

## Danielle Staude

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**From:** June Cooperman <juneellenc@aol.com>  
**Sent:** Tuesday, May 25, 2021 1:49 PM  
**To:** city clerk; Danielle Staude  
**Cc:** eyefish9@arksf.com; bernardcatalinotto@gmail.com; rebecca@rbrackman.com  
**Subject:** MVCAN supports Affordable Housing Proposal at 1 Hamilton

**CAUTION:** External Sender

Dear Members of the Mill Valley Housing Advisory Committee and City Council,

As the leadership team of Mill Valley Community Action Network, we are writing to express our strong support for the proposed affordable housing development at 1 Hamilton Drive in Mill Valley, as outlined in the city staff report presented May 25, 2021.

MVCAN has several hundred members who live in 94941 and believe in the necessity of adding a substantial number of units to Mill Valley's housing stock in order to address values of equity, the environment, and the enrichment and diversity of our community.

Moving forward on the 1 Hamilton Drive project will represent one important step in this larger effort.

Sincerely,

MVCAN Core Team

June Cooperman  
Danny Altman  
Rebecca Brackman  
Bernard Catalinotto

## Danielle Staude

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**From:** Al Grumet <al.grumet@gmail.com>  
**Sent:** Tuesday, May 25, 2021 1:57 PM  
**To:** Danielle Staude  
**Cc:** Matt Franklin; Urban Carmel; Sonia Lee  
**Subject:** Comment letter: Housing Advisory Committee Meeting #9

**CAUTION:** External Sender

May 25, 2021

### **To: Housing Advisory Committee**

We wish to thank the Housing Advisory Committee for its diligence in pursuing affordable housing opportunities in the City of Mill Valley. Affordable housing presents inevitable trade-offs, and the committee has gone about this process in the right way. We applaud the committee for its rigorous and thoughtful approach to selecting a site that maximizes value for our residents and sets the project up for success.

We are appreciative that the selected site has many of the attributes favored by [Greenbelt Alliance for the development of affordable housing projects](#). The site is close to local amenities, schools and public transportation, which will make good use of existing resources, infrastructure and public transportation systems. If the proposed development of the site proceeds, we urge the Housing Advisory Committee, Planning Commission and City staff to adhere to the other Greenbelt Alliance guidelines for climate-smart development. For example, it would be critical to employ green building solutions, including all-electric space-heating, water-heating and cooking infrastructure (*i.e.*, no natural gas), and ample electric-vehicle charging infrastructure. We also encourage the City to minimize impacts on local traffic and the disruption of the community's access to, and enjoyment of, the park.

Thank you for your leadership on this important priority for our community and we look forward to supporting this project.

Regards,

Al Grumet and Sonia Lee, 433 Lovell Avenue, Mill Valley

## Danielle Staude

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**From:** Eileen Fisher <eyefish9@arksf.com>  
**Sent:** Tuesday, May 25, 2021 3:05 PM  
**To:** Danielle Staude; city clerk  
**Cc:** June Cooperman; Rebecca Brackman; Bernard Catalinotto  
**Subject:** Support for Affordable Housing at 1 Hamilton Dr.

CAUTION: External Sender

Dear Members of the Mill Valley Housing Advisory Committee,

As a long time resident of Mill Valley and one that is concerned with the lack of diversity and former red-lining and deed-restricted access in Mill Valley, I whole-heartedly approve of the plans to create an affordable housing complex near Hauke Park. I understand that planning has just been initiated for this site and will need more time and investment, but the current recommendations look excellent and is a golden opportunity to redress wrong and create an asset to our community.

My best,

Eileen Fisher  
321 Vista Linda Dr.

## Danielle Staude

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**From:** David Tollen <david@SycamoreLegal.com>  
**Sent:** Tuesday, May 25, 2021 3:18 PM  
**To:** Planning  
**Subject:** Housing Committee Meeting #9

**CAUTION:** External Sender

### Questions:

1. With traffic at the east end of East Blithedale a major problem, why is the committee planning a housing development close to that spot—a location that will increase that traffic—with no public transportation close by? Has the committee hired an independent consultant to assess the impact on traffic?
2. Why is the committee locating a major housing development in a place that blocks traffic around a children's park (Hauke), when Mill Valley has significant land connected to the golf course and tennis courts? This seems to favor high income activities, golf and tennis, over a park for people of all income levels. Does the committee have a report on how it chose Hauke Park over parcels fully dedicated to golf and tennis?
3. Has the committee performed a full analysis of the environmental issues related to adding the city's largest building (apparently) next to wetlands? Has it consulted independent environmental experts, and if so, where is the report?
4. Why is the committee planning to build a large housing unit on a site with a steep grade? Reports of the grade so far sound incorrect. Has the committee retained an independent expert to confirm the grade? If so, where is the report?
5. Why is the committee planning a housing complex without providing parking for all units? Has the committee assessed the impact on local parking, and if so, where is the report?
6. Why has the committee moved this project through the process with so little information provided to the neighborhood? How has this reached this stage without the neighbors being asked to weigh in?
7. In weighing its decisions, has the committee considered the harm done to the Hauke Park neighborhood by the City's destruction of redwoods and other vegetation in front of the power station? Has the committee sought independent expert opinions on the impact of this double impact to the neighborhood? If so, where is the report?

