

On August 31, 2010 the City hosted a community workshop to discuss the process to update the City's Housing Element. Over 150 citizens attended the workshop. Thanks to all of you who took time from your busy schedules to attend and provide input.

At the workshop, members of the community provided written comments on numerous topics regarding the proposed update process. Staff has transcribed your comments and they are now available on the following pages. Staff appreciates the thoughtfulness of the suggestions, and the community concerns reflected in your comments. It is clear there is a strong interest in the community to be fully involved in the update process. It is important to the community that the process be open and responsive and that the ad hoc working group fairly and accurately represent the community's concerns and values. We are carefully considering your input in refining the overall process for the Housing Element update.

The next meeting on the Housing Element will be with the City Council on September 21, 2010 at which time the Council will be providing policy guidance on the update. This will be a public meeting and community comments will be welcomed.

Following that meeting, there will be a community workshop to provide an opportunity to hear from and question two outside agencies involved in housing issues; the State Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG). Staff will be asking these agencies to prepare presentations and there will be time for questions and answers. Staff has been in contact with HCD but they have not yet confirmed a meeting date. Staff is hoping to conduct this meeting by the end of September and will try to provide at least ten days notice for those who would like to attend. We hope all of you interested in housing issues will be able to participate in these meetings.

In response to community comments at the workshop, we are assessing the topics and schedule of subsequent workshops, and the selection process, composition and role of the City Manager's ad hoc working group. As the process is refined we will be in touch with all of you who provided contact information, as well as providing public notice to let you know the best ways to be involved.

David Wallace
Community Development Director

OVERALL PROCESS

- Notification to community (residents) was short and inadequate.
- Too many work sessions that can be redundant.
- Stakeholders on any working group should be Novato residents and business people only
- Should be live TV and Internet streaming feed to community so everyone can keep informed.
- We believe the City Council should take a policy stand NOW!!
- Have we looked into other cities that feel like ABAG is over-stepping its mandate?
- If Novato can spend \$55,000 to sell voters sales tax, how about \$5000 to notify citizens of these meetings?
- Better organization to keep process going.
- None of workshops discuss or present real need for affordable housing (not ABAG) #'s, but real need of community.
- The facilitation skills of the organizers need to be greatly improved. Even tonight while a significant step in right direction has limited our ability to provide input. One pen? Use technology.
- Suggesting that we need to “start over” is disrespectful to those who have shared dissent thus far. It’s not “broken” just because we have not agreed to subsidized housing.
- The overall process must be willing to put all commercial and residential zoned areas and be willing to meet the required # units by consensus of Novatans.
- Notify residents of adjoining properties of all things pertaining to said property!
- Explain the need for affordable housing in light of current economy (housing glut).
- I’m not sure staff will not “round file” all these post-its.
- Create trust among Novatans by constantly calling ABAG and State mandates to task.
- If “Housing Element” is key part of “General Plan” what are the implications of continued and ongoing delays in development of updated general plan? Where is transparency/accountability?
- Workshops not productive to process:
 - Stakeholders should be Novato residents, not non-residents. Yes: Define stakeholders.
 - Respect for all points of view.
- Good process, keep up the good work!
- What are the options available to people of Novato?

- Well designed process – let’s do it.
- Make sure to manage the timeline and move along with reasonable pace.
- Need to re-write criteria for site selection. Should include sites less than one acre. Don’t have to be near public transportation.
- The City should assume they will not make the number ABAG demands (like Fairfax).
- How will all our questions be answered?
- How could we work on this continuously as Novato grows so we stay ahead of the demand?
- This is the same process which was used for the North Redwood plan and resulted in those of us (many) who were looking for a small town character were really shafted in the summary.
- This must not become a process for its own sake. We are concerned that this is an effort to let citizens vent and tire them out, so the preordained “process” can continue.
- City Council/Planning would have saved much grief and mis-trust by coming to citizens to select “opportunity sites.” Mission Lodge – think about it. Remember 809 Diablo.
- Can we follow Fairfax’s example and give the state a proposal that works for us? Are our city representatives open to that?
- Who is reading these comments and answering them?
- Photograph these or scan for web site.
- What role will people in close proximity to these sites play?
- Tell us what the real housing needs are in Novato.
- How many people drive to work in Novato or the city?
- “Stakeholder” is a term bandied about. Precisely who are, and what makes them thus, and why, must be defined.

