

COMMUNITY VENTURE PARTNERS

2025 ANNUAL REPORT

Letter from the President

Dear Friends and Supporters,

Since its inception in 2013, CVP has worked hard to respond to community pleas for assistance and look for opportunities to make a difference. Our goals, to EDUCATE the public, ADVOCATE for community voices, CHALLENGE government transgressions, and PROMOTE public policy that is economically, socially, and environmentally sustainable remain unchanged. However, in light of the more than 250 housing bills passed in Sacramento since then, all of which have removed local control of planning and zoning, we've had our work cut out for us.

We continue to work for community-serving and community-supported housing solutions even as the State remains intent on neutering the Constitutional powers of our locally elected officials. Grassroots community voices are being drowned out by real estate development interests and their tech billionaire-funded supporters, as the usurpation of planning and zoning powers by unelected state agencies continues, unabated.

Meanwhile, local city and county governments have shown no appetite for exercising their Constitutional "police powers" to stop the State's overreach.

Ironically, all these new housing laws have failed to produce any significant amount of affordable housing in California. Yet, despite this failure, the California State Legislature continues to double-down on "trickle-down economics" and helping private development interests maximize profits in their misguided belief that endless development of any kind will lead to affordability.

The fatal flaws in this approach are obvious: (1) Builders will only build when they can make a profit, so if housing prices fall, building will cease, and (2) The law of "supply and demand" is being misunderstood. The State is confusing housing "need," which throughout history has always been greater than supply, with housing "demand," which is an economic term meaning how many buyers exist at any given time who can afford to pay for the cost of a home that a developer can profitably build -- a percentage which is currently at historic lows.

A decade ago, CVP was able to win legal arguments based on environmental impacts and violations of municipal codes, but no longer. Now, the vast majority of legal challenges have little chance of prevailing. The California Environmental Quality Act (CEQA) has been hollowed out and local codes are overridden by state density bonus laws and the 'builder's remedy.'

A major theme for CVP in 2026 will be the promotion of innovative, legal strategies that cities and counties can employ to retain local control of planning and development and promote community-serving, affordable housing that is economically and environmentally sustainable.

Finally, in 2025, CVP reluctantly closed The Marin Post, our 10-year-old online, citizen-journalist news magazine. It was one-of-a-kind in California and enjoyed widespread readership. But, after exhausting all available revenue options -- subscriptions, advertising, and sponsorships -- we were unable to monetize its operating costs.

PLEASE SUPPORT CVP

CVP remains one of the few fully independent, 501(c)(3) nonprofit organizations working across the spectrum of public policy issues, and providing free services and assistance to community groups. CVP remains a *solutions-driven* organization, promoting a positive vision for the future of Marin County, the San Francisco Bay Area, and California.

We continue to promote initiatives, conduct research, and offer advisory services to municipal agencies, elected officials, and other organizations that seek our assistance. **CVP receives no funding from corporate interests or government entities. We rely solely on donations from individuals and nonprofit foundations.**

That said, in the current, highly politicized world, local grassroots fundraising is being crowded-out by national and international politics that out-compete small organizations like ours. We remain *extremely grateful* to all who have supported our efforts. CVP would not exist without your generosity.

CVP accepts donations in all forms, including common stock and other negotiable securities. Please [contact us](#) for more information.

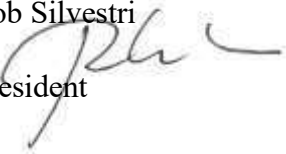
Please click [HERE](#) to make your annual donation to CVP

As always, we promise to make every dollar count. I remain available to meet with each of you throughout the year, to hear your thoughts and concerns. Thank you for your continued confidence and support.

NOTE: CVP has gone paperless. We will no longer send printed copies of our Annual Reports or Updates unless requested. Please be sure we have your correct email address so you are up to date about our activities.

Throughout this Report, you will find [blue text links](#). Click on them to find more detailed information about each topic discussed.

Sincerely,
Bob Silvestri



President

COMMUNITY VENTURE PARTNERS

2025 ANNUAL REPORT

EDUCATE - ADVOCATE - DEMONSTRATE

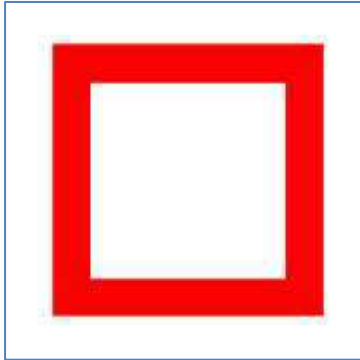
CVP's community-serving efforts include educating the public and decision-makers about issues of concern, advocating for local voices and government adherence to state and federal law, and demonstrating better solutions to our growth, planning, and affordable housing needs.