David W. Tollen  
Author of [The Jericho River](#) and other works  
Mill Valley, California  
415-385-4396  
<https://PintsOfHistory.com/>  
[david@techcontracts.com](mailto:david@techcontracts.com)

## Danielle Staude

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**From:** Anne Devero <adevero2010@gmail.com>  
**Sent:** Tuesday, May 25, 2021 3:18 PM  
**To:** Danielle Staude  
**Cc:** Anne Devero-Rosenfeld  
**Subject:** I support affordable housing at the Hauke Park site

**CAUTION:** External Sender

The Bay Area housing crisis unfairly burdens low- and middle-income renters in Marin and Mill Valley, creating stress and housing instability. We should all be worried about the children in our community who have the potential to be traumatized because their parents are continually stressed about losing their housing especially during this pandemic. The trauma that these children may experience have long-term effects and will affect their health and their ability to learn in school. We must protect the children by providing safe, stable and affordable housing.

Anne Devero-Rosenfeld  
[adevero2010@gmail.com](mailto:adevero2010@gmail.com)  
415-529-0714

## Danielle Staude

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**From:** dward1144@aol.com  
**Sent:** Tuesday, May 25, 2021 3:15 PM  
**To:** Danielle Staude  
**Subject:** ADDITIONAL CONCERNS TO EARLIER MEMO RE PROPOSED AFFORDABLE HOUSING ON HAMILTON mv

**CAUTION:** External Sender

MS STAUDE Part 2

1) My wife & I am are unable to access the link for the zoom meeting this afternoon at 5pm. Could you email a link? the one on the orange mailer is two lines long NEED a link Thanks

2) We wish to express our most serious concerns about this proposal (this reflects our neighbors as well) For all of us who have contributed time & money to establish and maintain the BAY FRONT MEADOW we are absolutely opposed to putting any parking spaces in this last pristine area of Mill Valley,

3) In addition we oppose any plan that would turn the one way feature of Hamilton into a 2 way street. The current arrangement on the small section of Hamilton allows Police Fire & Emergency Rescue vehicles fast, unimpeded access to 101 and all the hotels, restaurants, and other businesses on the frontage road. TWO way access will prompt greater Mill Valley drivers to try to avoid traffic on Blithdale leading to SO 101 If these are features of the proposal they will damage a corner of Mill Valley that already provides multiple service for the entire town.

DAVID & RENEE WARD  
1 EUCALYPTUS KNOLL

## Danielle Staude

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**From:** Sean <defbybunga@gmail.com>  
**Sent:** Tuesday, May 25, 2021 3:50 PM  
**To:** Danielle Staude  
**Subject:** re: Hauke Park site

**CAUTION:** External Sender

I share your concern that traffic in MV is far from convenient. When each person in our family unit has their own vehicle, and out-of-city people come to our house most days to work, it creates congestion that we never saw a couple decades ago, even though the population has remained the same.

When the fact is that new affordable housing stock was required yesterday, both by our teachers and by our state legislature, Hauke Park is a compromise that solves more traffic problems than it creates. The Hauke Park units won't necessitate outside workers to maintain large yards. And they are close enough so that kids can walk or bike to school, and shopping and recreation are all accessible without a car at the Community Center and Whole Foods. I can't think of a site that better tackles our traffic and affordable housing problems at the same time.

Sean

## Danielle Staude

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**From:** Alvaro Pastor <alfiepastor@gmail.com>  
**Sent:** Tuesday, May 25, 2021 6:31 PM  
**To:** Planning  
**Subject:** MV Affordable Housing Proposal

**CAUTION:** External Sender

To the City Council,

I am a resident of Mill Valley and I support the proposal for more affordable housing in our community. Having socioeconomic diversity in Mill Valley, including our schools, workforce and neighborhoods is essential to a thriving community. As a parent of biracial children I support the effort to create a diverse community to raise my children and I strongly support the affordable housing proposal and ask that the housing committee move this proposal forward to the City Council for consideration.