DENSITY & DESIGN PRESENTATION

- Can we state a limit of 2 stories max for all new AH construction?
- Can we require scale models must be publicly displayed prior to any zoning approval.
- High density housing has empirically & irrefutably resulted in high crime, increased local service costs.
- How is utilities/water infrastructure incorporated and paid for? Governments are broke, who pays?
- Second units to be allowed & fast tracked → zoning changes – spread affordable.
- Why does the state prefer higher density housing at this time?
- Who, and by what authority, determined that high density housing is a good fit in a residential community and can we as citizens change that authority and how do we accomplish it?
- After some high density housing is constructed in a given area, can we exempt that immediate neighborhood to additional high density housing?
- Never build more AH than current quotas (current for that year).
- How does commercial development affect density and AH quotas?
- How does AH compare in water, traffic, sewer, PG&E to regular density?
- Why aren't we considering smaller parcels: how about about in-law & rehab units & what happened to in-lieu of units we didn't build?
- How can anyone justify 40 units per acre in single detached neighborhood?
- How can we pay for schools & PD & fire & infrastructure?
- High density anywhere in Novato – no, ne, nada
- AH units should first be offered to Novato residents before any non-residents.
- Have any in-lieu fees ever been used for affordable housing? How much?
- Will co-housing meet the AH requirements?
- Housing sites density should be the same/similar to the surrounding neighborhood; same standard that city would apply to any private developer.
- Could you provide visuals or a tour of 20-30 unit/acre affordable housing?
- Can an EIR be done before rezoning?
- What is impact on schools, city services?
- Can we follow Fairfax and use existing housing instead of building new?
- What is relationship between density/tax credits & affordability?
- How will neighbors approve/give input on variances?
- Who lives in affordable housing? Who competes for AH – local or out-of-town?
- Analyze environmental and social benefits of AH vs. market rate / in-fill, workforce & low income housing.

- What proof do we have that illegals won't be in AH?
- High density stigmatizes the residents.
- Will "defensible space" architectural design methods be used, to facilitate easy patrol by law enforcement? High density – low income housing is a magnet for gangs.
- Rather than trying to work within a system that may be flawed, why can Novato not start over with defining the objective and considering new ways of achieving the objective?
- Why "high density?" Why not utilized the many foreclosures in Novato? Or apartments (existing)?
- Don't we have a large inventory of housing right now? Why build more?
- What is the means by which we will know that this process is not just to placate the masses?
- Why new housing stock at all – we have too many now!
- Can you offer a tour of housing of different densities?
- No density low income.
- Will all these questions be distributed with the answers to the community?
- Density should match the neighborhood it goes in to.
- No to 30 units per acre. No to more than 2 stories.
- Let's ask each neighborhood to tell city what level of affordable housing is tolerable, and why.
- Can I change the zoning of my private home to an 8 unit complex to fit in with the high density of the new housing?