This Report provides an update on our most significant accomplishments and initiatives during the past 12 months.

THE MARIN POST – PUBLICATION SUSPENDED

Citizen journalism is essential to effective civic engagement.



For ten years, [The Marin Post](#) offered a unique, free, user-generated content platform that empowered community voices and showcased cutting-edge thought leaders. It earned a reputation as a trusted source of alternative views and solid citizen journalism.

The Marin Post was created in response to community concerns that local and state governments were not listening to public opinion and traditional media were avoiding controversial topics for fear of upsetting their advertisers.

Our goal was to represent “The Voice of the Community” via a publishing platform that filled a void between the over-the-top vitriol of social media and the status quo biases of traditional news; a place where underserved, independent voices could publish investigative reporting and unvarnished commentary about government institutions and issues of shared community concern. In its short lifetime, the Marin Post succeeded in doing all of that and then some. Since its launch in June 2015, Marin Post readership surpassed 375,000 unique readers of articles by hundreds of writers, and its reach kept expanding right up to its last day.

Admittedly, it was a quixotic venture from the start: a donor-supported platform to empower truth-telling that did not track user keystrokes and behavior, sell personal information, or bombard readers with pop-up ads, banners, and annoying promotional videos.

As such, The Marin Post was a ground-breaking effort, but although readership continued to grow rapidly, operating expenses far exceeded donor support by 10 to 1. As a result, after pouring more than \$350,000 into the venture,* The Marin Post became financially unsustainable.

Perhaps it is a sign of the times. With national politics currently sucking all the oxygen out of the room and dramatically impacting our lives, many people have simply tuned out. Reading is also a diminishing way for people to gather information as videos and memes dominate cyberspace. Anything longer than a sound bite struggles to find engagement. Worse still, our media consultants told us our content was too controversial to attack advertisers.

As founder and editor of The Marin Post, it has been my great privilege to serve the community. I want to express my heartfelt gratitude to our loyal readership, to all the wonderful citizen journalists who have contributed so much, and to everyone who has assisted and donated to our efforts over the years.

Wishing you all good things, Bob Silvestri - Founder and Editor

*The costs of building and running a first-class tech application, guaranteed 24/7 uptime, ongoing user experience improvements, regular O.S. and applications’ upgrades, constantly changing legal compliance issues, monitoring and editing, and robust anti-hacker security take a solid, professional support team that is formidable. The Marin IJ is now selling online subscriptions for \$1 per year, showing just how difficult it is to monetize online content.

LOCAL CONTROL OF PLANNING AND DEVELOPMENT

A New Approach

CVP's principals have participated in the statewide debate about growth, equity, and affordable housing for more than 2 decades. This has included continuous, comprehensive, published analysis of housing affordability (See "Paradigm Shift," below) and the myriad of state housing laws, as well as the promotion of innovative public policies to address affordability challenges.

In 2025, as a result of working with our legal advisory team, CVP developed a number of innovative, legal strategies cities and counties can employ to retain local control of planning and development to promote community-serving, affordable housing that is financially feasible and economically and environmentally sustainable.

These methodologies are unique and include a combination of "aspirational" master planning and the adoption of planned-development zoning guidelines, in conjunction with project-specific development agreements between local government agencies and nonprofit and for-profit real estate developers. This allows private development interests to understand the municipality's planning and development goals in advance and propose innovative projects that address the municipality's needs on properties that are not currently zoned for that purpose.

Working in concert, these methodologies turn the tables on the misguided, top-down, one-size-fits-all state mandates that are wreaking havoc in our communities. They keep the power of local planning, zoning, and housing development in the hands of locally-elected officials and better address state Regional Housing Needs Allocations (RHNA) requirements.

For more information, [CLICK HERE](#) to contact Bob Silvestri, President of Community Venture Partners, Inc.

AFFORDABLE HOUSING

Rethinking Housing Affordability



Since its inception, CVP has pushed back on "top-down" state housing mandates. They have never worked and will never work because they are approaching the problem from the wrong direction and are based on misconceptions about housing economics and how development works.

