone, which includes 27 commercial zoned sites and 1 residential zoned site, to accommodate its very low- and low-income RHNA.

The following modified standards apply to projects seeking to develop a parcel through this overlay district:

- 1) reduced parking (1 parking space for units less than 1,000 square feet);
- 2) increased height up to 40’ for buildings being raised to address the floodplain or to provide higher ceiling heights on the first floor of a mixed-use building;
- 3) revised density standards: minimum density of 20 units/acre and maximum density of 40 units/acre;
- 4) full residential projects permitted;
- 5) mixed use projects must have at least 50% of the floor area for residential uses;
- 6) lot consolidation permitted to facilitate proposed development;⁴
- 7) modified Floor Area as allowed under SB 478;

All sites are ½ acre in size and therefore have the capacity for at least 16 units or more, as required by state law.

⁴ See Housing Element Sites Inventory and map in Appendix C for those commercially zoned parcels identified as suitable for residential and mixed use development that are located adjacent to each other and share the same ownership. These parcels have potential for assembly into larger sites, enhancing the feasibility of achieving affordable units based on economies of scale, advantages in design, and in some cases, the ability to achieve an increase in unit count. Should lots contain different zoning or land use designations, the lot consolidation program shall allow parcels to consolidate into the land use that has the highest density.

8) subject to inclusionary requirements established in MVMC 20.80, with the following additional incentives: a) projects subject to the inclusionary regulations must include six or more new units, b) waiving the maximum micro-unit standards in MCMC 20.24.040(B)(1) for those projects that allocate 25% of the inclusionary units as low income, and 3) waiving one affordable inclusionary unit for projects that provide one three-bedroom unit as a low-income inclusionary unit; and

9) those redevelopment projects that designate 20% of the units as affordable to lower income households are subject to by-right ministerial approval by the Planning Director (not subject to a hearing or discretionary review) as required by state law.⁵

3. Office Conversion Housing Overlay Zoning District

The “office conversion overlay zone” will apply to those parcels identified on the sites inventory that currently utilize upper floor space as office space. All sites that contain existing residential units will be subject to the replacement housing requirements specified in state law.

The following modified standards apply to projects seeking to develop a parcel through this overlay district:

- 1) grandfathering parking based on existing parking on site so long as the proposed units are 1,000 square feet or less and the footprint of the building is not expanded;
- 2) modified density standards, up to 40 units/acre;
- 3) exemption to the inclusionary housing requirement for those projects that provide units that are 1,000 square feet or less;
- 4) modified Floor Area as allowed under SB 478; and
- 5) ministerial approval (no hearing) based on objective standards to streamline approval for those conversions that propose to demolish and/or renovate less than 50% of exterior surface area.

4. Future Overlay - Affordable Housing Overlay Zoning District

During the Housing Element Update process, the City notified and discussed interest in dedicated affordable housing opportunities with property managers of faith based and educational facilities. There has yet to be any firm commitment to providing housing on these sites to date. Therefore, additional collaboration is required prior to establishing this unique overlay zone in order to determine the project's design, density and housing affordability while balancing and maintaining other community needs, such as the existing educational and faith-based institutions located on CF Zoned parcels⁶.

⁵ Pursuant to Government Code Section 65583.2, the majority of “opportunity sites” are “non-vacant” sites that were utilized as part of the City’s 5th Housing Element cycle.

⁶ As part of the online Housing Element survey and workshop hosted in February 2022, staff asked the public if the Housing Element should include a program that would allow the rezoning of school and religious institutions to allow housing to be co-located on the property. There were mixed results and interest for rezoning from the public. Half of the online survey responses indicated “no” with another 25% “unsure” and 24% answering “yes”. At the public workshop, those who favored the idea of allowing residential use on religious and school sites saw it as an opportunity to make changes and room for housing. Concerns were expressed about displacing community assets, and that more information would be needed to fully understand how the City can balance housing on these sites with other important community

While this proposed overlay is not required to meet the City's 6 cycle RHNA the City, the City is interested in further collaborating with such property owners to identify and establish the incentives and standards necessary to build affordable housing on private and/or tax-exempt land.

Program Objectives: *The Opportunity Site, Small Lot and Office Conversion Overlays shall be adopted to implement the Housing Element Update. By 2024, identify up to two property owners interested in building affordable home on a parcel as part of establishing regulations for the affordable housing overlay. During the 8-year Housing Element cycle, the City shall facilitate discussion with property owners about the various overlay incentives and coordinate with site property owners to facilitate development proposals.*

Goal 5.0: Address governmental constraints and identify regulatory incentives for the maintenance, improvement and development of housing while maintaining community character.

POLICIES

Policy 5.1 Regulatory Incentives for Affordable Housing

Support the use of density bonuses and other incentives, such as fee deferrals/waivers and parking reductions, to offset the costs of affordable housing while ensuring that potential impacts are addressed.

Policy 5.2 Flexible Development Standards

Provide flexibility in development standards to accommodate new models and approaches to providing housing, such as transit-oriented development, mixed use, co-housing and live/work housing.

Policy 5.3 Efficient Use of Multi-Family Zoning

Encourage the sustainable use of land and promote affordability by prohibiting new single-family development within multi-family or commercial land use districts.

Policy 5.4 Streamline Development Review

Explore continued improvements to the entitlement process to coordinate the processing of development permits, design review and environmental clearance. Provide for priority and expedited review in planning processing for affordable housing.

Policy 5.5 Regular Updates to the Zoning Code to Reflect Housing Standards and Regulations

Update Mill Valley's Zoning Code to provide adequate zoning provisions as established by State Housing Law (including but not limited to State density bonus regulations and special needs housing).

functions.

PROGRAMS

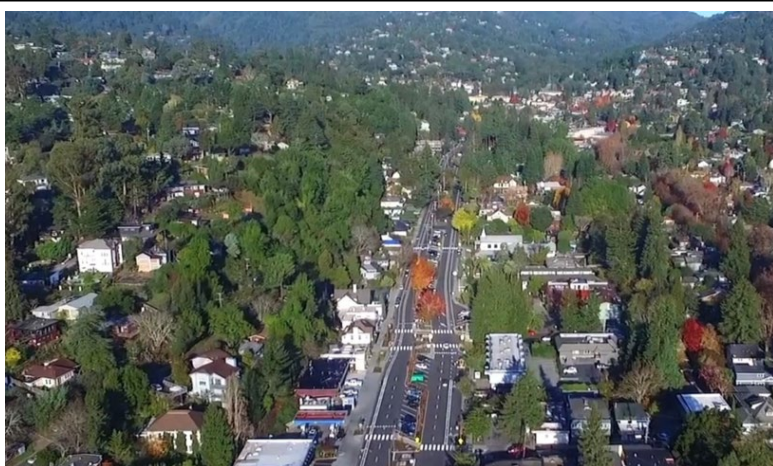
21. Update Zoning and Land Use Designations for Consistency

Background: In 2013, as part of the *2040 General Plan Update*, the City established minimum and maximum densities for each residential land use category, along with a Land Use Map that clearly depicts the General Plan designation of each parcel in the city. The maximum density in Mill Valley is 29 units per acre, which exists in all Commercial Zoning Districts and all of which allow housing as part of mixed-use projects. Minimum densities are also established to make sure that commercial and multi-family zoned parcels are built in an efficient manner and offer a diverse set of housing options beyond those types of housing options available in single-family zoning districts.

Currently there is one neighborhood in close proximity to Downtown between Forrest and Millwood where the Single-Family land use designation in the General Plan does not align with the RM-3.5 zoning designation. As part of the Housing Element Update, the land use and zoning for these properties will be updated to ensure General Plan and zoning consistency. The General Plan land use designation for these properties will be amended from Single Family to “Downtown Residential” and the “RM 3.5” zoning will be modified to “Downtown Residential” with maximum densities remaining similar in nature (as currently zoned, maximum density is 15 units/acre and under the new zoning as Downtown-Residential maximum density is 16 units/acre).

Lastly, the parcel located at 300 East Blithedale will also be rezoned from Single-Family to Multi-Family to facilitate the conversion of the large-scale building, currently vacant and operated by Comcast, into multiple housing units (as opposed to one single family home). This site has been identified and discussed as a parcel of interest in creating housing opportunities by the community, as noted as part of the City’s online survey launched in February 2022 contained in Appendix B.

Program Objectives: *As part of the Housing Element Update, rezone RM3.5 to Downtown Residential (DR) to ensure consistency with the City’s General Plan and Zoning in the Presidio neighborhood. Rezone 300 East Blithedale to multi-family residential to ensure that the building is converted into housing for multiple households.*



Picture of Mill Valley, Miller Avenue

22. Redevelopment Process and Parking Standards

A. Review and Approval Process for Housing Projects. The City currently requires Design Review Permit for development of all new single and multi-family housing. The stated purpose of the Design Review Permit is “to encourage development that is compatible with, integrated into, and subordinate to its natural setting. The City strives to preserve, protect, and promote its unique environmental, community and scenic attributes through the residential design review process.”

Background: In recent years, the State of California has implemented new laws to streamline the review and approval process for certain qualifying housing projects. Updates to the City’s Zoning Code should be made to clarify the overall process and update design review process based on state law as well as identifying further actions to remove unnecessary barriers without compromising public health and safety. For instance, as described under Program #5 (Mixed Use Zoning in Commercial Districts), the City Council shall consider removing the conditional use requirement for mixed-use projects in commercial zones to reduce governmental constraints and streamline commercial projects that include residential housing.

Program objective: *In 2023, incorporate objective standards and guidelines into the Mixed Use Development Standards. By 2025 update design review thresholds established in the City’s Zoning Code based on state law and further streamline those housing projects of interest, including but not limited to single family residential remodels and small-scale, infill development that satisfies objective development and design guidelines (Program 18) and consider the removal of the conditional use requirement for mixed use housing in commercial areas (Program 5).*

B. Update Parking Standards. Mill Valley’s Zoning Code establishes an off-street parking standard of two spaces per residential unit, regardless of unit size or number of bedrooms. With the exception of density bonus incentives, the Code does not specify reduced parking standards for specialized housing types, such as senior housing, housing for persons with disabilities, or residential/commercial mixed use. While the Planning Commission can provide modified parking and shared parking standards on a case-by-case basis (based on development and design review), this process should be made more effective by adopting appropriate amendments to the City’s parking standards in the Zoning Ordinance.

Background: The 2040 General Plan calls for the City to establish new parking standards and a citywide parking management program for vehicles and bicycles. The following programs are intended to enhance parking efficiencies and sustainability:

- Evaluate parking management strategies and implement those most suitable to Mill Valley’s parking needs, including but not limited to: shared parking, “unbundled” parking in commercial and multi-family residential projects, payments in-lieu of providing parking, credits for on-site car sharing, and variable pricing of on- and off-street parking to insure adequate parking during peak demand periods;
- Reduced parking requirements for affordable studio and one bedroom units;
- Reduced parking requirements in proximity to transit;
- Bicycle parking requirements and standards; and
- Shared parking guidelines for mixed-use projects.

Program Objectives: *In the short term, as part of the adoption of the Housing Element Update in 2022, the City will establish reduced parking standards for the overlay zoning districts described in Program 20. Amend MVMC to be consistent with parking provisions under state density bonus law. In the longer term (2025-2027), evaluate and consider adopting modified parking standards in the Zoning Ordinance to incentivize the development of:*

- *Housing for persons with disabilities*
- *Housing near transit (up to ½ mile)*
- *One bedroom, studio and micro-units*

23. Fee Deferrals and/or Waivers for Affordable Housing

Background: The City collects various fees from development projects to cover the costs of processing permits and providing services and facilities. While these fees are assessed on a per unit basis, they are an element in the cost of housing and could potentially constrain the provision of affordable housing. The deferral, reduction or waiver of City fees can lower the production costs of affordable housing.