CRIME & AFFORDABLE HOUSING PRESENTATION

- How do we ensure best practices management/screenings are done?
- How to distribute social issues / housing in the city and not place density / social issues on one or 2 sites.
- Compare crime in low income areas, such as Marin City, San Francisco. The drugs in these areas and robberies.
- Proof that illegals will not occupy.
- Why aren't we allowed to see raw data from Police Dept. & Fire District as to the actual # and types of calls? We don't want a statistical analysis which can be manipulated!!!! We want the unvarnished truth!
- Agree with the last statement! All should read Atlantic Monthly July 2008 "An American Murder Mystery!"
- Can you provide data on home value and AH from a qualified local appraisal process?
- High density public housing project invariably get taken over by gangs. How will the innocent residents and neighbors be protected from predators?
- Why are people presuming AH = ghettos? It's not factually so – disabled, seniors, working families (and not "welfare mom" syndrome) will live and need to live here too.
- Re previous bullet: Where will these people work?
- Concur with all of the above and please don't manipulate police log #'s.
- Police department should provide raw data on crime in different areas of city at open meeting.
- Will AH be rental only or occupant owned?
- Can we require that developer contribute an added fee to the city to pay for all additional city services that will be required, but not paid for by low income residents?
- Provide / post crimes for Bay Vista & Wyndover & Hamilton high density for last 3 years.
- Contact probation, parole for #'s in Novato.
- Request officer from Novato PD address workshops, re: crime stats.
- Request crime stats by beats (comparing various neighborhoods)
- Address finding occupants of good character (screening). How long do occupants stay in housing?
- Is crime really a problem in Novato?
- Hasn't the current economic downturn reduced the need for housing projects – can we look at what we already have?
- Why isn't Wyndover Section 8 and Bayvista shut down because of the crime? Why are our tax dollars paying for it?

- Accountability for residents who commit crimes.
- How does the crime impact local schools?
- School officials to address above issue and how they can deal with the emotional / social impact.
- Proof that illegals won't be allowed.
- How can excess vehicles and inoperative vehicles be controlled?
- Affordable housing = crime. Prove otherwise.
- AH should provide housing but not all types of extra / non-essential services (such as cable, as it done in Marin City).
- Refer to Atlantic Monthly article on crime and low income housing.
- When will public safety officials publish data about past utilization of their services in existing "AH" areas of Marin County?
- Get police report from AH area.
- What criteria would disqualify an individual from being able to receive affordable housing, i.e., criminal history, etc?
- Can residents of affordable housing be held liable for police responding to problems at their home (higher fees per complaint)?

CITY MANAGER'S ELEMENT WORKING GROUP – COMPOSITION OF COMMITTEE

- There should be many more committee members from the homeowner community than the draft composition reflects.
- There should not be any members who hold appointed office in Novato's government administration.
 - Nominations:
 - Bob Brown – Hamilton
 - Katie Crecelius – NHC
 - Marla Fields / Marie Chan – Sustainable Novato
 - Rep from SMCH
 - Floyd Fulmer
 - Toni Shroyer
 - Harry Lehman – over 40 years in Novato
 - Steve Montoya– over 40 years in Novato
 - Nikki Stevenson
 - Jan Hamilton
 - Lloyd Pittman
 - Leslie Schwarze
 - Pam Drew
 - Tom James
 - Rep from SMIA
- Identify every neighborhood and allow a representative from each.
- Need to clearly communicate the criteria of selecting committee members.
- No builders in the City Manager's working group.
- Make sure to include rep from affordable housing groups, e.g., balanced housing.
- Prefer 6 from Diablo / Novato South
- Prefer 6 from N. Novato
- The entire geographic town should be represented and in a larger group. Staff keeps thinking "no nimby" when the main wide concern is density and property values and crime.
- Be sure to make group dynamic at working, not a cumbersome, this is not designed to be a "feel good" process. The majority of group feels the town is at stake.
- The lots designated are completely inappropriate and concentrated – we need to remove and go back to drawing board with this group.
- Be sure you designate specific housing advocates as a member – maybe more than one.
- Fair & balanced group looking for solutions.
- What about General Plan Steering Committee's role?