Regards,  
Alvaro Pastor

c: 415 710-9574

e: [alfiepastor@gmail.com](mailto:alfiepastor@gmail.com)

## Danielle Staude

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**From:** Jim Welte <jim@millvalley.org>  
**Sent:** Tuesday, May 25, 2021 5:04 PM  
**To:** Danielle Staude  
**Subject:** my comment (speaking for myself) on the PSB housing proposal

**CAUTION:** External Sender

I applaud the Housing Advisory Committee's efforts to create more housing opportunities in Mill Valley. Our community needs diversity in all its forms – economic, racial, occupational and more – to be sustainable and “walk the walk” of diversity, equity and inclusion. If those goals aren't your priority, here's another way of looking at this issue: Want to spend less time stuck in traffic? Let's create opportunities for the people who work in Mill Valley, that serve as the economic engine of our community, that police our streets, teach our kids, to live here instead of adding to the car congestion. Let's aim higher as a community.

Cheers,

Jim Welte  
Executive Director  
Mill Valley Chamber of Commerce  
415.342.8230  
[jim@millvalley.org](mailto:jim@millvalley.org)  
85 Throckmorton Ave.  
Mill Valley, CA 94941



## Danielle Staude

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**From:** Naima Dean <naimadean33@gmail.com>  
**Sent:** Tuesday, May 25, 2021 4:23 PM  
**To:** Danielle Staude  
**Subject:** Affordable Housing Committee

**CAUTION:** External Sender

Please include comment in this evenings meeting and in public record.

To whom it may concern:

I would like to urge the commission to move forward with plans to build an affordable housing complex in Mill Valley to help equalize the income gap that prevents working class individuals and families from living in and benefiting from all Mill Valley has to offer. The site is a great location, close to local services and public transportation.

This opportunity is a must for the betterment of and to bring about equity to our Mill Valley community.

On this eve where we pause in memory of George Floyd, it imperative that we, as citizens look toward change, creating more inclusive societies, globally.

Thank you for you work and consideration.

Naima S. Dean

## Danielle Staude

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**From:** Ingrid Woods <ingridw@pacbell.net>  
**Sent:** Tuesday, May 25, 2021 4:14 PM  
**To:** Danielle Staude  
**Subject:** One Hamilton Site

**CAUTION:** External Sender

Dear Ms. Staude and Committee Members,

The proposed development of housing at One Hamilton ignores the negative impact on neighborhood and community residents and the general public. Other interested residents have voiced concerns about safety, environmental impact on wetlands and areas adjacent to the bay, traffic congestion, lack of public transparency and input, and the fact that the project would be yet another project which impacts property values. Anyone near the denuded PG&E substation location has plunging property values and a future with decades of ugly towers and minimal plantings to hide the facility.

There are some points perhaps not yet addressed by feedback from the community.

1. The corridor along Hamilton with open space and playing fields serves as a primary route for residents and recreational users to funnel into MV from Strawberry and the whole Shelter Hill, Miwok, Sunrise Point, and Enchanted Knolls areas. School children walk and ride bikes to reach Middle School, Tam, and Edna Maguire. There are only three points of entry into this entire neighborhood, so safety is of great concern for residents and the general community using the area.
2. The land in this area acts as a filter for drainage into the Bay and as a natural habitat for wildlife including the endangered Marsh Mouse and Clapper Rail. More people, autos, and construction threatens nature's ability to regenerate and protect species. For humans, the beauty or being able to walk, hear, and see the wonder of Marin and to enjoy one of the last wild natural meadows needs to be protected.
3. The hundreds of park users, especially on late afternoons and weekends jam up traffic, fill parking spots up both sides of adjacent streets and potentially could delay emergency vehicles from passing. Having lived in this here for many years, the speed with which the emergency vehicles and staff can travel has been reduced considerably as they must slow for people and narrow passageways between cars. When traffic is totally stopped there is not even the alternative of another street because of the narrow width and parked cars. For residents with blocked driveways, it means waiting until late in the day to go anywhere.

Please reconsider this proposal. Other areas and configurations may be better solutions.

Thank you.

Sincerely,  
Ingrid Woods  
67 Millay Place  
Mill Valley

## Danielle Staude

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**From:** Mary Barone <tmbarone@comcast.net>  
**Sent:** Tuesday, May 25, 2021 4:09 PM  
**To:** Danielle Staude  
**Subject:** Yes on affordable housing!

**CAUTION:** External Sender

To the Housing Advisory Committee;

As a 64 year resident of 3 generations in Southern Marin, and from a family of educators, I strongly support affordable housing in Mill Valley and Marin for our local workers. Yes, we have a drought, and over the top NIMBYism, but with 20 years passing since the last housing approved, it is high time to find solutions. The proposed Hamilton Drive site is a great, well thought out alternative.