Pursuant to MVMC 5.32, the City will continue to offer a 50% reduction in City fees, licenses and taxes for units provided at levels affordable to and occupied by lower and moderate income households. To encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive 100% of application processing fees for any project that includes a minimum of 10% of the total units as ELI units, or not less than one unit, whichever is greater, and complies with the applicable requirements of the MVMC.

Program Objectives: *Update the Planning and Building fee schedule to provide information about the affordable housing fee deferrals, reductions, and waivers available for affordable housing projects. By 2027, adopt a resolution to specify the waiver of 100% of application processing fees for projects with a minimum of 10% Extremely Low-Income units that satisfy the City's requirements for the construction and administration of affordable units as stipulated in MVMC 20.80.060.*

24. Zoning Updates to Reflect State Law (Density Bonus, Supportive Housing, etc.)

Background: For housing projects of at least five units, state law requires that cities grant density bonuses ranging from 5% to 50% (depending on the affordability provided by the housing project) when requested by the project sponsor and provide up to four incentives or concessions unless specific findings can be made. Local jurisdictions are required to adopt regulations that specify how compliance with the State's density bonus law will be implemented. In 2014, the Mill Valley City Council adopted local residential density bonus provisions (MVMC, Chapter 20.81). This Ordinance shall be updated to reflect current State Density Bonus regulations.

State Law added additional provisions that jurisdictions must address in their regulation of supportive housing. The City shall update its Zoning Code to include the:

- Allowance of supportive housing as a use by-right in all zones where multi-family and mixed-uses are permitted, including non-residential zones permitting multi-family uses, if the proposed development meets specified criteria in state law;
- Approval of an application for supportive housing that meets these criteria within specified periods; and
- Elimination of parking requirements for supportive housing located within ½ mile of public transit.
- Allowable Floor Area for those projects qualifying under SB478.
- Development standards related to urban lot splits under SB9.

State law also requires approval 'by right' of “low barrier navigation centers”⁷ in areas zoned for mixed use and nonresidential zones permitting multifamily uses. The City shall update its Zoning Code to reflect State Law and establish procedures for processing any such applications.

Program Objectives: By 2024, update and implement the City’s local density bonus ordinance to implement State law, as modified in recent years, and update requirements associated with supportive housing, emergency shelters, and low barrier navigation centers (see program 29). In the same year, also update the Zoning code to reflect state allowances for low barrier navigation centers and procedures to process such applications.



Picture of Mixed-Use Development at 420 Miller Avenue

⁷ “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

E. Build Community through the Implementation of Fair, Equitable, Inclusive and Sustainable Housing Programs

Build Community
through Fair,
Equitable, Inclusive,
and Sustainable
Housing Practices

Some of the demographics and statistics that bear on Mill Valley's fair housing and special housing needs include:

- Mill Valley is an aging community, with the median age of 50 years old, and 23% of the population being 65 years or older.
- 11% of individuals have a disability.
- 72% of Mill Valley's workforce lives outside of the City.
- The community is disproportionately White (86%) compared with the Bay area region (39%).
- Non-white representation in the Bay Area region for Black residents is 8.5 times that of Mill Valley, for Latinx residents that is 5.7 times that of Mill Valley, and for Asian residents that is 5.4 times that of Mill Valley.

The high cost of housing poses special burdens for some segments of the population:

- The median household income in Mill Valley is \$170,946 and the median home value is \$.73 million.
- 29% of all households are cost-burdened, paying over 30% of their income towards housing costs. Some segments of the population are disproportionately cost-burdened including Black residents (100% cost burdened) Latinx homeowners (64% cost burdened) and seniors (58% cost burdened).
- 24% of Mill Valley households are considered low income and at risk of losing their housing.
- The median per capita income in Marin County for Whites (\$86,045) is more than twice that of Black (\$34,547) and of Latinx residents (\$29,893).
- The average income of Mill Valley's workforce is less than \$50,000, less than half of the City's average income.
- 70% of Mill Valley's White households and 77% of Asian households own their own homes, while 0% of Black households and 45% Latinx households own their homes.

In Mill Valley, 0.0% of Black households owned their homes, while homeownership rates were 76.7% for Asian households, 55.2% for Latinx households, and 70.2% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

Consistent with Mill Valley community values—and the statutory obligation to affirmatively further fair housing—this Housing Element prioritizes and commits to implement “meaningful actions in addition to combatting discrimination [to] overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics [such as race].”

This section includes specific goals, policies and programs aimed at overcoming Mill Valley racial segregation, and explicitly commits to ensure that all housing opportunities created under any

section or provision of this Housing Element are effectively communicated and promoted to local individuals and communities of color, both in and out of the City limits.

This section also seeks to address the special needs of certain population groups. This includes the needs of our growing senior population for housing options that enable them to downsize or to age-in-place with access to needed services. It includes the needs of residents with disabilities for special accommodations and services. And it provides for housing options and services to meet the needs of unhoused individuals.

Lastly, this section strives to build community through the development of healthy, sustainable residential buildings as through various collaboration efforts at the local and county-wide level to address various housing issues and needs within Marin County.

GOAL 6.0: Promote a Racially Diverse, Equitable and Inclusive Community

POLICIES

Policy 6.1 Acknowledge and Commit to Overcome Patterns and Cause of Racial Segregation.

Identify, acknowledge, and devise targeted strategies to overcome historic and persistent policies, practices and conditions that created and contributed to ongoing Mill Valley racial segregation.

Policy 6.2 Prioritize Access to Housing Opportunities. Deliver timely information and resources to enable and encourage local communities of color outside the city limits to take advantage of all available Mill Valley housing opportunities.

PROGRAMS

25. Identify and Address Causes and Conditions of Racial Segregation

Background: Decades of racially discriminatory and exclusionary practices beginning in the 1940's relegated non-White individuals and families in Marin to segregated, poorly resourced areas of the County, and have resulted in a predominantly segregated, White city. The County's racial covenant project is undertaking to identify, map and remove racial covenants from Marin properties. Mill Valley has supported and publicized this project which has uncovered 250 racially restricted deeds within the city limits and unincorporated areas of Mill Valley thus far.

Program 25 seeks to promote diversity, equity, and inclusion throughout our community by raising awareness of patterns and conditions that created and contribute to ongoing racial segregation.

Program Objectives: *Collaborate with the County of Marin to identify and publicize past discriminatory practices and current conditions that perpetuate racial segregation. Report to City Council by the end of 2023 on the findings, provide a status update on the restrictive covenant project, and provide recommendations for addressing, remediating, and monitoring conditions that inhibit the achievement of a racially diverse, equitable and inclusive community. As part of the report and update, publicize the findings and recommendations to the broader community.*

26. Develop Effective Routes of Access to Housing Opportunities

Background: The great majority of people of color displaced or disadvantaged by Mill Valley segregation live outside the City limits with no readily available information about, or access to, Mill Valley housing opportunities. In addition, historic and persistent segregation has created an environment in which many people of color do not experience Mill Valley as a safe and welcoming place to live. These impediments to overcoming racial segregation are exacerbated by substantial racial disparities in income and wealth in Marin that make the high cost of housing in Mill Valley especially daunting for many people of color.

Program 26 seeks to establish effective outreach and communication systems and strategies for reaching local communities of color outside of the City limits. The aim is to use those systems and strategies to enable and encourage individuals and families in these communities to take advantage of available housing opportunities in Mill Valley, and thus to further the goal of a diverse, equitable and inclusive community.

Program Objectives: *Identify and form connections with individuals, and with government, business and community organizations that reflect or represent local communities of color. Utilize these and other methods to communicate the City's commitment to building a diverse, equitable and inclusive community, and to deliver timely access to all available Mill Valley housing opportunities. This includes opportunities that arise under any of the provisions of this Housing Element or otherwise, including for example, affordable housing, co-housing, ADUs, JDUs, live-work housing, assisted living, micro apartments, duplexes, mixed-income housing projects, housing vouchers, loans and other forms of financial or other assistance.*

Create a communications plan for housing outreach opportunities including education, encouragement and incentives for realtors, developers and property managers to provide and support access for local communities of color to all available housing opportunities.

Report to City Council by the end of 2023 on the progress of this Program as part of the report identified in Program 25, and provide recommendations for increasing participation by local communities of color in Mill Valley housing opportunities.

GOAL 7.0: Promote Fair Housing Opportunities for All Residents, Including Mill Valley's Special Needs Populations

POLICIES

Policy 7.1 Protect and Address Impediments to Fair Housing Support effective mechanisms for protecting and addressing impediments to fair housing, to ensure that individuals and families pursuing housing in Mill Valley do not experience discrimination on the basis of race, color, religion, marital status, disability, age, sex, familial status, national origin, sexual preference, source of income or other arbitrary factors, consistent with the Fair Housing Act.

Policy 7.2 Create Housing Options and Mobility for Seniors Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy 7.3 Create Flexible Housing Designs to Accommodate Persons with Disabilities Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, and reasonable accommodation procedures. Require new or substantially renovated housing to provide universal features, such as grab bars, wheel-under sinks, and wheel-in showers, in first floor units.

Policy 7.4 Assist in Homeless Housing and Housing Support Services Work cooperatively with Marin County and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

PROGRAMS

27. Fair Housing Programs

Background: Fair Housing Advocates of Northern California is the designated provider of fair housing and tenant-landlord information and services in Marin County. This organization investigates fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact the organization have basic questions about landlord and tenant rights and responsibilities; housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. Fair Housing Advocates also conducts extensive fair housing education and outreach throughout Marin County and is a certified HUD Foreclosure Counseling agency.

Mill Valley maintains a website dedicated to housing resources, including information on the Fair Housing Program. The great majority of Mill Valley complaints received by Fair Housing Advocates have alleged a failure by landlords to make appropriate accommodations for people with disabilities. Some of the groups protected under the Fair Housing Act may be unaware of the service or, in the case of communities of color, not availing themselves of Mill Valley housing opportunities for a variety of reasons addressed under Goal 6.

Currently, a disproportionate number of minorities and seniors live in Census Tract 1262.⁸ Although this is not a low resource area, the City will seek to prioritize accessibility and amenities to this area and will use other housing strategies to increase diversity in housing stock and populations in other areas of the City.

Mill Valley maintains regulations to “encourage landlords to participate in the Housing Choice Voucher program and to establish a right of tenants to be free of discrimination based on the source of their income or the use of rental subsidies and other rental programs” (MVMC 5.33.010). This ordinance should be updated so that it is similar to other local Marin-county jurisdictions, including the exemptions and liability established as part of the regulations. Mill Valley regulations also require Affirmative Marketing Plans, which is typically managed through Marin Housing Authority, to ensure that density bonus and inclusionary housing units are made available to all individuals that may be interested in such housing.

Program 27 seeks to reduce barriers to opportunity and combat discrimination by providing fair housing information, education, and resources to housing providers and to housing applicants and tenants that actively advance the City’s fair housing objectives. The Program calls for updates to housing ordinances to correspond to evolving legal standards and fair housing best practices, and it targets transportation and accessibility resources to the Mill Valley Census tract with a disproportionate concentration of seniors and non-White residents.