- The project will make academic standards crater at Pleasant Valley Elementary, Sinaloa Middle School, and San Marin HS. Include parents of children in public schools that would be totally changed by the low income housing project. Most middle class families can't afford to buy their way out to private schools.
- Indian Valley residents need to be included in ad-hoc workshop. AH effects our schools, community, etc., too.
- Representative from EAH or other provider.
- The environmental community.
- No Chamber of Commerce rep on committee, residents only.
- No Downtown Business Association.
- No appointees by City Council.
- Represent all different neighborhoods of Novato.
- Not currently elected rep of any city or county.
- Not employee or staff of developer.
- Representative from police or fire department.
- Representative from affordable housing.
- North Novato Blvd. where greatest concentrations of sites is located – does not seem to be represented.
- Each area should choose own reps!
- Please get the word out to residents in the newspapers, online, etc. Many residents still do not believe Novato would consider this.
- Include parents with kids in our schools.
- Reduce number of housing advocacy groups.
- Are the neighborhood appointments reflective of the # of units designated in the “plan” for that neighborhood, and represent # of residents?
- I would like to offer my services to the working group – I am a licensed real estate broker & committed to finding real solutions. Lloyd Pittman
- No housing builders
- No non-local Novato-based housing advocates.
- All members should be Novato residents.
- Please err on the side of Novato resident reps, not special interest skills!
- Except Dick Spotswood and San Marin's David Oppegard.

CITY MANAGER'S WORKING GROUP - PURPOSE, PROCESS, SCOPE

- Why don't we unite with other towns?
- Get Dick Spotswood to meet with Novato
- Fairfax City Council to come to Novato workshop
- Fight ABAG, reduce units required
- Omit market rate 363 units, we have a glut in the market. Why build?
- Need Section 8 to count toward numbers – way too much affordable housing with Section 8 and state mandates.
- Why won't state give funding for public safety and social challenges that come with low income.
- Please consider Clark Blasdell for working group.
- "Process" is a way to railroad us into acquiescence, because we accept the premises that lead to only one conclusion.
- Please use facilitator and scribe!
- Define stakeholder – who is this for Novato? Novato residents minus one city employee.
- 6 of 11 positions on "ad hoc" group are not resident advocates! Is this true?
- Stakeholders Novato residents. Non-residents do not have same economic interest in homes (unless they may be paid by non-profit they work for?).
- Indian Valley residents must be included. This is their town too.
- This should be composed of Novato residents and/or business owners or it will not have credibility.
- Should identify method to achieve AH goals that do not necessarily follow ABAG & HCD guidelines.
- Purpose is to represent neighborhoods.
- Gather accurate data – census, available units already built. Present pros/cons – gain consensus, not politics.
- City Manager has power to appoint three positions, with two others following business interests. This weights composition of board toward pro-growth, development-oriented decisions. CM has too much statistical power.
 - No city manager or any city employee.
 - Should be listening, but not be on committee.
- No city employees on working group!
- How to verify that committee members represent Novato residents, i.e., do they live in Novato?
- Must live in Novato.
- "Shared understanding" is important.
- Purpose: fact check all inputs for final information output.
- Post meeting dates ASAP.
- Inform about Housing Element post 2014. What's next?
- Will this group "vote?" Is so, stacking is undemocratic!
- Challenge the legality of ABAG. Challenge assumptions that Novato must comply!

- Do not get sucked into “process” that leads, inevitably, to compliance. Why not resist being pushed around?
- Resist! They have usurped power! Yes! Yes!
- Where are our advocates, why is there no accountability?
- Analysis of need for residents to get affordable housing.