Please move forward with this proposal.

Thank you.

Mary Barone  
759 Bay Road  
Mill Valley, CA 94941  
415-380-8477  
tmbarone@comcast.net

## Danielle Staude

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**From:** Hannelore Barnes <hanne@hannebarnes.com>  
**Sent:** Tuesday, May 25, 2021 4:01 PM  
**To:** Danielle Staude  
**Subject:** Support for Hauke Park 100% Affordable Housing

**CAUTION:** External Sender

Dear Danielle,

I am writing to express my full support for the proposed location at Hauke Park where the current parking, bathrooms, and EV stations are.

I will further elaborate my support during the public comment period of the meeting but some brief areas of specific support are

1. The location is close to public transit and convenient for bike commuting to Mill Valley.
2. The site allows higher height limits and will not block views for existing homes above.
3. The current conditions for dropping off kids, crossing a busy road to access the bathrooms, and finding a parking spot are less than ideal. Improving these elements, used daily by after school programs, is a win/win. In fact, I have just returned today from dropping my daughter there at Fromer Soccer so I am very familiar with the challenges of the existing conditions.
4. Mill Valley desperately needs more affordable housing. This is a great opportunity to show the larger community, resistant to denser housing, that it can be done with little impact and vastly improve our community.

Thank you, Hanne

**hannelore barnes**

Resident of Mill Valley 1974-94, 2005-current.

415 519 7555

## Danielle Staude

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**From:** rebecca <rebecca@rbrackman.com>  
**Sent:** Tuesday, May 25, 2021 4:00 PM  
**To:** Danielle Staude  
**Subject:** Hamilton Drive Affordable Housing Proposal

CAUTION: External Sender

Housing Advisory Committee Members,

As a long time Mill Valley resident, I am writing in strong support of the latest well- researched City Staff affordable housing proposal. It represents a significant contribution toward the effort to begin to provide some long needed affordable workforce housing for so many who commute long distances to work and provide essential services to residents of Mill Valley as well as addressing the historical lack of diversity and equity in our community. It will be of great benefit to Mill Valley. I hope that you will approve it and advance it to the City Council.

Sincerely,

Rebecca Brackman

## Danielle Staude

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**From:** Sean <defbybunga@gmail.com>  
**Sent:** Tuesday, May 25, 2021 3:50 PM  
**To:** Danielle Staude  
**Subject:** re: Hauke Park site

**CAUTION:** External Sender

I share your concern that traffic in MV is far from convenient. When each person in our family unit has their own vehicle, and out-of-city people come to our house most days to work, it creates congestion that we never saw a couple decades ago, even though the population has remained the same.

When the fact is that new affordable housing stock was required yesterday, both by our teachers and by our state legislature, Hauke Park is a compromise that solves more traffic problems than it creates. The Hauke Park units won't necessitate outside workers to maintain large yards. And they are close enough so that kids can walk or bike to school, and shopping and recreation are all accessible without a car at the Community Center and Whole Foods. I can't think of a site that better tackles our traffic and affordable housing problems at the same time.

Sean

## Danielle Staude

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**From:** Nadine Levin <nadineilevin@gmail.com>  
**Sent:** Wednesday, May 26, 2021 8:23 AM  
**To:** Danielle Staude  
**Subject:** Support for PSB Proposal

**CAUTION:** External Sender

Hello Ms. Staude,

I grew up near the Public Safety Building with my younger brother and parents, and I wanted to express my **strong support** for the Housing Advisory Committee proposal to review the PSB site for affordable housing. This lot would provide desperately needed housing to people who are typically excluded from housing in the Bay Area, let alone the much more wealthy Marin area.

I went to Tamalpais High School (graduated in 2011) and lived in the Bay Area for 5 years after graduating from undergrad. To be honest, I was humiliated to say that I was from Marin because of the common NIMBY-ism and blatant racism/exclusionary practices of our local government. I wish I grew up with people from different backgrounds and perspectives than me. I want to be proud of the town I grew up in because it has truly embraced the inclusive and revolutionary BLM ideology it pretends to spout as a "hippie" town. If we finally have affordable housing, we will become a more diverse and improved community.

Please move forward with recommending that the city council should conduct additional review and gather more input on the PSB site. I appreciate the work you've done so far on this.

Thank you,

Nadine Levin  
160 Shelley Drive

## Danielle Staude

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**From:** David Wygant <david.wygant@gmail.com>  
**Sent:** Wednesday, May 26, 2021 7:18 AM  
**To:** Danielle Staude  
**Subject:** Re: Housing Advisory Committee Meeting

**CAUTION:** External Sender

Hi, my name is David Wygant, and my family & I live at 108 Kipling Drive in Enchanted Knolls.