Program Objectives: *As a means of reducing barriers and discriminatory practices, develop and implement community engagement strategies that center around racial, cultural, and social equity.*

Outreach to Housing Providers: *In 2023, provide informational materials and resources regarding fair housing requirements and practices to those who provide or facilitate Mill Valley housing opportunities including developers, realtors, property managers and lenders. These materials and resources should include among other things, an explanation of statutory mandates and prohibitions aimed at preventing discriminatory housing and lending practices including source of income discrimination, and information about reasonable accommodation requirements.*

Inform housing providers of, and encourage them to participate in, the strategies and mechanisms identified in Program 26 for ensuring access to housing opportunities for communities of color outside the City limits. Continue to require developers to submit an Affirmative Action Marketing Plan for density bonus projects and inclusionary housing projects.

In 2024, in coordination with Program 2, host an educational open house for landlords, property owners and others who provide or facilitate housing in Mill Valley. Use the open house to promote the City’s fair housing objectives and to educate attendees about a wide range of fair housing issues including anti-discrimination laws, appropriate tenant screening, and their obligation to accept Housing Choice Vouchers as a legitimate source of income and to provide reasonable accommodations.

⁸ Appendix E, page 29.

***Housing Applicants and Tenants:** Maintain and publicize the City website informing tenants and housing applicants of their fair housing rights and other legal protections and resources available to them. Obtain and distribute related fair housing and tenant's rights brochures at the public counter, at subsidized and affordable housing sites within the City, and at other community locations. Include pamphlets explaining the law against source of income discrimination that are available in multiple languages from the California Department of Fair Employment and Housing. Continue to promote fair housing practices and refer fair housing complaints to Fair Housing Advocates of Northern California. Work collaboratively with Fair Housing Advocates of Northern California to review housing complaints on a quarterly basis and devise appropriate remedial strategies.*

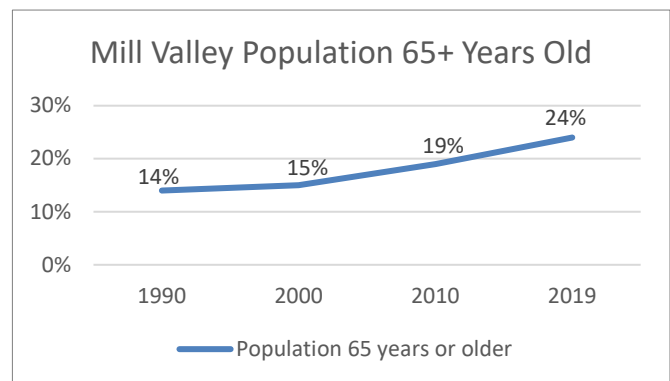
***Ordinance Updates:** Update City housing ordinances pertaining to fair housing as necessary to conform to evolving legal requirements and best practices. Specifically, update the source of income regulations contained in MVMC 5.33 by 2023. By 2025, update the reasonable accommodations ordinance (MVMC 20.28) as needed to ensure consistency with State and federal law and fair housing best practices, including those related to integrating pet-friendly housing.*

***Census Tract 1262:** Although this census tract considered a high resource area, there is a disproportionate concentration of seniors and of people of color in this tract, the City will prioritize and provide pedestrian and bicycle access to local amenities in this area in conjunction with the Bicycle and Pedestrian Master Plan Update and ADA Transition Plan. The City shall also utilize a variety of strategies to diversity and increase affordable housing opportunities in other areas of the City. For example: housing overlays (Program 20); ADUs (Program 8); non-traditional housing types (Program 6) and inclusionary housing (Program 11).*

28. Senior Support Services

Background: The Mill Valley 2040 Community Vitality Element establishes the following programs to support independent and healthy living for seniors:

- Work with paramedics, community-based organizations and County and City staff to identify those most at risk for falls and provide them with assessments of their homes and regular check-ins to reduce the risk of injuries related to falls.
- Create "Safe Routes for Seniors" by identifying the routes that older adults take to access medical care, food and social events in the community and make those safer.
- Promote opportunities to allow residents who wish to age in place and remain part of the community.



Source: Appendix A.

Currently, senior citizens in Mill Valley have access to a range of services that can help support aging in place and prevent premature institutionalization. Many of the senior programs operate from the Community Center through the sponsorship of the Recreation Department. In addition to social, recreational, and health-promoting activities, Mill Valley Recreation offers programs such as tax preparation and drivers safety courses. The city is also recognized as an age-friendly city.

Mill Valley Village, together with its parent Marin Village, is a volunteer-drive non-profit membership organization dedicated to providing resources and assistance to enable seniors to remain in their own homes as they age. Mill Valley Village has a growing team of community volunteers to help members with occasional transportation assistance, household tasks, home visits and phone check-ins. In addition to home support services, Mill Valley Village will organize and link seniors with Village social events, cultural programs, and educational and fitness classes to support seniors in remaining active and connected to their community.

Program Objectives: *Support the provision of senior services in the community to promote independent and healthy living as outlined in the Mill Valley General Plan goals, policies and programs, including identifying “safe routes for seniors” and senior support services provided at the library and Recreation Center. Support senior housing opportunities, ranging from those housing those aimed at aging in place to creating opportunities for housing mobility within the community (Programs 29 and 30). Maintain the City’s age-friendly city status and collaborate with other local jurisdictions.*

29. Home Sharing and Tenant Matching Opportunities

Background: Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. The average age of community members in Mill Valley is growing older, and nearly 500 seniors currently live alone in single-family homes in the city. Shared housing promotes the efficient use of the housing stock and can help address the housing needs of seniors in our community. Most recently, the city has also partnered with Front Porch to provide home matching services. In 2021-22, five seniors living alone opened their homes to provide housing connections and, in turn, allowed these seniors to continue to age in place.



Shared housing promotes the efficient use of the housing stock and can help address the housing needs of seniors in our community. Most recently, the city has also partnered with Front Porch to provide home matching services. In 2021-22, five seniors living alone opened their homes to provide housing connections and, in turn, allowed these seniors to continue to age in place.

Mill Valley maintains a website dedicated to housing resources, including information on the home sharing and tenant matching program.

Program Objectives: *Support organizations that facilitate house sharing, and actively promote through senior citizen organizations, such as Front Porch, Mill Valley Village and Mill Valley Seniors Club.*

30. Universal Design/Visitability/Adaptable Design

Background: As Mill Valley’s population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the community’s housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is “visitable” is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit. Other universal design improvements requiring a building permit could be identified and waived from building permit fees and/or streamlined in terms of review.

Adaptable design means readily and easily adjusted to accommodate disabilities. In an “adaptable” dwelling, wider doors, no steps, knee spaces, control and switch locations, grab bar reinforcement and other access features must be built in, with the exception of grab bars that can be installed when needed. Many of these features are simple measures that can be taken advantage of during the renovation of a dwelling unit with information and education on such improvements.

Program Objectives: *In 2023, develop handouts and tips for encouraging principles of universal design as part of home improvement projects. In 2023, consider a fee waiver program or permit expediting for building permit items that are related to universal design or reasonable accommodation requests. Incrementally improve accessibility for persons that are disabled as sidewalk and other public facility projects are designed and implemented pursuant to the City’s ADA Transition Plan.*

31. Homeless and Other Housing Support Assistance

Background: Support Countywide programs and the Marin Partnership to End Homelessness in the provision of resources to address the needs of the homeless and persons at risk of homelessness, including emergency shelter, transitional housing, supportive housing and permanent housing. Provide flyers and information on the City’s website, including the Annual Marin Community Resource Guide, and links to the emergency 211 toll-free call system for information and referral. Mill Valley also maintains a website dedicated to housing resources, including homeless assistance information.

Homeless. The County of Marin is actively pursuing Project Homekey opportunities in all local jurisdictions, including Mill Valley, in order to provide permanent supportive housing for people experiencing homelessness. Homekey is an opportunity for the County to pursue funding for the development of a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes, multi-unit apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim supportive housing. To date, no property owners in Mill Valley have expressed interest in the program.

Emergency Shelters. Senate Bill 2 establishes requirements for emergency shelter ordinances. In 2014, MVMC was amended to permit emergency shelters as of right in the C-G Zoning District, as well as the C-N district which is subject to the same provisions as C-G. Objective standards regulate emergency shelters including shelter capacity, parking, lighting, on-site waiting and intake areas, security, and operations. Updates to MVMC are required to comply with Government Code Section 65583, which requires that parking standards for emergency shelters be established based on the number of employees only and that the separation requirement between two shelters be a maximum of 300 feet.

Residential Care Facilities. The City permits residential care facilities for six or fewer persons in all residential zones. For residential care facilities for seven or more persons, a conditional use permit is required. The City will revise MVMC to permit or conditionally permit large residential care facilities in all zones that permit residential uses, as similar uses in the same zone, and to ensure the required conditions for large facilities are objective and provide certainty in outcomes.

Supportive Housing. Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents (who fall within the “target population” under state law) to improve health status, and maximize their ability to live and, when possible, work in the community. Services may include case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. Pursuant to state law (Government Code Section 65650 et seq.), supportive housing developments of 50 units or fewer that meet certain requirements must be permitted by right in zones where mixed-use and multi-unit development is permitted, if they meet the criteria identified in state law. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. The City will amend MVMC to address the parking requirements to comply with state law (see Program 22B).

Low Barrier Navigation Centers (LBNCs). “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing

homelessness to income, public benefits, health services, shelter, and housing. Government Code section 65660 et seq. requires that LBNCs be permitted by right in mixed-use and nonresidential zones that permit multi-unit housing. MVMC will be amended based on state law, which requires the approval 'by right' of low barrier navigation centers in areas zoned for mixed use and nonresidential zones permitting multifamily uses, when the proposed centers meet the requirements of state law. If the City receives applications for these uses, it will process them as required by state law.

Agricultural Worker and Employee Housing. The City does not have any agriculturally designated land in either the General Plan or zoning. In addition, the City does not have any active agricultural production.

Program Objectives: Support implementation of the Homeless Countywide Continuum of Care and publicize the Marin Community Resource Guide and emergency 211 call system. By 2024, amend MVMC to address state laws as specified above and in Programs #24 and 22B. Collaborate with civic leaders and property owners during the 8-year housing cycle to identify a possible Homekey and/or emergency shelter site by 2031.



Picture of adaptive reuse of upper floor building at 65 Throckmorton

Goal 8.0: Promote a healthy and sustainable Mill Valley through support of existing and new housing which minimizes reliance on natural resources and automobile use.

POLICIES

Policy 8.1 Promote Smart Growth

Preserve open space, watersheds and environmental habitats, while accommodating new growth in compact forms in a manner that de-emphasizes the automobile, allowing residents to use their cars less or not at all.

Policy 8.2 Create Healthy, Sustainable Buildings through Green Building Design

Ensure new development, including major remodels and additions, are sustainably designed, and consider establishing incentives to achieve energy efficiencies higher than those required under the CalGreen Building Code. Promote energy efficiency and the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels through education materials and providing information on grant funding and other financial resources for home improvement projects.

Policy 8.3 Promote Healthy Community and Activity

Promote healthy living and physical activity through decisions in the location, site planning and design of housing and mixed use development.

Policy 8.4 Transportation Alternatives and Walkability

Incorporate transit and other transportation alternatives including walking and bicycling into the design of new development, particularly in areas within a half mile of designated transit stops.

Policy 8.5 Jobs/Housing Balance

Encourage a closer link between housing and jobs in the community, including housing opportunities affordable to Mill Valley's modest income workforce.