LEGISLATIVE ADVOCACY

- No pay – no play!
- Repeal affordable housing mandates
- Get a new advocate for Novato.
- Get your own house in order before asking us to put ours.
- What exactly is the fine if we don't comply? Can we sue the state or ABAG for enforcing this when our economy is suffering and it doesn't make sense to build wasteful, new projects when we have so many vacancies?
- Let them sue, there's no money to get.
- Is ABAG the result of some piece of legislation? Does it make policy or just carry out mandates from the state?
- ABAG has exceeded its original mandate. It continues to increase its own powers!
- What is the impact of the redevelopment agency / SMART and ABAG on our neighborhoods in terms of social and environmental and fiscal needs – short & long term?
- Help legislators understand the intent of SB375.
- Help legislators understand the intent of SB375. Greenhouse gases not reduced by putting low income high density units where there is NO rapid transit. Damages to environment are exacerbated by such policies.
- Who chooses ABAG rep and what is their responsibilities & accountabilities.
- When do we get a report from our ABAG representative and how has she present our needs and wants!!
- Council direction must include limiting # of units to least mandated NBR & never more than # demanded for that calendar year (do not build in advance!).
- Take this to court!
- ABAG needs to see firsthand the available housing we already have – we don't need new affordable housing.
- Investigate impact of low income housing on schools. One site is across the street from Marin HS.
- State has withheld money for schools – what impact on all schools in Novato?
- Do residential / care homes count in home #'s. If so, how many in a home?
- How do we disband ABAG?
- What is MacLeamy's stance on the housing issue and what is her role as a Novato advocate as head of ABAG's legislative committee?
- We need to have in-law units count towards the #'s.
- No new housing, we already have plenty of bank-owned properties. Adding more houses to the already slumped housing market won't help anyone but the gov't to approve more build-outs for irresponsible behavior.
- What are Huffman/Leno doing about ABAG? Are they going to be at meeting to give their positions?
- What is the enforcement arm of ABAG?
- What will it cost Novato to not comply with ABAG demands?

- How was ABAG's criteria decided? Any science?
- Would be nice to have Huffman / Leno at one of these meetings.
- Concern about crime, # of units, density.
- What is so special about Novato residents that they should be exempted from following the State law? (We are not drones!! Wow!)
- League of California Cities put pressure to update housing requirements to be more accommodating of local vision.
- How has ABAG adjusted their housing requirement number to reflect/consider the glut of homes on the market due to mortgage crisis?
- How can we all join the Bay Area Patriots/Tea party, elect Whitman, and abolish ABAG? With major decision usurped by ABAG, our votes for our own city council no longer matter.
- City & League of CA Cities need to work toward getting changes to the Law – allow rental property; allow refurbished foreclosed property – insisting that it only be new buildings is silly!
- How do we get a jobs/housing ordinance enacted & what would be effect?
- Can you explain the real need for affordable housing (not ABAG) but in terms of # seniors forecasted vs. avail # of options, # of workers live in Novato vs. commute, etc.
- Do we work for ABAG on the other way around. I thought goal was for the people.
- Can a group be formed to fight edicts from ABAG and the state? Vote this November!
- Moratorium on 2nd units – lower fees.

PUBLICITY, OUTREACH, WEBSITE

- Please add research done by County of Marin in 2006 – comprehensive survey of existing Marin affordable housing & info on residents, traffic, where they live/work etc., to website & do workshop on it!
- Why are we going through this process? We should scrap affordable housing and follow our own needs and what's best for Novato.
- Who are the real life faces of the people who currently live in affordable housing? Let's humanize the reality of who residents are now and would be in future – not criminals but grandmothers – retired & widowed, disabled people, developmentally challenged and other seniors. These are not “ghetto” residents. Let's meet them at meetings.
- Would it be possible to print up and publicize the written concerns that arise from this meeting to inform the overall community & use the website to do this?
- Excellent point. Concerns should be a matter of record.
- Public outreach – keep it up!! But, be clearer in explanations.
- Are questions from this workshop going to be answered & posted on the website.
- How do we get free legal aid?
- The outreach has been better, but many residents still don't believe this is really happening. Is it published in the Advance? IJ?
- It is biased, discriminating & patently unfair for the state to impose its integration mandates without regard to circumstances of each town & city.
- Social engineering, as done by ABAG & HCD, do not and have never been successful. They ignore the needs of the people they are feigning to assist. It is a political sham.
- Do these meetings show up in Marin IJ? Advance?
- Outreach has improved!
- What are all the different neighborhood groups? What is the macro umbrella group? How do you get info on these? Can the city notify citizenry of all the different neighborhood groups?
- Can the city send postcards to citizens about when/where meetings are?
- Use billboards on roadways to advertise meetings?
- Will the city provide translation (Spanish) on the website?
- How do we get info on mandatory housing at the SMART train sites? (mtc.org)
- How do I find out about my neighborhood's appointee? (S. Novato Blvd.)
- How can we find out about the effects of other housing projects imposed by ABAG on the well-being of affected neighborhoods?
- How can we contact other neighborhoods that have been pushed around by ABAG and learn the real story?
- What about other California cities?
- How do we learn what our representative has been doing at ABAG?
- Has the rep represented Novato's objections to ABAG's assignment of the large # of housing units?
- Who is Novato's ABAG rep?
- We want some transparency!

