



Mill Valley Planning Department
26 Corte Madera Ave.
Mill Valley, CA 94941

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CITY OF MILL VALLEY

Danielle.

MVAHC is pleased to report that across the board, all the Elements of the General Plan and Housing Element add up to Mill Valley becoming an ever more desirable place to live. Preservation of our multi-income, edgy, inclusive, culture will spawn a pedestrian friendly redevelopment of our multi-family housing stock. Workforce oriented housing will shrink commute trips and spawn the return of local retail that will decimate service trips. More people living near transit will increase bus frequency, further dissolving car trips, causing E. Blithedale to return to free flow all the time like it was in the '70s. Mill Valley's growing car-averse reputation will attract the many singles, seniors and start-up families who want to slash their transportation and utility costs by living in green, highly walkable, transit oriented communities (AZDOT Density/Congestion Study). Expendable Income from these savings will wind up being spent on goods and services down the street rather than out of town. All this increased vitality and small town quality will not be lost on the properties not near transit, as all property values soar way past current expectations.

Criteria for Realistic and Near-Term Development Potential still require the <\$200,000 improvement value criteria, disqualifying all parcels in the MVAHC list. The understanding is that this constraint is due only to a "potential" sentiment that the property owner is not interested in redeveloping his property, a finding that could be arguably assigned to every parcel already in the **Site Capacity Analysis** list (i.e., happy with the parking lot the way it is). The MVAHC is therefore resubmitting our request in our January 2013 letter that this criteria remain in effect, but only in areas where residential development does not advance other GOALS of the 2020 Plan, like more pedestrian friendly spaces reducing traffic congestion.

Current Criteria

Did not have an improvement value of \$200,000 or more based on assessor data, if in residential districts.

Revised Criteria (to be compliant with the HC SUSTAINABILITY GOAL)

Did not have an improvement value of \$200,000 or more based on assessor data, if in residential districts unless within one half mile of transit and has a high walkability score.

Additional Potential Sites. MVAHC is pleased to see this list cited in the Planning Commission's Recommendations. Regarding criteria compliance of our 24 recommended sites submitted January 2013, including the 6 such sites listed in **Table C.2 Additional Potential Site** (2 are not in the list of 24), analysis is still in progress and will be submitted under a separate enclosure. Further, MVAHC is requesting that all MVAHC recommended sites that meet the same criteria as those in the Site Capacity List be added to the Site Capacity List, and the City commit to including all pertinent sites on the 'Map of Parcels' as of final printing.

Regards,

Elizabeth Moody,
Chair, Mill Valley Affordable Housing Committee