PROGRAMS

32. Prioritization of Sustainable Housing Projects

Background: The Federal Department of Housing and Urban Development (HUD), Department of Transportation (DOT), and the Environmental Protection Agency (EPA) formed an interagency partnership in 2009 for Sustainable Communities, incorporating livability principles into the provision of housing. The key principles are focused on the provision of housing in relative proximity to transit and amenities, therefore reducing the need for cars owned by residents. Community benefits associated with transit-accessible and mixed-use housing include: better health outcomes, increased access to employment, reduced infrastructure costs to the City, additional economic development, and increased tax revenue.

The City of Mill Valley places a high priority on sustainability, and will prioritize funding for residential and mixed-use projects within a quarter to half-mile walking radius of transit and other pedestrian amenities.

Program Objectives: *Prioritize redevelopment projects competing for funds and grants that are within a quarter to half mile radius of transit stops, have a large number of amenities and services within a half mile radius, and/or have a higher walk score.*

33. Green Building and Energy Conservation

Background: Mill Valley’s green building standards are codified in Chapter 14.48 “Green Building Standards” of the Municipal Code. For the 2019 code cycle, the City adopted more stringent Tier 1 requirements for additional mandatory and elective measures in the areas of planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality.

All types of renovations are subject to Green Building standards and are scaled based on the scope of the project. Note that Mill Valley is more aggressive than state Green Building (CalGreen) requirements, both in level (tier 1) but also in that it applies to major renovations as well as new homes. Energy efficiency components can only be applied if the Energy Commission supports the cost-benefit analysis provided by the local jurisdiction at the time of the adoption of the Green Building ordinance. This is to ensure that the requirements are not a financial burden to the local community. In addition, the City’s ordinance encourages all-electric and limited mixed-fuel buildings by requiring higher energy efficiency standards for conventional mixed-fuel buildings.

The existing Green Building standards will be superseded by the new 2022 Building Code. As part of the update process, the City is coordinating with other local Marin County jurisdictions in determining those standards that are of interest to the local community and align with local Climate Action Plans that are more restrictive than the state standards. This work includes evaluating “reach codes” such as requiring new residential construction to use “solar ready” guidelines, for the easy, cost-effective installation of solar energy systems in the future, when feasible.

Program Objectives: *In 2022-2023, provide outreach and education to developers, architects, and residents to provide information and feedback on new proposed CALGREEN regulations as part of the building code update process. By 2023, expand website information, including developing handouts on ways to incorporate sustainability into project design and in existing structures as well as funding and grant opportunities available to reduce costs of green home improvement projects.*

Continue to work with the Marin Housing Authority to provide rehabilitation loan applicants with information on use of green materials and energy conserving measures in home improvements. Support efforts of the Marin Energy Authority, Marin Clean Energy and PG&E to maximize residential subscription rates for green energy plans. Incorporate energy conservation and sustainability measures as part of the proposed update to the mixed use/multi-family design guidelines and development standards (see Program #22 for details).



Cool roof system on a Mill Valley home.

34. Addressing Natural Hazards

Background: In recent years and as reflected in the MV2040 General Plan, more attention has been raised about natural hazards and events as it relates to Climate Change. There are many potential hazards that could be exacerbated as part of climate change and sea level rise based on Mill Valley's topography and proximity to San Francisco Bay. Floodplain and fire zones are important considerations in balancing housing opportunities with safety and hazardous conditions. As such, the Housing Element continues to be integrated into those other elements of the General Plan, including the safety and climate action elements.

Program Objectives: Continue to work with local jurisdictions and through the Multi-Jurisdictional Local Hazard Mitigation Plan and the MV2040 General Plan to address and mitigate natural hazards, including fire and flood protection and mitigation. Support redevelopment in the commercial and multi-family zoning districts that are outside of the hazard zones, as illustrated in Chapter 1, Figure I-2 through incentives such as Density Bonus, Senate Bill 9, State Streamlining (SB 330), reduced fees available through MVMC 5.32 and local housing overlays created through Program #20.

Goal 9.0: Coordinate with citizens, community groups, and governmental agencies to address housing-related issues in Mill Valley.

POLICIES

Policy 9.1 Community Participation

Undertake effective and informed public participation from all economic segments in the community, including both homeowners and renters, and special needs groups in the formulation and review of City housing policies. Include significant outreach to, and opportunities for participation by local communities of color both inside and outside City limits.

Policy 9.2 Neighborhood Outreach

Encourage developers of any major housing project to conduct neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster and constructive development review.

Policy 9.3 Public Review of Development

Encourage public awareness and involvement in housing development proposals to facilitate the design of new housing that fits within the neighborhood context.

Policy 9.4 Housing Element Implementation

Take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry to ensure the timely follow through of actions identified in the Housing Element, including formation of a Housing Committee to support implementation.

PROGRAMS

35. Community Education and Outreach

Background: The City continues to build upon public dialogue and discussion that has occurred as part of the Housing Advisory Committee meetings, the Climate Action Plan update currently in progress and through recent City Council discussions related to diversity, inclusion, and equity. The community is also interested in providing further connections and outreach to the local workforce. As noted in the Housing Element, the majority of Mill Valley's workforce makes less than \$50,000 and is dominated by lower paying retail and service-related jobs.

The City will build on the momentum gained through these various discussions to implement various programs contained in the Housing Element Update. Education efforts will include informational materials on rehabilitation and maintenance of the existing housing stock; home improvement projects to retrofit homes to address accessibility and/or energy efficiency, and the creation of housing that fits with and enhances the small-town character of Mill Valley. Outreach efforts will include: hosting an open house with multi-family property owners and apartment managers to provide resource information on fair housing practices as well as Section 8 program (in conjunction with Program #2); outreach and advertisement of housing opportunities in association with affirmative marking for inclusionary and density bonus units; and coordination with the local community, workforce and Chamber of Commerce to facilitate housing opportunities (such as Home Match, ADUs and other rental opportunities) for local workers.

Program Objectives:

Provide ongoing education and outreach on housing issues, rehabilitation, energy retrofits, and design through presentations, on-line resources, housing fact sheets and other means. Assist prospective applicants of all types of residential developments in coordinating meetings with neighbors and other stakeholders prior to submittal of a formal development application. Coordinate with interested groups, including local businesses, representatives of local communities of color, housing advocacy groups and owner and renter neighborhood groups to build public understanding and support for affordable, workforce and special needs housing.

36. Housing Element Monitoring/Annual Report

Background: The Planning Department is responsible for the regular monitoring of the Housing Element, and preparing an Annual Progress Report for review by the public, City decision-makers and submittal to State HCD. Completion of the Annual Report is required for the City to maintain access to State housing funds.

The Annual Report documents Mill Valley's annual residential building activity and other entitlements and building permit approvals, as required by state law; progress towards the Regional Housing Needs Allocation since the start of the planning period; and implementation status of Housing Element programs.

Program Objectives: *The Planning and Building Departments will review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's Annual Progress Report to the State Department of Housing and Community Development by April 1st of each year.*

37. Mill Valley Housing Advisory Committee

Background: The City Housing Advisory Committee was established as part of the previous Housing Element and serves as an advisory group to the Planning Commission and City Council for guidance on Mill Valley’s housing policies, procedures, projects and funding opportunities. Responsibilities of the Housing Advisory Committee include:

- Monitor and report regularly on housing issues in Mill Valley, including:
 - Progress towards Housing Element goals
 - Identifying Housing Element programs of interest to research and assist staff in implementation
 - Identifying Housing Element programs to prioritize for funding through the local Housing Trust Fund
- Work with the City Council to coordinate housing activities with other City goals and plans.
- Meet regularly to gather public input and recommendations, and to make periodic reports to the Planning Commission and City Council, as needed.
- Coordinate with interested and affected groups, as directed by the City Council.
- Research and investigate new and existing methods of financing, funding and managing housing and mixed use affordable housing development consistent with Housing Element goals and policies, and report findings to the City Council, as requested.

Program Objectives: *Continue to support Housing Element implementation and identify Committee priority items based on Housing Element programs.*

38. Regional and County-wide Coordination

Background: The City of Mill Valley is part of a County-wide Housing Working Group that meets monthly to discuss housing-related issues. Upon adoption of the Housing Elements, the City will continue to collaborate with its city and county housing partners to make efficient use of resources to discuss and develop housing regulations and implement various housing programs. Staff anticipates working with the County-wide Housing Working Group to establish a model ordinance for source of income discrimination; coordinate on fair housing and active advertisement of housing opportunities to local communities of color and special needs populations; broaden the home match program and expand on the development of ADUs; and further connect the local Marin County workforce with housing opportunities.

In addition, county-wide collaboration with various residential service providers, including sewer, water and refuse service, is required to address the anticipated housing needs of the region. As part of the collaboration, service requirements, capacity levels and possible solutions to address any infrastructure constraints shall be discussed.

Program Objectives: *Continue to meet on a monthly basis to implement Housing Element programs. Starting in 2023, collaborate with service providers based on regional housing projections.*

E. Summary of Quantified Objectives and Meaningful Actions

Table 4.1 quantifies the number of estimated units based on the City's objectives for the 2023-2031 Housing Element Update related to building new units, rehabilitating units and conserving/preserving units.

Table 4.1: Quantified Objectives for the 2023-2031 Housing Element Cycle

Income Level	New Construction*	Housing Rehabilitation**	Conservation/Preservation***
Extremely Low* (0% - 30% AMI)	131	50	177
Very Low (31% - 50% AMI)	131	50	
Low (51% - 80% AMI)	151	100	127
Moderate (81% - 120% AMI)	126	200	4
Above Moderate (>120% AMI)	326	100	0
Totals	865	500	308

* Estimate is based on units currently planned or approved, and funded, as well as an estimate of the number of additional units that can be completed by 2031.

** Rehabilitation objectives are based on a goal to assist homeowners based on approximately 500 soft story rental units requiring retrofits, as analyzed in soft story study, memorandum from David Bonowitz dated April 29, 2022.

*** Conservation objectives reflect preservation of 308 existing rent-restricted units in publicly assisted projects owned by non-profits or the Marin Housing Authority, and 38 affordable rental units provided through the City's inclusionary housing program.

Table 4.2 provides the City's meaningful actions related to those programs to affirmatively further fair housing. See Appendix E, Table E-37 for a full analysis listing each fair housing issue and the various strategies, timelines, geographic targeting and expected metrics.