HCD & ABAG PRESENTATION

- What is ABAG and what is their authority?
- Does Novato have (and historically had) a representative on ABAG's Executive Board?
- What is local government's role in the Regional Housing Need Allocation (RHNA) process released by ABAG?
- Where and when are ABAG's Executive Board meetings and how can people participate/attend?
- Is ABAG interested in ensuring the construction of housing for moderate and above moderate income households vs. just housing for lower income households?
- Can, and how can, a person access ABAG Board meeting minutes, reports, etc.
- Are there active State, regional or local groups (League of California Cities, etc.) working to effect ABAG's RHNA allocation process to afford more local control?
- What/where are the other regional associations in the state, and what have they done?
- How does the character of City match with the density designation from ABAG?
- How ABAG calculates the formula for housing numbers?
- HCD: Who decides density?
- HCD: Have we been in compliance with a Housing Element since 1969?
- HCD: How has this housing element changed?
- HCD: What sites can be designated for senior housing?
- HCD: Population and the status of the census? Is there another set of numbers (Census? RHNA?)
- HCD: Why is Novato given a "metropolitan" designation?
- HCD: Can we get credit for existing units that haven't been counted?
- We should use existing housing and finance local builders to renovate through city/city bonds?
- Have the NGO's (housing advocates) show us their plans for Novato. Let's get it all out in the open!
- Examine waiving permit fees for 2nd units and having them counted towards total #'s.
- City should no longer permit builders to fee out (in lieu fees). Instead, require affordable units to be included in every housing project.
- BTW, what happened to the "in lieu" fees collected?
- Provide report totaling in lieu fees collected for 0 affordable units.
- Explain low income tax credit.
- What costs to the city are directly related to public/affordable housing?
- What are tax credits so important for financing? Can projects really be developed without them?
- What is the cost of non-compliance?

- What gives the state the right to tell us what to do?
- Are “they” elected officials? Who are they?
- What if we don't put in affordable housing?
- My child is disabled and needs affordable housing or she can't afford to live anywhere at all. Should she and the other disabled people just be sent to “other places?” Hitler gassed the disabled and mental defectives. Are you thinking like that? Comment added: Come to my church we will help!
- Where does the funding come from to build affordable housing?
- There are different types of affordable housing. Some is subsidized and some not. Does the fund which developers contribute to in lieu of building units sufficient to cover the costs of AH?
- Amnesty on second units – get them counted toward affordable housing.
- Who pays for school, fire & police needs!
- How can the city afford the services?
- High density – only benefits rich developer?
- Let's look for more creative approach that works for everyone.
- Follow the money and see who are the real beneficiaries.
- What is “break even” # units for a non-profit to be able to build AH neighborhood?
- If our per pupil \$ from state are not enough to educate the kids we have how can we afford 1000's more?
- Our resources are stretched to the max now – how do we meet these demands on the community?
- What about affordable housing \$\$\$ in Novato?
- What are the real housing needs in Novato?
- Tax implications on private property owners.
- Budget liabilities on Novato government.
- Many smaller project: empower local builders, local economy. High density is tax credit for the super rich.
- What is the current average price of a home in Novato? A condo? How has that changed from when this mandate was created?
- What effects on city budget?
- What is the way 3rd parties develop ‘pools’ of money to allow developer to build affordable housing?
- Explain funding process – in simple language: what is the role of development and outside business interests in financing (e.g., bonds).
- What external to Novato are involved in groups fundraising for AH, e.g., political affiliations.
- Financing to redevelop existing property change via refurbishment vs. building new.
- ? \$ coming from for services: police, fire, sheriff, schools. 0 requirement to add services from HUD of ABAG.
- Total cost accounting.