Thank you for inviting the public to listen and share additional comments regarding the proposed 40-unit building at Hauke Park. In my opinion, the seriousness of the raised issues necessitate a different approach than what's been taken to date.

By relying on arbitrary shortcuts (and seemingly ignoring more important ones) within the blind cells of a spreadsheet, the consultant is ignoring common sense & reality. You might as well hire an Upwork freelancer a thousand miles away making subjective decisions. Filters can be useful initially to narrow down extremely large data sets to a manageable number like the thousands, but not from the hundreds to a few choices. Her approach provides the perception of a fair & logical process, but it's just a thin veneer. Consequently, you are left with an overly limiting, suboptimal solution. Her four outputs suggesting to build on top of recreation areas reveal her fallacy. If she had easily included recreation areas as an exclusionary criteria, she would have been left without any choices. Please dispense with the analyst and hire an expert.

For example, we live in Mill Valley where the slope in many places exceeds 15%. Sure, it adds cost, and that needs to be part of the final consideration, but it shouldn't narrow the universe prematurely. It's just the reality of having to build within Mill Valley. Given the strong Developer and non-profit demand, please challenge the assumptions she was making. Another one was requiring FEMA approval, which she thought was a deal-killer. So what? Half of Sausalito lives on stilts.

One approach would be to ask a Developer to look at a map of Mill Valley and take an afternoon tour in their truck. They could give you an initial list of viable sites that could accommodate a 40-unit building. Then, understand the issues for each site and whether they can be overcome. Does it need to be public land? Can that swamp behind Goodman's be drained? Can we build on Horse Hill overlooking 101? Many times affordable housing is built near a highway, so it's a good place to start.

We all believe in the need for affordable housing, but will a 40-unit building really make a meaningful dent, or is it just symbolic? What's the real problem? One suggestion would be to ask yourself "why" five times to help you identify the root issue, which will then make the solution self-evident. Einstein spent 99% of his time defining the problem, and just 1% on the solution. For example, start with brainstorming what are all the ways that would help thousands (or even millions) of people, even if the ideas are ridiculous. There are also lots of very smart people living in Mill Valley, so just give them a way to submit ideas to a carefully defined problem.

For example, I rent an in-law unit in my house to a senior. However, most people in Mill Valley don't do that. Why not? My guess is that the reduced personal utility exceeds the perceived financial reward. However, if the financial motivation could be improved, e.g., a property tax break, maybe that would persuade Mill Valley homeowners to open up thousands of rooms.

Another example is cash distribution. The Pandemic showed that it can work at scale. Rather than spending money on infrastructure for 40-units, you could use that same money to subsidize rent for hundreds or possibly even thousands of eligible people.

Most people support affordable housing. Unfortunately that widespread support may mean that the wrong solution is pursued, especially if there's only a single option to choose from. Please be open and humble, and learn from the mistakes of the approach to date. It's a challenging problem, so good luck and thank you for your service.

On Tue, May 25, 2021 at 9:22 PM Danielle Staude <[dstaude@cityofmillvalley.org](mailto:dstaude@cityofmillvalley.org)> wrote:

Hello,

Thank you for your comments and attending the Housing Advisory Committee Meeting. Written comments will be included in the City Council packet for the June 7, 2021 meeting. I will e-mail the link to the Council materials when they are available.

A recording of the meeting is available via this link:

[https://us02web.zoom.us/rec/share/3KDcdZk5U4AssuQjGrrzIQim1WkAw8\\_GobVUahNse\\_OqDQijGVLZ3nl\\_QYQFCMal.2jFrASNgmQYcqK-M?startTime=1621987259000](https://us02web.zoom.us/rec/share/3KDcdZk5U4AssuQjGrrzIQim1WkAw8_GobVUahNse_OqDQijGVLZ3nl_QYQFCMal.2jFrASNgmQYcqK-M?startTime=1621987259000)

Sincerely,

Danielle L. Staude

Senior Planner

City of Mill Valley

26 Corte Madera Avenue

Mill Valley, CA 94941

(415) 388-4033

[www.cityofmillvalley.org](http://www.cityofmillvalley.org)

## Danielle Staude

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**From:** Ellen Riaboff <riaboff@comcast.net>  
**Sent:** Tuesday, May 25, 2021 10:40 PM  
**To:** Danielle Staude  
**Cc:** John McCauley  
**Subject:** Re: Housing Advisory Committee Meeting

**CAUTION:** External Sender

Thanks, Danielle. During tonight's hearing one of the committee members mentioned that the Hauke Park site was being considered as a possible location in September of last year. I live less than 500 feet away on the corner of Keats Drive and Roque Moraes, however, I never received a written notice from the City of Mill Valley that this review was taking place. Thus far the only notice I received was last Friday for tonight's meeting.

