

From: **Carolyn Heyder** <[csheyder@gmail.com](mailto:csheyder@gmail.com)>

Date: Mon, Jul 18, 2022 at 3:39 PM

Subject: Public Comment on Draft Housing Element July 2022

To: Danielle Staude <[dstaude@cityofmillvalley.org](mailto:dstaude@cityofmillvalley.org)>

Cc: <[jwickham@cityofmillvalley.org](mailto:jwickham@cityofmillvalley.org)>, Sashi McEntee <[smcentee@cityofmillvalley.org](mailto:smcentee@cityofmillvalley.org)>, <[ucarmel@cityofmillvalley.org](mailto:ucarmel@cityofmillvalley.org)>, <[sburke@cityofmillvalley.org](mailto:sburke@cityofmillvalley.org)>, <[mperrey@cityofmillvalley.org](mailto:mperrey@cityofmillvalley.org)>

Dear Danielle:

I appreciate the opportunity to provide comments on the draft Housing Element July 2022 and request that it be considered prior to the final draft. I am submitting by email, as I am including attachments.

Since Goal 4 of Chapter 4 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", 1 Hamilton stands in stark contrast to this goal, and has engendered opposition to its size and density because it is not only incompatible with Mill Valley's small town character, but its location is also incompatible with the area wherein it will be located - a small residential neighborhood with mostly single family homes that are adjacent to parks and open space. At the very least, since the public has now been informed that this project will be at least 4 stories and at least 40+ units, it should be described as such in the Housing Element.

The 1 Hamilton project has been incorrectly described in the Housing Element as "**affordable homes**" and should be accurately described for what it is: "**a 4+ story, 40+ unit affordable housing apartment complex**". I refer you specifically to Housing Element Chapter III-11, Chapter IV-11 and Appendix D - 8. (I have attached each page with the original wording and a notation of the corrected language to be used.) I would request that it be corrected in all instances where 1 Hamilton is referenced.

Concerning public outreach and input, I do not question the outreach efforts that were made, but I do question how demonstrative were the conclusions reached when there was hardly any participation. By the document's own admission only "**10%** of the adult population participated in one form of outreach" (see Public Review Draft Page 1-9 attached). Although in Appendix B it is stated "the community outreach program successfully engaged a high percentage of local residents, it also states that only **1,157** individuals responded to the City's 2 online surveys (See Appendix B1, B7, B8.) This is out of a Mill Valley population in 2022 of **14,148**.

Furthermore, the surveys did not cover nor solicit input on the most important issue for many of us right now: **1 Hamilton**. Why, after evaluating "150 publicly owned sites" (Chapter III-11) was only 1 Hamilton singled out to be the one identified? And why was it necessary to proceed with developing that parcel, when, as stated repeatedly in the Housing Element workshops, the city's only obligation was to identify sites? And what is the plan for other affordable housing? There are only vague references in the Housing Element as to other sites/options being considered.

I would appreciate it if you could acknowledge this email and confirm that my comments will be considered and incorporated into the Housing Element revision process. Thank you.

Sincerely,  
Carolyn Heyder