As presently implemented, state housing policies and the current over-reach by state and regional agencies, encouraged by corporate and real estate development interests, are destroying the fabric of our communities and could potentially bankrupt small cities that cannot shoulder the financial costs of providing sufficient public services to uncontrolled numbers of new residents.

However, despite our opposition to misguided state housing *policies*, CVP remains a *pro-affordable housing organization*, actively working to promote affordable housing solutions.

In this regard, CVP has worked with community groups and government agencies on planning, zoning, and public policy issues in every major town and city in Marin County including Mill Valley, Marin City, San Rafael, Sausalito, Strawberry, Tiburon, Belvedere, Corte Madera, Larkspur, Kentfield, Fairfax, and Novato, and in Danville, Lafayette, Vallejo, Burbank, Sherman Oaks, Glendale, Santa Monica, Los Angeles, Huntington Beach, Redondo Beach, and others.

CVP continues to undertake data-dependent, exhaustively researched analysis of California's affordability challenges. In 2025, this produced a seminal report, "Paradigm Shift. Rethinking Housing Affordability," which is excerpted below.



[Paradigm Shift: Rethinking Housing Affordability](#)

“Paradigm Shift” presents an entirely new, fact-based way to understand our shared “un-affordability” challenges.

“Paradigm Shift” is a 10-part series. It was published in The Marin Post and presented at public forums, such as the Marin Coalition. It begins with an examination of what is causing widespread “unaffordability” in our culture, examines why the socioeconomic dynamics at play make our affordability challenges so formidable, and suggests solutions that can address the challenges in the 21st century.

[Paradigm Shift: Rethinking Housing Affordability](#)

If affordable housing success is defined by the number of homes being built, then we must look at the data to judge the efficacy of California's trickle-down/supply-side policies. The data suggests that trickle-down economics remains a theory in search of facts. As explained in the series, “affordability” is not simply a housing problem. It is a widespread systemic problem that impacts all aspects of our lives, as well as housing.

The lack of housing affordability cannot be addressed simply by tinkering with planning and zoning because housing affordability is just a symptom of income inequality, tax policy inequities, and systemic failures to provide equal access to education, healthcare, nutrition, and opportunity.

[CLICK HERE](#) to learn more.

[Unaffordability](#)

Priscilla Almodovar, the chief executive of Fannie Mae (the government-backed enterprise that buys one in four residential mortgages in the U.S.), is noted to be one of the 50 most influential people in the country. Before helming Fannie Mae, she was the head of the New York State Housing Finance Agency during the 2008 housing debacle.

You would think someone of her stature would be able to share some special insight into our housing affordability challenges, other than the tropes and platitudes rampant on social media. But, you would be wrong.

In a [recent interview](#), commenting on what she called a “highly unaffordable” [housing] market, she said she is seeing “things that we’ve never seen before.” She blames pandemic-era interest rates, because of which many homeowners who refinanced at 3% or less refuse to sell and move to a new home and take on a higher rate mortgages, which has created what she refers to as a “lock-in” effect: an illiquid market.

This, of course, is true but even as she lauds the “American Dream,” she fails to mention decades of or social equity failures, public policy failures, and the increasingly extreme concentration of wealth and income at the top that has set the stage for the unaffordability of housing and just about everything else.

[CLICK HERE](#) to learn more.

Paradigm Shift - Part II: Housing Unaffordability May Be Just Beginning

Karl Marx famously wrote,

"Workers of the world unite; you have nothing to lose but your chains."

In the mid-1700s, 90 percent of Americans were farmers. By the time Marx wrote his manifesto, in 1848, farmers were less than 50 percent of the population, job skills were changing rapidly and workers started demanding improved in working conditions, shorter work weeks, and a living wage. Capitalism itself was being blamed for their struggles. It may be tempting to suggest parallels, today, but there are major differences.

[CLICK HERE](#) to learn more.

Paradigm Shift - Part III: How Affordable Housing Need Powered the Modernist Movement

In 1900, about 2.3 million people, two-thirds of New York City’s population, lived in tenement housing, known as “cold-water flats.” The population density per square mile in Lower Manhattan at that time was greater than it is today. Living conditions were abominable.

Tenement apartments often consisted of just two, small rooms - one for cooking and one for sleeping. As many as 18 people (multiple generations and families) lived in a unit. Some rooms didn’t have windows for ventilation and some “interior” apartments had no windows, at all. Most buildings had two common toilets, per floor, and many apartments lacked running water, having only a single hose spigot in the backyard from which to haul water.