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**From:** Danielle Staude <dstaude@cityofmillvalley.org>  
**Date:** Tuesday, May 25, 2021 at 9:22 PM  
**To:** Danielle Staude <dstaude@cityofmillvalley.org>  
**Subject:** Housing Advisory Committee Meeting

Hello,

Thank you for your comments and attending the Housing Advisory Committee Meeting. Written comments will be included in the City Council packet for the June 7, 2021 meeting. I will e-mail the link to the Council materials when they are available.

A recording of the meeting is available via this link:

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Sincerely,

Danielle L. Staude  
Senior Planner  
City of Mill Valley  
26 Corte Madera Avenue  
Mill Valley, CA 94941  
(415) 388-4033

[www.cityofmillvalley.org](http://www.cityofmillvalley.org)

## Danielle Staude

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**From:** Jeralyn Seiling <seilingj@comcast.net>  
**Sent:** Wednesday, May 26, 2021 11:55 AM  
**To:** Danielle Staude  
**Cc:** Jim Devitt; Suzanne Bohan; Paul Sidorenko; Kelly Jane Rosenblatt; A. Rosenblatt; Andreas Nicholas; Beth Newman; Glenn Thompson; Kathy Bakhshandeh; Staci Nicholas; Alan Chui; Wei Wei Chui; Doug Newman; Gabrielle Tierney; Gary Batroff; Tom & Toni Benoit; Rodi; Steve Jaber; Joy and David Wygant; Penny White; Mill Valley Beautiful; Gail Katz; Cheryl Reiss; Kelly Drury; Sashi McEntee; max@maxperrey.com; kirkjknauer@gmail.com; jhds@sbcglobal.net; christine@christinedonohue.com; anita.scott@gmail.com; gunnel.strom@comcast.net; craigviolin@sbcglobal.net; Paula Weaver; Kevin McGrath; judith@p-r-g.com; Kristin Hulquist; sbatroff@hotmail.com; Ellen Riaboff; david@techcontracts.com; joanprigian@hotmail.com; Julianna G. Hayes; kspencxr@gmail.com; samanthac.monge@gmail.com; davidmlevin@yahoo.com; Ingrid Woods; Carolyn Heyder; autria.christensen@gmail.com; ahmad@nanawall.com; jill\_lebsock@gap.com; Christopher L. Lebsock; Sandra Mardigian; Gillian Emblad; Daniel Karner; hans\_fallant@comcast.net; carriesher@yahoo.com; Nana Meyer; Allison Harding; Toni Brayer; Danielle Lundgren; brianwilliamson31@gmail.com; melissahw49@gmail.com; Vicki & Wayne Buder; Gene & Karen Sechser; Mark Hayes; Richard Garcia; Regina Garcia; Simon Casey; Greg Mullin; Jessica Mullin; Patrick Mullin; Patrick McCarthy; Vanessa Jennings; jon.schick@gmail.com; brit4ital@comcast.net; stephanie.lynde@comcast.net; npatrakis1@gmail.com; stephanie@sbfinearts.com; mbreitbard@yahoo.com; Emily Montalvan; Carlos Play; Rodi Broullon; Tom Benoit; sjaber@pacbell.net; Gabrielle and Eric; Joy Guidi Wygant  
**Subject:** Hauke Park Affordable Housing

**CAUTION:** External Sender

Dear Ms. Staube: *can I ask you to please forward this email to the members of the Mill Valley City Council and Housing Planning Committee? Thank you.*

Last night's housing committee meeting concerning the 4 story, 40 unit Hauke Park affordable housing project was yet another affront to Enchanted Knolls residents.

Coming on the heels of the **city-approved** clear cutting of 130 trees that for 30+ years screened the electrical substation from view, we are now faced with another *no-notice* action by the City. This time we are being forced to accept a massive project completely out of scale for the neighborhood – a project that will exacerbate the unaddressed traffic problem we already face.

Despite prior incompetent City action that destroyed much of the beauty of the neighborhood by baring the substation, we are asked to take it on faith that vague *future studies* will assure that the project fits into the landscape and character of the neighborhood. We are also asked to believe that traffic from 40 additional homes spilling onto Roque Moreas and into the E. Blithedale bottleneck is a problem the City will be able to solve, even though the City has had no effective solutions to the gridlock for the last 15+ years.