Table 4.2: Summary of Meaningful Actions, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factors	Meaningful Actions / Timeline
Racial Segregation	<ul style="list-style-type: none"> • Historic and persistent racial discrimination and exclusionary practices • Lack of housing opportunity access and information • Racial income disparities and high housing costs 	<ul style="list-style-type: none"> • Identify, acknowledge, and publicize causes and conditions that contribute to Mill Valley racial segregation by 2023. Program 25. • Develop and implement systems, strategies and incentives for delivering timely housing opportunity information and access to local communities of color outside the City limits by 2023. Program 26. • Educate and encourage housing providers to affirmatively support the City's goal of a diverse, equitable and inclusive community by 2023. Program 26. • Increase community awareness and access to fair housing information and resources. Program 26.
Fair Housing Testing, Education and Outreach	<ul style="list-style-type: none"> • Lack of fair housing testing • Lack of monitoring • Lack of targeted outreach and advertisement of fair housing resources in the City's various media outlets 	<p>As part of Housing Program 25:</p> <ul style="list-style-type: none"> • Receive quarterly reports from Fair Housing Advocates of Northern California (FHANC) that include data specific to the City of Mill Valley to allow the City to better assess fair housing issues within the community. (Ongoing) • Publish information about fair housing resources in the City's newsletter (MV Connect), on a quarterly basis. (Ongoing) • Create an updated webpage on the City's website with information on fair housing rights and resources by 2023. • Annually promote fair housing awareness during the Fair Housing Month (April) in collaboration with other Marin county jurisdictions to provide information and messaging to a wide and diverse audience (Program 35). • Host an open house with multi-family property owners and apartment managers to provide resource information on fair housing practices as well as Section 8 program (in conjunction with Program #2)

Fair Housing Issue	Contributing Factors	Meaningful Actions / Timeline
Vulnerability to Displacement	<ul style="list-style-type: none"> • Lack of monitoring rental housing stock • Limited vacancy and supply of affordable housing • Limited vacancy and supply or rental housing 	<ul style="list-style-type: none"> • Consider multi-family rental registration program or annual survey to monitor occupancy and rental rates (Program 3) • Continue to require developers to submit an Affirmative Action Marketing Plan for density bonus projects and inclusionary housing projects (Program 25) • As part of the above referenced Open House (Program 25), provide educational materials targeted to landlords to ensure compliance with the Tenant Protection Act of 2018 (AB 1482), including maximum annual rent increases, just cause evictions, and discriminatory practices related to source of income and/or reasonable accommodation requests • Provide education materials targeted to tenants as part of Program 25.
Evolving Fair Housing Laws and Practices	<ul style="list-style-type: none"> • Historic and persistent racial discrimination and exclusionary practices 	<ul style="list-style-type: none"> • Update MVMC 5.33.010 and other ordinances related to fair housing in a manner consistent with evolving legal standards and fair housing best practices.
Housing Mobility	<ul style="list-style-type: none"> • Limited vacancy and supply of affordable housing • Limited vacancy and supply or rental housing • Limited availability of Housing Choice Vouchers • Limited understanding of regulations surrounding acceptance of Housing Choice Voucher tenants 	<ul style="list-style-type: none"> • Consider multi-family rental registration program to monitor occupancy and rental rates (Program 3) • Consider updating the City's Source of Income Protection laws and Housing. Provide in multiple languages (Program 17) • Promote and provide opportunities to increase Section 8 housing opportunities in Mill Valley (Program 17) • Educate tenants and landlords about Fair Housing laws and create handout on Source of Income discrimination and FAQs made available by the CA Department of Fair Employment and (Program 25) • Advertise Home Match Program (Program 29) • Develop incentives to facilitate the development of a variety of housing types, including development standards for live/work, assisted living and co-housing (Program 6)
Place-Based Strategy for Community Revitalization (or improvement)	<ul style="list-style-type: none"> • Higher concentration of minority and low-income households • Higher concentration of senior and those with disabilities 	<ul style="list-style-type: none"> • As part of the Bicycle and Pedestrian Master Plan process, coordinate with the City Departments to prioritize and fund pedestrian and bicycle access improvements in areas identified in Census Tract 1262 having higher concentrations of minority or low-income households (Program 27). • Use the City's ADA Transition Plan to support wheelchair improvements in the those census tracts of the City with higher populations of seniors and/or disabled households (Program 27). • Post website materials regarding reasonable accommodation procedures and instructions for submitting reasonable accommodations requests (Programs 2 and 28)

Fair Housing Issue	Contributing Factors	Meaningful Actions / Timeline
New Housing Choices in Areas of High Opportunity	<ul style="list-style-type: none"> • High opportunity sites along commercial corridors within ½ mile of transit • Existing underutilized sites within high opportunity areas 	<ul style="list-style-type: none"> • Promote lower income housing opportunity sites for affordable housing development by providing information about sites inventory properties on the City's website (within one year of Housing Element adoption) and facilitating communications between property owners and developers, as appropriate (Program 19). • Adopt overlay zoning districts to increase redevelopment opportunity and unit count along the City's commercial corridor that is within ¼ mile of transit (Program 20) • Modify MVMC to address State Law to streamline development review process and approvals for qualifying mixed use and multi-family redevelopment projects (Program 24) • Support funding applications by nonprofit developers for affordable housing in high resource areas. (Ongoing) • Update fee waivers for affordable housing to projects (Program 23) • Provide housing development assistance (Program 14), including use of the City's affordable housing trust fund (Program 13) to finance affordable housing projects
Integration	<ul style="list-style-type: none"> • Lack of diversity within the entire city (segregated community) • Higher concentration of LMI households in census tract 1262 	<ul style="list-style-type: none"> • Rezoning commercial sites along Miller Avenue, East Birthdate, Camino Alto and in Downtown are proposed to increase densities and affordability in Census Tracts 1261 and 1270 (Program 20)
Disproportionate Housing Needs	<ul style="list-style-type: none"> • High rents throughout the City, particularly large units. • Limited subsidized affordable housing • Past discriminatory housing practices 	<ul style="list-style-type: none"> • Acknowledge discriminatory housing practices to prioritize housing resources and access to housing opportunities (Program 26) • Amendment MVMC to update development standards and approval process to comply with State Laws to streamline review (Program 24) • Promote Section 8 voucher program and the home match program (Program 29) • Promote ADUs (Program 8) • Create regulations for non-traditional housing types to increase types of housing (Program 6)

F. Implementation Plan

Table 4.3 below summarizes the implementation of the above-referenced Housing programs, including funding source, responsible parties and estimated timeframes to execute the various programs.

Table 4.3: Summary of Housing Programs, including funding source, responsibly entity and timeframe for implementation

PROTECT & PRESERVE HOUSING					
Goal 1-Housing Maintenance and Neighborhood Quality					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
1. Historic Preservation Regulations and Guidelines	Identify and preserve historic buildings in Mill Valley.	Complete a historic preservation ordinance and consider local incentives for preservation. As part of the preservation ordinance, clarify demolition procedures and process.	General Fund	Mill Valley Historical Society; Planning Department; Planning Commission	By 2027
2. Home Maintenance and Public Information	Support the long-term maintenance and improvement of existing housing through code enforcement and housing rehabilitation programs.	Adoption of the Soft Story ordinance and host an Open House with the multi-family homeowners/managers Provide rehabilitation assistance to five (5) lower income households during the 8-year housing cycle. Consider reduced building fees for building permits that solely address reasonable accommodation in conjunction with the universal design (program 28).	General Fund and various third party grants	Planning Department; Planning Commission	Ordinance update by 2023. Open House by 2024. Complete 5 rehabilitation loans during 2015-2023 period. Review permit fees, as fee structures updated.
3. Regulations to Preserve Existing Housing Stock	Conserve the existing housing stock, including rental and “attainable” units by restricting conversions to condominium ownership,	Conserve the existing stock of rental housing by updating regulations that restrict the removal of rental housing and require 1 for 1 replacement of units.	General Fund	Planning Department; Planning Commission; City Council	By 2025 identify regulations and incentives that maintain existing housing as opposed to tearing down exiting

	and regulating tear downs and conversions to non-residential use.	<p>Monitor short term rentals and fractional ownership to ensure there continues to be rental opportunities for long-term leases.</p> <p>Create partnerships and financial incentives that allow property owners to maintain and rehabilitate existing rental units.</p> <p>Consider disincentives for removing “attainable” dwelling units, such as increased demolition fees and/or allowing non-conforming conditions to remain with modest home improvements.</p> <p>Explore regulations that prohibit or disincentivize consolidation of properties and/or eliminating uses of adjacent land as a primary use.</p>			<p>units, and modify MVMC accordingly.</p> <p>Report annually on short term rentals and consider additional regulations should the short term rental market consist of over 25% of the registered living units.</p>
4. Preservation of Existing Deed Restricted Affordable Housing	Ensure that the City’s existing affordable housing stock is not reduced and income-restricted units are maintained.	<p>Continue to contract with MHA to ensure compliance with affordability restrictions.</p> <p>Require long-term affordability controls on future affordable housing units (completed).</p> <p>Monitor at-risk and/or publicly assisted housing projects and identify opportunities to purchase units that are at risk of terminating as affordable units including establishing an early warning system and monitor at-risk units. Use available financial resources to restructure federally assisted preservation projects, where feasible, to preserve and/or extend affordability, including notifying non-profit and affordable</p>	General Fund	Planning Department;	<p>Ongoing</p> <p>Collaborate with Marin Housing Authority on an on-going basis (every 3 months) to establish an action plan to address at-risk BMR units set to expire within the next two years.</p>

		housing partners and/or utilize affordable housing trust funds (Program 13), as needed, for units to remain affordable.			
DIVERSIFY HOUSING & ENHANCE AFFORDABILITY					
Goal 2: Housing Supply and Diversity					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
5. Mixed Use Zoning in Commercial Districts	Promote housing development in Commercial districts, to realize infill potential.	Remove CUP for mixed uses in commercial zones.	General Fund	Planning Department; Planning Commission; City Council	By 2023, in conjunction with the adoption of Housing Element Update remove CUP for mixed use in commercial zones.
6. Non-Traditional Housing Types	Explore non-traditional housing types to allow a wider variety of housing types suited to Mill Valley.	Modify Zoning Ordinance to develop standards for new housing typologies, including live/work, co-housing and assisted living.	General Fund	Planning Department; Planning Commission; City Council	By 2027
7. Micro-Apartment Units	Further evaluate micro-unit incentives.	Determine if the 20% cap on total units in a development project should be eliminated as part of updating Mixed Use/Development Standards.	General Fund	Planning Department; Planning Commission; City Council	By 2025
8. Junior/Accessory Dwelling Units and Duplexes	Diversify Single Family Neighborhoods through Accessory Dwelling Units and Duplexes.	Should the average number of new ADUs fall below twelve new units a year, reevaluate the ADU program and consider an amnesty program or additional incentives such as square footage allowances for ADUs built above or below a garage (that currently do not qualify under State Law).	General Fund	Planning Department; Planning Commission; City Council	Annually, monitor progress in conjunction with Annual Housing Element progress report.
9. Adaptive Reuse of Commercial Buildings	Create Housing Opportunities through Adaptive Reuse.	Adopt the office conversion overlay zoning district and permit fully residential projects for those commercial sites ½ acre or more.	General Fund	Planning Department	By 2023, In conjunction with the

					<p>adoption of the Housing Element</p> <p>By 2027, consider applying office overlay incentives to all upper floor commercial offices space.</p>
10. Publicly-Owned Land for Affordable Housing	Create Affordable Housing Opportunities by Leveraging City-Owned Land.	Assess the redevelopment opportunity at 1 Hamilton. Continue to determine longer-term housing opportunities (past the 8-year housing cycle) on other City-owned sites as researched by the Housing Advisory Committee.	General Fund and Affordable Housing Trust Fund	Planning Department; Planning Commission; City Council	2022-25: Assemble rezoning and development review application for 1 Hamilton

DIVERSIFY HOUSING & ENHANCE AFFORDABILITY					
Goal 3: Housing Affordability					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
11. Inclusionary Housing Regulations	Enhance regulations to provide more affordable housing.	Further evaluate 25% inclusionary requirement to determine effectiveness. Consider feedback received as part of the housing overlays/rezoning (Program 20).	General Fund	Planning Department; Planning Commission; City Council	By 2028.
12. Generate Financial Resources (local impact fees and/or taxes)	Review Single Family impact fee and consider other fees in collaboration with local jurisdictions.	Evaluate effectiveness of impact fee(s) in funding affordable housing related programs or projects.	General Fund; Potential impact fees from single-family construction	Planning Department; Planning Commission; City Council	By 2023 evaluate Single Family Impact Fee. By 2025, coordinate with local jurisdictions to consider: Vacancy tax; Real estate transfer tax; Demolition fee(s); and or/increased single family impact fees for new homes over a certain size
13. Local Affordable Housing Fund	Monitor Affordable Housing Fund.	Continue to monitor effectiveness and use of Affordable Housing Trust Fund in conjunction with any collection of fees (Program 12).	Potential Affordable Housing Fund Revenues	Planning Department; Planning Commission; City Council	By 2023

