

From: **David Wygant** <david.wygant@gmail.com>
Date: Sun, Jul 17, 2022 at 1:07 PM
Subject: Public Comment on Housing Element Draft July 2022
To: Danielle Staude <dstaude@cityofmillvalley.org>

Hello Danielle,

Thank you for the opportunity to share feedback and input on the Housing Element Draft July 2022. I am submitting my submission via this email rather than the online survey in order to include an attachment. Please include in the August 1 City Council packet.

I have reviewed the Housing Element Draft, and have found that Mill Valley has held an inconsistent position on its analysis of City-owned sites. The City first claimed that the City-owned sites analysis was *completely separate* from the Housing Element (a totally different "track"), but then relies on that analysis in the draft Housing Element. The City has now removed all of the sites originally identified as appropriate for affordable housing, except 1 Hamilton, and is inventing **after-the-fact justifications** for removing those sites (fire, historic areas, active recreation, etc.). As almost all of the current and proposed affordable/low income housing is east of Camino Alto, there's an interpretation that systematic discrimination exists in protecting the wealthier, less diverse neighborhoods west of Camino Alto. <https://statisticalatlas.com/neighborhood/California/Mill-Valley/Bayfront/Enchanted-Knolls/Shelter-Ridge/Race-and-Ethnicity>

I have submitted several letters in the past that suggested that the City was **rushing the process** for 1 Hamilton. It is clear that this was a last-gasp pet project for Mayor McCauley who was unwittingly influenced by the charming Matt Franklin, a self-interested developer and unelected official. At the June 21, 2021 meeting where City Council voted on 1 Hamilton as surplus land, the 75 supporters via emailed letter were mainly friends of McCauley, members of MVCAN, people living outside of Mill Valley, residents of Scott Highlands, and scripted emails (many with no address, probably people from the affordable housing industry). The 316 letters against the proposed land exemption are residents in Mill Valley and are your direct constituents!!! (see attachment). Supporters of the project parachuted into Zoom meetings from the comforts of their homes well outside of Mill Valley. Lobbyists, e.g., pro-gun, have ruined democracy in our country, so please do the right thing and not be unknowingly led by groups that don't serve the best interests of Mill Valley.

Also, the Housing Element Draft keeps **marketing false information** that 1 Hamilton is meant for workforce housing. Until this is guaranteed, then this assertion cannot be rightfully claimed. Instead, EAH is considering Supportive Housing for 1 Hamilton. I support Supportive Housing of course but nothing remotely near what's described in the following article should be next to a children's playground and playing fields.

<https://www.marinij.com/2022/01/09/tenants-at-fairfax-complex-say-mental-services-failing/> Besides a toddler playground, Hauke Park is the Home of Girls Softball where my 9 year old daughter practices, and walks home afterwards. Girls lacrosse and soccer is played on the fields. My 12 year old daughter walks to/from the Middle School every day. I would be concerned about residents in the building "IDing" my children from the windows above, or approaching them in the park. A bit of extra grant money from the State is not worth even a 1% risk. Mill Valley runs on its kids and just one article like this could ruin the town's reputation. New families would move to the other Marin towns instead, and the quality of MV schools would then quickly decline as tax dollars go elsewhere.

Rather than starting with what would be appropriate for Hauke park and neighborhood around 1 Hamilton, EAH is operating without any guardrails from City Council.

- Density. EAH disclosed that the Hamilton project will be larger than previously described and will be well over 40 units. You may hear that this is necessary because the project doesn't vaguely "pencil out," but this is coming from EAH Housing which is extraordinarily profitable and their executives are handsomely paid according to their Form 990. It is in EAH's financial interest to maximize the density, and our City Council has surprisingly relinquished all responsibility.
- Size. EAH also admitted for the first time that tenant parking will likely be on the ground level of the building, which could raise the building height from four stories to a minimum of FIVE stories with very little setback from the park. A big boxy building represents a loss of hillside open space and a dozen mature trees.
- Bathrooms. EAH has proposed bathroom locations that will detract from the beauty of the park such as next to the sandbox and the picnic grove. It would mean that bicyclists would need to push their bikes through the park and tread new paths through the grass.
- Traffic. EAH also plans to relocate the parking lot to 3 or 4 separate small lots spread around the park. Besides the increased cars from the residents and their guests, this would likely lead to drivers circling in and out of each lot in succession to find a spot during busy times, increasing traffic and creating additional danger points for children, bicyclists and other pedestrians. Hamilton & Roque Moreas is a common route for tourists via SF bike agencies. Given that the construction would take a couple of years, it would stress traffic and parking even more during this period.
- Environmental. The City and EAH have finally acknowledged the existence of serpentine rock under the Hamilton site. The version of serpentine is slickenside, which is a more fibrous version, such that drilling could potentially release asbestos into the air of the park. The City is currently performing only surface level testing which is insufficient for sites containing serpentine rock.
- Accessibility. See above (Supportive Housing)

This new City Council has the opportunity to re-establish trust with the residents of Mill Valley.

Thank you,
David Wygant