It is inexplicable why the committee insists that it makes sense to conduct *future studies* on site suitability and traffic only **after** final selection of the site, **and after** contracting with a developer.

I have the following specific comments about the actions of the housing committee:

- It appears the committee made its decision on the site **prior to the meeting**. During comments **prior** to the committee vote, committee member Greg Hildebrand stated *'we didn't make this decision lightly.'* **This indicates the decision was made prior to the meeting, which is a violation of the Brown Act** - legislation designed to assure open and transparent local government. In combination with the deficient notice to the community, this creates a disturbing picture of the City's process.
- Many of the committee's other actions and remarks similarly suggest a pre-determined outcome. The Mayor opened the meeting with a lengthy tribute to an affordable housing advocate, using the pejorative 'NIMBY'. In addition, although the emails to the committee were vastly **opposed** to the project, pro-project speakers were selected to speak first, including some professional housing advocates. This only changed after I used the 'chat' feature of Zoom to question the sequence of speakers. (Ms. Staude responded that she selected speakers as she saw them, which I take to mean not in order of speaker requests.)
- The committee member's remarks prior to the vote seemed prepared in advance, and signaled that they had already made up their minds about the site. In fact, it seemed very much like they have had their thumbs on the scale throughout this process, carefully orchestrating and restricting input to guarantee the outcome they want. Many committee members extolled features of the Hauke Park site that they believe make it 'perfect' for the project, even though some of these features are pure fantasy - - such as the proximity to public transit (maybe as the crow flies...) and walkability. Many of us came away feeling like we just watched a commercial for affordable housing. I strongly suggest that if you were unable to attend, you listen to the remarks made by one eloquent speaker about the duty of stewardship owed by the committee members. **Trying to solve the housing crisis without addressing the impact on the neighborhood and on traffic is not the representation we deserve and expect.** We expect more creative solutions. Making Mill Valley unlivable is not the way to address the housing problem.
- Several committee members insisted that this is the first cut and just a preliminary assessment. Yet this is the only site under consideration. **Out of dozens of sites, the committee narrowed the choices to ONE site prior to the meeting, yet continues to insist this is preliminary.** The committee has completely rejected any solution that does not involve City-owned land, which means that, as one speaker put it, we are left trying to jam a square peg into a round hole. Nothing makes this point more than the current proposal of cramming 40 units onto 0.75 acres. The sheer size of the project relative to the size of the lot guarantees a big-box structure. This is like dropping a Costco into Mill Valley. The committee members insist this can be designed to fit the landscape, but it does not take an architect to know that fitting 40 units (some of which are 3 bedroom) onto 0.75 acres is going to result in a tall box out of proportion to the lot. (The consultant even mentioned that development partners would likely propose adding even more units!!)
- I strongly object to the way the committee has framed this issue – as NIMBYs v. the enlightened. I have yet to hear a single neighborhood member object on the basis that the proposal is for low-income housing. **In fact, at least one speaker emphasized (and many of us agree) that we would have the same objection to building 40 luxury homes: traffic, traffic, traffic.** We are captives in our own neighborhood, trying to find ways around the bottleneck and arranging our days around how much time we need to allow to get places due to the traffic. Not to mention cringing at the speeding cars on Kipling and Longfellow during rush hours as E. Blithedale drivers seethe in frustration at dead-stopped traffic, and seek alternate routes to 101.
- As one speaker pointed out, almost all of the pro-project speakers live **outside the neighborhood**, and some even live **outside Mill Valley**. Yet the committee discounted this. In fact, the committee based its decision on a number of assumptions that only someone who does **not** live in the neighborhood would find reasonable. For example, the committee members assume that residents will walk and bike to the grocery store, public transportation, schools and other services such as dry cleaners. This is worth examining because it seems to be a main basis for the Hauke Park site selection. I wonder if the committee is aware that:
  - it is a difficult walk from the Public Safety Building (PSB) to E. Blithedale. You must walk up and over a significant grade on Rogue Moreas, and along a section with no sidewalks. Making this trek with groceries is something only someone who does not do the family grocery shopping would suggest. There is currently almost no pedestrian traffic along RM for that reason.