14. Affordable Housing Development Assistance	Pursue expanded financial resources to support in the production of and conversion to affordable housing for Mill Valley's lower income workforce and special needs populations.	Provide financial and regulatory incentives to private developers for the development of high-quality affordable housing for families, the local workforce and seniors. Continue to identify priorities for local trust fund through the Housing Advisory Committee Work Plan process and evaluate fees allowed under MVMC 5.32 by 2025.	Potential Affordable Housing Fund Revenues	Planning Department; Planning Commission; City Council	Monitor opportunities on an on-going basis. By 2025, consider reduction in development fees allowed under MVMC 5.32.
15. Partnerships for Affordable Housing	Explore collaborative partnerships with nonprofit organizations, developers, the business community and governmental agencies in the provision of affordable housing.	Partner with a variety of affordable housing providers and collaborate with local residents' efforts to establish a Community Land Trust. Identify nonprofits with experience in developing small scale residential infill projects on other tax-exempt parcels in Mill Valley as part of Program 10.	General Fund; Potential Affordable Housing Fund Revenues	Planning Department; Planning Commission; City Council	On-going.
16. Homebuyer Assistance	Assist first-time homebuyers in Mill Valley	Continue participation with Marin Housing to administer BMR and MCC programs.	Federal funds	Planning Department	Ongoing; maintain current practice.
17. Section 8 Rental Assistance	Provide assistance to very low income households through Section 8 Rental Assistance.	Continue to offer tenants information regarding Section 8 and encourage landlords to register units with the program. Host an open house with multi-family property owners and apartment managers to provide resource information on fair housing practices as well as Section 8 program (in conjunction with Program #2).	HUD Section 8 funds	Planning Department	Ongoing; maintain current practice with MHA. In 2024, host an open house with multi-family property owners and apartment managers In 2023 update the source of income ordinance.

Expand & Produce					
Goal 4: Redevelopment Opportunity and Design.					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
18. Objective Design and Development Standards	Assure that new housing is well-designed and based on sustainable development principles to enhance our neighborhoods and community.	Develop and adopt objective Multi-Family and Mixed-Use Design and Development Standards, and accept the county-wide collaborative toolkit as a reference to continue the discussion of how to creatively apply standards to facilitate infill development.	General Fund	Planning Department; Planning Commission; City Council	By 2023
19. Maintain and Monitor Capacity in Sites Inventory	Ensure sites are available throughout the planning period to accommodate Mill Valley's RHNA.	Conduct ongoing monitoring to ensure adequate sites, and should potential shortfall exist, redesignate additional sites as necessary.	General Fund	Planning Department; Planning Commission; City Council	Ongoing, monitoring of sites adequacy in conjunction with project applications.
20. Rezoning to Accommodate RHNA/Housing Overlay Zoning Districts	Create a series of overlay districts to provide sufficient housing capacity and accommodate RHNA	<p>Three Overlay Zoning Districts (Opportunity Site, Small Lot and Office Conversion) will be adopted with modified standards to facilitate development on those sites identified on the Sites Inventory.</p> <p>Identify up to two property owners interested in building affordable homes on a parcel by 2024.</p>	General Fund	Planning Department; Planning Commission; City Council	<p>By 2023, the zoning overlays shall be adopted as part of the adoption of the HE Update.</p> <p>By 2024, consider regulations for the affordable housing overlay based on collaboration with local property owners interested in building affordable housing.</p>

Expand & Produce					
Goal 5.0: Address governmental constraints and identify regulatory incentives.					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
21. Update Zoning Code Consistent with Land Use Element	Clarify development opportunities by aligning development standards with allowable land use.	Rezone RM3.5 to Downtown Residential (DR). Rezone 300 East Blithedale to multi-family residential.	General Fund	Planning Department; Planning Commission; City Council	By 2023, in conjunction with adoption of the HE Update.
22A. Review and Approval Process for Housing Projects	Streamline development review process for certain Housing Projects	Find opportunities to streamline the design review and permitting process to remove unnecessary barriers, while implementing objective design standards that will define community character, without compromising public health and safety. Revise development standards, where possible, to create objective standards.	General Fund	Planning Department; Planning Commission; City Council	In 2023, incorporate objective design and development standards into the Mixed Use and Multi-Family regulations. By 2025 evaluate design review thresholds.
22B. Update Parking Standards	Increase effectiveness of parking standards by refining the standards.	Evaluate and establish modified parking standards in the Zoning Ordinance to facilitate specific types of housing.	General Fund	Planning Department; Planning Commission; City Council	By 2023, in conjunction with adoption of the HE Update adopt overlay districts with modified parking standards. By 2024, align parking standards with State Law for multi-family, mixed use, emergency shelters and supportive housing. 2025-2027, modify the parking ordinance.

23. Fee Deferrals and/or Waivers for Affordable Housing	Provide information regarding fee waivers for affordable housing contained in MVMC 5.32.	Provide information to affordable housing community on fee deferrals, reductions and waivers. Adopt resolution to waive 100% of application processing fees for projects with 10% Extremely Low Income units that satisfy the City's requirements for the construction and administration of affordable units as stipulated in MVMC 20.80.060.	General Fund; Potential Affordable Housing Fund Revenues	Planning Department; Planning Commission; City Council	By 2027, adopt resolution for Extremely Low Income Housing fee waivers.
24. Zoning Updates to Reflect State Law (Density Bonus, Supportive Housing, etc.)	Provide density bonuses consistent with State law.	Update the Zoning code to reflect state regulations, including Density Bonus, SB0, SB9 (lot splits), SB 478, supportive housing and low barrier navigation centers.	General Fund	Planning Department; Planning Commission; City Council	By 2024.
Build Community:					
Goal 6.0: Promote a Racially Diverse, Equitable and Inclusive Community					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
25. Identify and Address Causes and Conditions of Racial Segregation	Acknowledge and Commit to Overcome Patterns and Cause of Racial Segregation	Report to City Council on past discriminatory practices and current conditions that perpetuate racial segregation.	General Fund	Planning Department	In 2023 update source of income regulations (MVMC 5.33) and report to Council on recommendations for creating a welcoming, inclusive and diverse community.
26. Develop Effective Routes of Access to Housing Opportunities	Develop outreach and engagement plan and Prioritize Access to Housing Opportunities.	Create a communications plan for housing outreach opportunities including education, encouragement and incentives for realtors, developers and property managers to provide and support access for local communities of color to all available housing opportunities.	General Fund	Planning Department; City Council	By the end of 2023.

Build Community:					
Goal 7.0: Promote Fair Housing Opportunities for All Residents, including Mill Valley Special Needs Populations					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
27. Fair Housing Programs	Protect and Address Impediments to Fair Housing.	Reduce barriers to opportunity and combat discrimination by providing fair housing information, education, and resources to housing providers and to housing applicants and tenants that actively advance the City's fair housing objectives. The Program calls for updates to housing ordinances to correspond to evolving legal standards and fair housing best practices, and it targets transportation and accessibility resources to the Mill Valley Census tract with a disproportionate concentration of seniors and non-White residents.	General Fund; Affordable Housing Trust Fund; CDBG	Planning Department	In 2024, host an open house for landlords and property owners to promote and educate on fair housing (anti-discrimination laws, reasonable accommodation, tenant screening, and acceptance of Housing Choice Vouchers as a source of income). By 2025, update the reasonable accommodations ordinance.
28. Senior Support Services	Provide senior services to help seniors age in place.	Continue to provide senior services in Mill Valley and maintain age-friendly city status.	General Fund	Planning Department and Parks and Recreation Department	Ongoing; maintain current practice.
29. Home Sharing and Tenant Matching Opportunities	Promote efficient use of housing stock and addressing the housing needs of seniors.	Support organizations that facilitate housing sharing; actively promote through senior citizen organizations.	Affordable Housing Trust Fund and CDBG	Planning Department	Ongoing; maintain current practice.

30. Universal Design/ Visitability Adaptable Design	Facilitate the retrofit of existing housing to provide and promote greater accessibility.	Develop handouts and tips for encouraging principles of universal design as part of home improvement projects. Consider a fee waiver program for building permit items that are related to universal design. Incrementally improve accessibility for persons that are disabled as sidewalk and other public facility projects are designed and implemented pursuant to the City's ADA Transition Plan.	General Fund	Building Department	In 2023.
31. Homeless and Other Housing Support Assistance	Support Countywide programs to address the needs of homeless persons and those at risk of becoming homeless.	Support implementation of the Homeless Countywide Continuum of Care, publicize the Marin Community Resource Guide and emergency 211 call system.	General Fund	Planning Department	Ongoing. By 2024, amend MVMC to address state laws.

Build Community:					
Goal 8.0: Healthy and Sustainable Building and Design					
Housing Program	Summary of Policy	Program Objectives	Funding Source	Responsible Entity	Time Frame
32. Prioritization of Sustainable Housing Projects	Prioritize sustainable housing developments in sustainable locations for their numerous benefits.	Prioritize projects in sustainable locations competing for funds and grants.	General Fund; Potential Affordable Housing Fund Revenues	Planning Department	Ongoing.
33. Green Building & Energy Conservation	Promote green building practices, including water and energy conservation for more sustainable housing development projects.	Provide outreach and education on the city's CALGREEN Tier 1 standards. Evaluate new CalGreen Building Code standards and promote third party incentives such as loan and rebate programs.	General Fund	Planning Department	Ongoing. In 2022-2023, expand website and provide outreach on new CalGreen Building Code.
34. Addressing Natural Hazards	Maintain consistency with State law in the General Plan with regards to natural hazards, including fire and floods.	Review Housing Element whenever General Plan amendments are made to ensure consistency.	General Fund	Planning Department	Ongoing.
Build Community:					
Goal 9.0: Community and Governmental Collaboration					
35. Community Education and Outreach	Garner public support for implementation of Housing Element and the provision of housing for all economic segments of the community.	Provide education and outreach on housing issues, assist prospective applicants, and coordinate with interested groups, go beyond city-limits for outreach to welcome others into the community.	General Fund	Planning Department	Ongoing; maintain and expand current practice through Programs 37 and 38.
36. Housing Element Monitoring/ Annual Report	Maintain consistency with State law and access to State housing funds by annually reporting to HCD.	Submit an annual report to HCD by April 1 of each year.	General Fund	Planning Department; Building Department; City Council	Annually, by April 1st.

37. Mill Valley Housing Advisory Committee	Support the effective implementation of the Housing Element.	Continue to support Housing Element implementation and identify Committee priority items based on Housing Element programs.	General Fund	Planning Department; City Council	On-going.
38. Regional and countywide collaboration	Support efficient use of staff and local resources for implementation of the Housing Elements and collaborate with service providers on anticipated needs based on housing projections.	The County-wide Housing Working Group that meets monthly to discuss housing-related issues and implementation of Housing Element programs. Identify infrastructure requirements and needs to increase capacity for various residential services, including sewer, water and refuse collection.	General Fund or Affordable Housing Trust Fund	Planning Department	Continue to meet on a monthly basis. In 2023, further collaborate with service providers (water, sewer, electricity) based on anticipated capacity needs.