- What is role of neighbors in helping to help finance AH?
- How does funding by existing groups help select residents of that housing?
- What is the role of MCF?
- Novato should adopt an ordinance like San Rafael and the County to require commercial development to contribute to affordable housing.
- Why does ABAG care about 3 market rate homes?
- Has ABAG adjusted their required housing numbers to reflect the glut of homes on the market due to the mortgage crisis?
- Housing advocates have asked for units to be allocated for teachers. Is that legal? Presumed only senior and affordable under current law.
- State doesn't follow our laws – why must we follow theirs?
 - Ditto to that!
 - Or Federal!
 - Yes!
- ABAG violates separation of powers. Don't fear, fight, court, if essential.
- Why don't we unite with other cities and fight this together?
- What has ABAG done to lower the quotas they get from the state?
- Please explain the need for AH, not just calculation but forecast of seniors vs. options, # of workers live in Novato, etc.
- What are the defined rights of the people of Novato?
- Who chooses the Novato ABAG rep & what are their responsibilities and accountability?
- How is ABAG funded? (state, local, special interest groups)
- Other cities are doing it their way (Fairfax) – can we?
- RHNA statistics / estimates are questionable. What/Who/How were they derived?
- Do ABAG's mandates have the force of law?
- Couldn't we challenge ABAG's mandates in court?
 - yes
- Why don't the smaller cities have to do this?
 - Tiburon/Ross use their "servant" units so they pretty much have their share covered.
- Who made ABAG God and will we go to Hell if we ignore their process yet still meet the housing demand?
- HCD #'s more info, esp. census #'s
- What is denser housing affordable (economy of scale) – cheaper to build.
- What is "market rate" units – is that market rate price or market rate income.
- Are there examples of other ways for comm. to assess need for affordable housing? Models of innovation.
- Is ABAG responsible to update their quota allocation based on today's population, jobs, etc. data? They are now lower than originally projected = lower quotas.

- Where did numbers come from?
- What is cost to Novato for not complying?
- What gives ABAG the authority to dictate to Novato?
- What's the connection between ABAG planners and interpretation of SB375 vis-a-vis the RHNA?
- Does ABAG have a continuous improvement process to make their #'s more relevant with time?
- Preserving existing m/l income housing should be credited to cities (i.e., purchasing existing condos or small older homes for AF housing).
- Laws have a purpose. Explain why we have Housing Element Law.
- Quota ceilings based on city size: what size population would Novato have to break itself down to avoid this mandate?
- Who are we afraid of, re. lawsuits – ABAG or housing advocates? No one has been sued by ABAG.
- What happens if City does not commit to the required # of units?
- What will ABAG do if we say “no?”
- What will State of CA do if we say “no?”
- If we identify sites for housing, we comply with state law. But if we never actually build these units, what are consequences?
- Do we need to be members of ABAG?
- Is it noncompliance if we meet the number of units through different methodology?
- How much can Novato be sued for? How much was Corte Madera sued for?
- Involve real trial lawyers. Tax base hurt by high density, look at Detroit, Memphis, Chicago.
- Novato population is not (yet) a reflection of crime ridden inner city disasters. AH is not equal to ghettos!