- the walk to Camino Alto is also problematic; you must walk over a large and sometimes wet field, dirt path, and bridge, and across a multi-use path. That path was the site of so much use and so many bicycle and pedestrian accidents that the City had to install a round-about. I suggest the committee members spend some time at Hauke Park and record the number of residents they see carrying groceries or dry cleaning along that route (or the Roque Moreas route). I submit that number is zero. **Yet the committee seems to assume that the residents of low-income housing will behave differently than every other resident of Mill Valley, and will immediately adopt a vehicle-free lifestyle.** I submit that just coaching soccer at Hauke Park (as a couple of committee members did) does not give you and understanding of what we face daily.
- the walk to Edna Maguire school is similarly unrealistic. The idea that parents are going to walk their kids f(or allow their kids to walk) from the PSB along the length of Roque Moreas (up and over grade), along a section with no sidewalk and beside gridlocked morning traffic, across a major gridlocked intersection, and all the way to the end of Lomita (and back) before heading to work themselves is ridiculous. Parents who work need their cars to get to work, and will drop their children at school before heading to their own jobs. This notion that parents will be available to walk their kids to school assumes a stay-at-home parent and is a throwback to 1950. I wonder how many of the housing committee members walked their own kids to school. I suggest the committee members try the walk in the morning and see for themselves. I had three children who attended Edna Maguire, the middle school and Tam High, and I can tell you **it is totally unrealistic to assume that, unlike everyone else in town, the residents of an affordable housing project will shun their cars and walk everywhere.** This assumption really smacks of privilege and is totally tone-deaf to working parents.
- It is true that the project will be within reasonable walking distance to the middle school, but is that sufficient reason to locate a FOUR story, 40 unit project in the middle of a single family neighborhood with roads that were not designed for such a dense use? **Miller Avenue and many other sites are also within walking distance to the middle school, and with sidewalks.**
- One of the neighborhood’s most pressing concerns is that the project will increase pressure to open Hamilton to two-way traffic. **In fact, one speaker last night already suggested this!** Will the City recommit to keeping Hamilton one-way? As I and many others have stated, opening Hamilton to two-way traffic will cut our neighborhood off on all sides with high traffic routes to and from 101.
- **Although this project will have a profound impact on the neighborhood, we were not notified of last night’s meeting.** Apparently, only homes within 500 feet of the vacant lot were notified, and only a week before. This certainly adds support to the comments of one Mill Valley resident who wrote to the committee and referred to this as a “stealth” process.

One committee member referenced a prior meeting to suggest that there were other opportunities for input. **However, we received no notice of that meeting either!** I submit that these *no-notice meetings* are not the way to build the community support we all recognize is vital to the success of any housing project. The current path of a pre-determined outcome without neighborhood input, and without serious consideration of community issues is rather a way to build community mistrust and anger.

- Many of us would like to hear about the traffic ‘mitigation’ measures that the committee seems to think will be able to address the traffic gridlock at the heart of neighborhood objections. It would go a long way toward addressing community opposition for the City to identify some of those traffic solutions now, rather than **after** the project is approved and the City has contracted with (and paid!) a development partner. The latter sequence was identified by the consultant as the **ONLY** available path, and this view was endorsed by the committee members without any challenge. It appears that this backwards approach is designed to make it more difficult for the community to have input.
- The consultant retained to evaluate the site stated that housing project assessment is her profession, yet her *Linked In* profile states she is equal parts ‘web designer’. This calls into question the quality of some of her ‘expert’ assumptions, such as the notion that no development partner would be interested in a project with less than 40 units. This assumption is a major basis for the project, yet there is nothing at all backing this up anywhere that I could find. **Can you tell us how many developers were approached about their willingness to partner on a smaller project?** Can you tell us more about the consultant and the process? In particular:

- did anyone, consultant or committee members, visit the neighborhood during high traffic hours to see the back-up on Roque Moreas, or the E. Blithedale bottleneck? It is simply not sufficient to say that you will look at all that later. **The only possible reason to delay that part of the assessment is to curtail community input.**
- did anyone visit during a sports practice or event at Hauke Park to assess the parking and pedestrian safety? Same comment regarding the backward process of addressing community concerns only AFTER the project is underway.
- how much is the consultant being paid, and were all conflicts of interest disclosed?
- Another assumption is that a 40 unit building is necessary in order to house an on-site manager, which is a requirement per the consultant. Why must every housing project have an on-site manager no matter what size? This seems like circular reasoning: a large project needs an onsite manager and therefore we need a large project so we have extra space for an onsite manager.
- Not one committee member mentioned the impact on fire safety routes or emergency response time. Rather, committee members cited statistics of unknown date and origin for the proposition that 40 additional homes will add only a few cars to local streets. **Please provide sources for such statistics. They defy common sense.**
- At least 4 of the 5 committee members indicated they are in real estate development, some in affordable housing. How does the City plan to keep this process free of conflicts of interest and cronyism? ‘

Can you please assure that all residents who submitted emails and letters, or attended the meeting, will receive advance notice of all City meetings, postings, etc. relative to the Hauke Park proposal.

Thank you.

Sincerely, Jeralyn Seiling, J.D.