**Please Start Here, Instructions in Cell
A2, Table in A3:B16**

Form Fields

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	MILL VALLEY
Housing Element Cycle	6th
Contact Information	
First Name	Danielle
Last Name	Staude
Title	Senior Planner
Email	staude@cityofmillvalley.org
Phone	(415) 388-4033
Mailing Address	
Street Address	26 Corte Madera Avenue
City	MILL VALLEY
Zip Code	94941
Website	
www.cityofmillvalley.org/housingelement	



Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Marin County jurisdictions, please format the APN's as follows: 999-999-99																							
Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3		
MILL VALLEY	No Address	94941	027-062-02		SFR-1	RS-10A	1	0.67	0.10	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	046-010-19		SFR-1	RSP-10A	1	0.67	0.16	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-066-28		SFR-1	RS-10A	1	0.67	0.30	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-066-29		SFR-1	RS-10A	1	0.67	0.30	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-101-01		SFR-1	RS-10A	1	0.67	1.40	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-064-01		SFR-1	RS-10A	1	0.67	1.52	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-066-25		SFR-1	RS-10A	1	0.67	1.89	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-151-02		SFR-1	RS-10A	1	0.67	2.76	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-103-07		SFR-1	RS-10A	1	0.67	2.78	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-062-03		SFR-1	RS-10A	1	0.67	3.20	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	046-010-30		SFR-1	RSP-10A	1	0.67	3.20	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-062-01		SFR-1	RS-10A	1	0.67	3.51	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-066-59		SFR-1	RS-43	1	1.00	0.27	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	046-030-03		SFR-1	RS-10A	1	0.67	4.53	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-063-03		SFR-1	RS-10A	1	0.67	5.45	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-031-14		SFR-1	RS-43	1	1.00	0.59	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-48		SFR-1	RS-43	1	1.00	0.18	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-32		SFR-1	RS-43	1	1.00	0.18	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-47		SFR-1	RS-43	1	1.00	0.18	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-03		SFR-1	RS-43	1	1.00	0.20	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-04		SFR-1	RS-43	1	1.00	0.23	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-34		SFR-1	RS-43	1	1.00	0.27	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-06		SFR-1	RS-43	1	1.00	0.37	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-011-16		SFR-1	RS-43	1	1.00	0.55	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-031-14		SFR-1	RS-43	1	1.00	0.59	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-153-55		SFR-1	RS-43	1	1.00	0.61	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-011-09		SFR-1	RS-43	1	1.00	0.74	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	046-030-18		SFR-1	RS-43	1	1.00	1.00	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	046-040-02		SFR-1	RS-43	1	1.00	1.06	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-011-12		SFR-1	RS-43	1	1.00	1.28	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-031-15		SFR-1	RS-43	1	1.00	1.39	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-034-09		SFR-1	RS-43	1	1.00	3.02	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-251-13		SFR-1	RS-20	1	2.18	0.12	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-251-21		SFR-1	RS-20	1	2.18	0.12	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-105-16		SFR-1	RS-20	1	2.18	0.97	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	029-332-10		SFR-2	RS-10	1	4.35	0.08	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-201-13		SFR-2	RS-10	1	4.35	0.23	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-265-01		SFR-2	RS-10	1	4.35	0.10	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-201-05		SFR-2	RS-10	1	4.35	0.11	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-251-47		SFR-2	RS-10	1	4.35	0.13	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	028-122-03		SFR-2	RS-10	1	4.35	0.13	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-264-05		SFR-2	RS-10	1	4.35	0.17	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	028-222-13		SFR-2	RS-10	1	4.35	0.21	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	045-232-02		SFR-2	RS-10	1	4.35	0.22	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	201 MARION AVE	94941	028-082-37		SFR-2	RS-10	1	4.35	0.23	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	029-035-06		SFR-2	RS-10	1	4.35	0.23	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	333 SUMMIT AVE	94941	027-191-53		SFR-2	RS-10	1	4.35	0.23	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-252-30		SFR-2	RS-10	1	4.35	0.23	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	045-222-09		SFR-2	RS-10	1	4.35	0.24	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	045-223-10		SFR-2	RS-10	1	4.35	0.24	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-242-15		SFR-2	RS-10	1	4.35	0.24	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	540 VALLEY EDEWOOD AVE	94941	046-320-03		SFR-2	RS-10	1	4.35	0.25	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	177 MARGUERITE AVE	94941	027-121-38		SFR-2	RS-10	1	4.35	0.26	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	028-123-19		SFR-2	RS-10	1	4.35	0.26	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-124-35		SFR-2	RS-10	1	4.35	0.27	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	029-222-19		SFR-2	RS-10	1	4.35	0.29	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-264-06		SFR-2	RS-10	1	4.35	0.30	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	029-072-31		SFR-2	RS-10	1	4.35	0.31	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	029-151-45		SFR-2	RS-10	1	4.35	0.35	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-265-05		SFR-2	RS-10	1	4.35	0.36	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-265-06		SFR-2	RS-10	1	4.35	0.40	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-252-52		SFR-2	RS-10	1	4.35	0.40	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	046-061-41		SFR-2	RS-10	1	4.35	0.40	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-172-11		SFR-2	RS-10	1	4.35	0.41	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-264-07		SFR-2	RS-10	1	4.35	0.46	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	226 ROSE AVE	94941	027-252-04		SFR-2	RS-10	1	4.35	0.55	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-231-07		SFR-2	RS-10	1	4.35	0.69	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-232-04		SFR-2	RS-10	1	4.35	0.84	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-231-06		SFR-2	RS-10	1	4.35	0.99	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	027-212-17		SFR-2	RS-7.5	1	5.80	0.07	Vacant	YES - Current	NO - Privately-Owned	Available		0	0	1	1	Vacant SF (Not SB9)				
MILL VALLEY	No Address	94941	047-121-14		SFR-2	RS-7.5	1	5.80	0.09	Vacant	YES - Current	NO - Privately-Owned	Available		0	0							

[illegible]

[illegible]

[illegible]

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

For Marin County jurisdictions, please format the APN's as follows: 999-999-99

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Infrastructure	Optional Information1	Optional Information2	Optional Information3
MILL VALLEY	38 MILLER AVE		94941 028-061-25	16	7	0		0 Shortfall of Sites	0.83	CD	C-D	CD	CD (Housing Overlay)	20	40	23	Non-Vacant	Commercial use	YES - Current	1927	1.09	
MILL VALLEY	42 MILLER AVE		94941 028-063-18	12	4	0		0 Shortfall of Sites	0.56	CD	C-D	CD	CD (Housing Overlay)	20	40	16	Non-Vacant	Commercial use	YES - Current	1903	0.79	
MILL VALLEY	60 THROCKMORTON/small lot overlay		94941 028-012-06	0	0	0		3 Shortfall of Sites	0.12	C-D	C-D	C-D	CD (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current	1912	2.81	
MILL VALLEY	19 MADRONA/small lot overlay		94941 028-055-31	0	0	0		4 Shortfall of Sites	0.15	C-D	C-D	C-D	CD (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	1976	0.35	
MILL VALLEY	71 Throckmorton/small lot overlay		94941 028-013-01	0	0	0		2 Shortfall of Sites	0.04	C-D	C-D	C-D	CD (Housing Overlay)	20	40	2	Non-Vacant	Commercial use	YES - Current	1973	0.92	
MILL VALLEY	19 SUNNYSIDE AVE/small lot overlay		94941 028-013-12	0	0	0		6 Shortfall of Sites	0.22	C-D	CD	CD	CD (Housing Overlay)	20	40	6	Non-Vacant	Commercial use	YES - Current	1961	0.60	
MILL VALLEY	124 THROCKMORTON AVE/small lot overlay		94941 028-065-16	0	0	0		8 Shortfall of Sites	0.30	C-D	CD	CD	CD (Housing Overlay)	20	40	8	Non-Vacant	Commercial use	YES - Current	1953	0.58	
MILL VALLEY	64 E BLITHEDALE AVE/small lot overlay		94941 028-066-14	0	0	11		0 Shortfall of Sites	0.40	C-D	CD	CD (Housing Overlay)	20	40	11	Non-Vacant	Commercial use	YES - Current	1981	0.73		
MILL VALLEY	91 E BLITHEDALE AVE/small lot overlay		94941 028-021-05	0	0	0		3 Shortfall of Sites	0.11	C-D	CD	CD	CD (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current			
MILL VALLEY	39 FORREST ST (PARKING LOT)/small lot overlay		94941 028-066-08	0	0	0		5 Shortfall of Sites	0.18	C-D	CD	CD	CD (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current			
MILL VALLEY	18 MILLER AVE/small lot overlay		94941 028-061-27	0	0	0		4 Shortfall of Sites	0.14	C-D	CD	CD	CD (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current			
MILL VALLEY	55 SUNNYSIDE AVE/office overlay		94941 028-016-02	0	0	0		3 Shortfall of Sites	0.38	C-D	C-D	C-D	CD (Conversion)			3	Non-Vacant	Office	YES - Current	1940	0.90	
MILL VALLEY	78 E BLITHEDALE AVE/office overlay		94941 028-066-07	0	0	0		3 Shortfall of Sites	0.11	C-D	C-D	C-D	CD (Conversion)			3	Non-Vacant	Office	YES - Current	1929	1.38	
MILL VALLEY	20 SUNNYSIDE AVE/office overlay		94941 028-065-01	0	0	0		4 Shortfall of Sites	0.26	C-D	C-D	C-D	CD (Conversion)			4	Non-Vacant	Office	YES - Current	1964	1.40	
MILL VALLEY	30 SUNNYSIDE AVE/office overlay		94941 028-066-02	0	0	0		4 Shortfall of Sites	0.09	C-D	C-D	C-D	CD (Conversion)			4	Non-Vacant	Office	YES - Current	1907	0.34	
MILL VALLEY	24 SUNNYSIDE AVE/office overlay		94941 028-066-01	0	0	0		4 Shortfall of Sites	0.11	C-D	C-D	C-D	CD (Conversion)			4	Non-Vacant	Office	YES - Current	1906	2.89	
MILL VALLEY	103 E BLITHEDALE AVE/office overlay		94941 028-021-04	0	0	0		5 Shortfall of Sites	0.17	C-D	C-D	C-D	CD (Conversion)			5	Non-Vacant	Office	YES - Current	1993	1.49	
MILL VALLEY	8 E BLITHEDALE AVE/office overlay		94941 028-013-20	0	0	0		7 Shortfall of Sites	0.31	C-D	C-D	C-D	CD (Conversion)			7	Non-Vacant	Office	YES - Current	1910	5.66	
MILL VALLEY	61 CAMINO ALTO		94941 030-091-21	14	8	0		0 Shortfall of Sites	0.79	CG	C-G	CG	CG (Housing Overlay)	20	40	22	Non-Vacant	Commercial use	YES - Current	1956	0.86	
MILL VALLEY	45 CAMINO ALTO		94941 030-091-34	14	6	0		0 Shortfall of Sites	0.70	CG	C-G	CG	CG (Housing Overlay)	20	40	20	Non-Vacant	Commercial use	YES - Current	0	0.88	
MILL VALLEY	653 E BLITHEDALE AVE		94941 030-125-03	16	9	0		0 Shortfall of Sites	0.88	CG	C-G	CG	CG (Housing Overlay)	20	40	26	Non-Vacant	Older commercial with large parking	YES - Current	1958	0.37	
MILL VALLEY	250 CAMINO ALTO		94941 030-125-04	16	7	0		0 Shortfall of Sites	0.81	CG	C-G	CG	CG (Housing Overlay)	20	40	23	Non-Vacant	Older commercial with large parking	YES - Current	1971	1.00	
MILL VALLEY	777 REDWOOD HWY FRONTAGE RD		94941 030-222-02	6	3	0		0 Shortfall of Sites	0.34	CG	C-G	CG	CG (Housing Overlay)	20	40	9	Non-Vacant	Goodman Building Supply - Consolidated Site A	YES - Current	1952	0.32	
MILL VALLEY	775 REDWOOD HWY FRONTAGE RD		94941 030-222-03	10	5	0		0 Shortfall of Sites	0.53	CG	C-G	CG	CG (Housing Overlay)	20	40	15	Non-Vacant	Food and Stuff - Goodman - Consolidated Site A	YES - Current	1950	0.91	
MILL VALLEY	765 REDWOOD HWY FRONTAGE RD		94941 030-222-06	6	4	0		0 Shortfall of Sites	0.37	CG	C-G	CG	CG (Housing Overlay)	20	40	10	Vacant	Goodman Garden Center - Consolidated Site A	YES - Current	1951	-	
MILL VALLEY	No Address		94941 030-222-07	12	7	0		0 Shortfall of Sites	0.69	CG	C-G	CG	CG (Housing Overlay)	20	40	19	Vacant	Goodman Building Supply - Consolidated Site A	YES - Current	0	-	
MILL VALLEY	707 REDWOOD HWY FRONTAGE RD		94941 030-260-30	20	9	0		0 Shortfall of Sites	1.03	CG	C-G	CG	CG (Housing Overlay)	20	40	29	Non-Vacant	Travelodge (owner interest)	YES - Current	1962	3.87	
MILL VALLEY	604 E BLITHEDALE AVE/office overlay		94941 030-124-14	0	0	0		7 Shortfall of Sites	0.67	C-G	C-G	C-G	CD (Conversion)			7	Non-Vacant	Office	YES - Current	1978	1.56	
MILL VALLEY	141 CAMINO ALTO/office overlay		94941 030-062-47	3	2	0		3 Shortfall of Sites	0.34	C-L	C-L	C-L	CL (Conversion)			3	Non-Vacant	Office	YES - Current	1964	0.91	
MILL VALLEY	125 CAMINO ALTO/office overlay		94941 030-062-49	0	0	0		8 Shortfall of Sites	0.47	C-L	C-L	C-L	CL (Conversion)			8	Non-Vacant	Office	YES - Current	1964	1.10	
MILL VALLEY	363 MILLER AVE		94941 028-212-14	8	3	0		0 Shortfall of Sites	0.39	CN	C-N	CN	CN (Housing Overlay)	20	40	11	Non-Vacant	Site C - Same Owner as 55 La Goma	YES - Current	1928	0.82	
MILL VALLEY	55 LA GOMA ST STE 100		94941 028-212-15	12	5	0		0 Shortfall of Sites	0.60	CN	C-N	CN	CN (Housing Overlay)	20	40	17	Non-Vacant	Site C - Same Owner as 363 Miller	YES - Current	0	0.89	
MILL VALLEY	No Address		94941 030-071-01	3	2	0		0 Shortfall of Sites	0.18	C-N	C-N	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Sloat Garden Center (owner interest) - outside of flood zone	YES - Current	1959	4.55	
MILL VALLEY	16 LA GOMA ST		94941 030-071-32	12	7	0		0 Shortfall of Sites	0.67	CN	C-N	CN	CN (Housing Overlay)	20	40	19	Non-Vacant	Sloat Garden Center (owner interest) - outside of flood zone	YES - Current	1950	0.39	
MILL VALLEY	No Address		94941 030-071-33	3	2	0		0 Shortfall of Sites	0.18	C-N	C-N	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Owner Interest - Site C (One owner)	YES - Current	1969	1.65	
MILL VALLEY	No Address		94941 030-071-37	3	2	0		0 Shortfall of Sites	0.19	CN	C-N	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Owner Interest - Site C (One owner)	YES - Current	1965	6.33	
MILL VALLEY	413 MILLER AVE		94941 030-071-39	10	6	0		0 Shortfall of Sites	0.60	CN	C-N	CN	CN (Housing Overlay)	20	40	16	Non-Vacant	Owner Interest - Site C (One owner)	YES - Current	0	0.99	
MILL VALLEY	401 MILLER AVE		94941 030-071-40	4	2	0		0 Shortfall of Sites	0.23	C-N	C-N	CN	CN (Housing Overlay)	20	40	6	Non-Vacant	Commercial use	YES - Current	0	1.48	
MILL VALLEY	No Address		94941 030-071-42	5	3	0		0 Shortfall of Sites	0.29	CN	C-N	CN	CN (Housing Overlay)	20	40	8	Non-Vacant	Sloat Garden Center (owner interest) - outside of flood zone	YES - Current	1963	2.59	
MILL VALLEY	392 MILLER AVE		94941 030-072-03	0	0	4		0 Shortfall of Sites	0.15	CN	C-N	CN	CN (Housing Overlay)	20	40	4	Vacant	Sloat Garden Center (owner interest) - outside of flood zone	YES - Current	0	-	
MILL VALLEY	388 MILLER AVE		94941 030-072-04	0	0	4		0 Shortfall of Sites	0.15	CN	C-N	CN	CN (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	1959	0.32	
MILL VALLEY	400 MILLER AVE		94941 030-072-05	0	0	4		0 Shortfall of Sites	0.14	CN	C-N	CN	CN (Housing Overlay)	20	40	4	Vacant	Vacant	YES - Current	0		
MILL VALLEY	10 EVERGREEN AVE		94941 030-072-06	0	0	3		0 Shortfall of Sites	0.15	CN	C-N	CN	CN (Housing Overlay)	20	40	3	Non-Vacant	Single-Family Home	YES - Current	1924	0.90	
MILL VALLEY	430 MILLER AVE		94941 030-073-10	0	0	15		0 Shortfall of Sites	0.52	CN	C-N	CN	CN (Housing Overlay)	20	40	15	Non-Vacant	Burger place with large parking	YES - Current	0	0.44	
MILL VALLEY	510 MILLER AVE		94941 048-071-26	12	6	0		0 Shortfall of Sites	0.66	CN	C-N	CN	CN (Housing Overlay)	20	40	18	Non-Vacant	Commercial use	YES - Current	1965	0.02	
MILL VALLEY	No Address/small lot overlay		94941 028-212-10	0	0	0		2 Shortfall of Sites	0.08	C-N	CN	CN	CN (Housing Overlay)	20	40	2	Non-Vacant	Single-Family Home	YES - Current	1900	0.78	
MILL VALLEY	No Address/small lot overlay		94941 028-211-06	0	0	0		2 Shortfall of Sites	0.08	C-N	CN	CN	CN (Housing Overlay)	20	40	2	Non-Vacant	Commercial use	YES - Current	1964	0.23	
MILL VALLEY	No Address/small lot overlay		94941 030-073-09	0	0	0		2 Shortfall of Sites	0.08	C-N	CN	CN	CN (Housing Overlay)	20	40	2	Non-Vacant	Commercial use	YES - Current			
MILL VALLEY	465 MILLER AVE/small lot overlay		94941 030-081-40	0	0	0		3 Shortfall of Sites	0.10	C-N	CN	CN	CN (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current	1960	0.63	
MILL VALLEY	15 LOCUST AVE/small lot overlay		94941 028-211-05	0	0	0		3 Shortfall of Sites	0.11	C-N	CN	CN	CN (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current	1946	0.68	
MILL VALLEY	524 MILLER AVE/small lot overlay		94941 048-071-08	0	0	0		3 Shortfall of Sites	0.11	C-N	CN	CN	CN (Housing Overlay)	20	40	3	Non-Vacant	Commercial use	YES - Current	1926	0.92	
MILL VALLEY	12 EVERGREEN AVE/small lot overlay		94941 030-072-07	0	0	0		4 Shortfall of Sites	0.13	C-N	CN	CN	CN (Housing Overlay)	20	40	4	Non-Vacant	Single-Family Home	YES - Current	1924	0.29	
MILL VALLEY	390 MILLER AVE/small lot overlay		94941 030-072-02	0	0	0		4 Shortfall of Sites	0.15	C-N	CN	CN	CN (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	0	0.76	
MILL VALLEY	340 MILLER AVE/small lot overlay		94941 028-213-14	0	0	0		4 Shortfall of Sites	0.15	C-N	CN	CN	CN (Housing Overlay)	20	40	4	Non-Vacant	Commercial use	YES - Current	1977	0.07	
MILL VALLEY	1338 MILLER AVE/small lot overlay		94941 028-213-27	0	0	0		5 Shortfall of Sites	0.17	C-N	CN	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current	1957	1.59	
MILL VALLEY	438 MILLER AVE/small lot overlay		94941 030-073-05	0	0	0		5 Shortfall of Sites	0.17	C-N	CN	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current	1950	0.52	
MILL VALLEY	554 MILLER AVE/small lot overlay		94941 048-134-07	0	0	0		5 Shortfall of Sites	0.19	C-N	CN	CN	CN (Housing Overlay)	20	40	5	Non-Vacant	Commercial use	YES - Current	1988	0.92	
MILL VALLEY	35 CORTE MADERA AVE/small lot overlay		94941 028-011-13	0	0	0		6 Shortfall of Sites	0.21	C-N	CN	CN	CN (Housing Overlay)	20	40	6	Non-Vacant	Commercial use	YES - Current	0	0.53	
MILL VALLEY	600 MILLER AVE/small lot overlay		94941 048-134-14	0	0	0		7 Shortfall of Sites	0.25	C-N	CN	CN	CN (Housing Overlay)	20	40	7	Non-Vacant	Commercial use	YES - Current	1975	0.91	
MILL VALLEY	374 MILLER AVE/small lot overlay		94941 028-213-37	0	0	0		8 Shortfall of Sites	0.29	C-N	CN	CN	CN (Housing Overlay)	20	40	8	Non-Vacant	Commercial use	YES - Current	1988	0.94	
MILL VALLEY	530 MILLER AVE/small lot overlay		94941 048-134-01	0	0	0		8 Shortfall of Sites	0.29	C-N	CN	CN	CN (Housing Overlay)	20	40	8	Non-Vacant	Commercial use	YES - Current	1948	0.88	
MILL VALLEY	458 MILLER AVE/small lot overlay		94941 030-073-08	0	0	0		9 Shortfall of Sites	0.31	C-N	CN	CN	CN (Housing Overlay)	20	40	9	Non-Vacant	Commercial use	YES - Current	1957	0.04	
MILL VALLEY	546 MILLER AVE/small lot overlay		94941 048-134-52	0	0	0		9 Shortfall of Sites	0.31	C-N	CN	CN	CN (Housing Overlay)	20	40	9	Non-Vacant	Commercial use	YES - Current	0	0.83	
MILL VALLEY	10 WILLOW ST/small lot overlay		94941 028-211-14	0	0	0		9 Shortfall of Sites	0.33	C-N	CN	CN	CN (Housing Overlay)	20	40	9	Non-Vacant	Commercial use	YES - Current	0	0.86	
MILL VALLEY	433 MILLER AVE/small lot overlay		94941 030-081-35	0	0	11		0 Shortfall of Sites	0.40	C-N	CN	CN	CN (Housing Overlay)	20	40	11	Non-Vacant	Commercial use	YES - Current	1956	0.33	
MILL VALLEY	493																					

Table C: Land Use, Table Starts in A2

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Zoning Designation From Table A, Column G and Table B, Columns L and N "R-1")	General Land Uses Allowed
(e.g.,	(e.g.,

structures
I Site)