Diseases spread quickly in tenement buildings and they were fire traps because people cooked on poorly-drafted, coal-burning stoves, and behind their brick facades, the floor and roof structures were made of wood.

All of the tenants were renters.

This concentration of people was particularly acute in European and East Coast American cities and the forces for change that it produced had dramatic effects on architecture, planning, and housing design.

[CLICK HERE](#) to learn more.

Paradigm Shift – Part IV: The Assault on the American Dream

As discussed in “[The Gaslighting of Single-Family Zoning](#)” and [other articles in the Marin Post](#), the “American Dream” of single-family, home ownership has been under unrelenting assault in California. But history has shown that the desire to have a place to call one’s own has been with us forever. In the U.S., owning a home has been the hallmark of permanence, family formation, community stability, and [wealth-building](#).

However, the hundreds of California housing laws passed since 2008 share the implied and overt goal of outlawing single-family zoning and promoting massive “warehousing” people in high-density, multifamily developments as *the sole solution* to our housing affordability challenges. (The passage of [Senate Bill 9](#) essentially eliminated all single-family zoning throughout the state.)

In the process, single-family homeowners, whose only “crime” has been working hard and saving up to be able to buy their family a home, are being vilified by political ideologues, YIMBYs, and their financial backers, calling them NIMBYS, elitists, racists, and worse.

Worse still, state housing laws focus almost exclusively on promoting the development of *rental housing*, with scant consideration of programs to incentivize or support *paths to home ownership* of all types: single-family homes, condominiums, cooperatives, etc.

This will arguably bring about the biggest, negative, long-term impact of all the failed California housing policies.

[CLICK HERE](#) to learn more.

Paradigm Shift - Part V: Automation and AI, Double-edged Swords for the Housing Industry

Hardly a day goes by without hearing about artificial intelligence (AI): how it will take our jobs and take over the world. The rate of change in our lives feels like it’s getting faster. However, by and large, the housing construction industry is failing to adapt.

For hundreds of years, people have trekked to a plot of land to build a house. Materials and tools have been hauled by horse-drawn wagon and unloaded from trucks at the site, then the workers set about to construct a home, by hand, piece by piece. And although we now have amazing new materials, fancy battery-powered tools, lunch trucks, and Port-A-Potties, nothing about the home-building process has fundamentally changed.

Other than a few commonly available prefabricated items like roof trusses, most of the cutting, nailing, bolting, and assembly of materials is done on-site, rain or shine.

The process is slow and fraught with delivery snags, weather delays, high labor costs, and all manner of unforeseen challenges. There are time-consuming inspections and labor protection precautions and endless contingencies. And, in a business where time is money and cost-overruns are the death of profits, this encourages mindless, design repetition to cut costs.

The result is a cityscape dotted with “affordable housing” projects that stick out like sore thumbs with the unique distinction of looking awful no matter where you put them.

What we build and the way we build housing is simply too slow, too inflexible, too wasteful, too inefficient, and too costly. This is resulting in profoundly negative consequences for environmental sustainability and housing affordability. And in a world where housing prices and affordability are [determined by so many constantly changing outside factors](#), reducing the costs of construction may be the only sure-fire way to create affordable housing.

[CLICK HERE](#) to learn more.

Paradigm Shift - Part VI: New Hope for Affordable Housing?

We find ourselves bombarded these day by the one-sided argument that affordability all comes down to housing “supply and demand,” despite no statistical evidence that this is [how housing affordability actually works](#). Consider that builders now have [the largest inventory of unsold homes](#) (excess supply) since 2009, even though housing prices have risen dramatically since then.

Shouldn’t we stop to ask why? Perhaps, academics and housing “experts” are looking at the wrong end of the horse.

What if the “housing crisis,” defined as the number of existing homes minus the number of people wanting a home, is actually a *symptom* of more fundamental imbalances? What if the drivers of housing affordability are the supply and demand of something else?

The problem with distilling housing affordability down to overly simplistic, supply and demand housing “unit” data is that it overlooks underlying “costs” of real estate development. As it is, “housing costs” are only discussed in terms of how high prices are in order to argue for more bonds, taxes, and fees to fund public subsidies or to argue for more removal of local control of zoning and planning regulations.

[CLICK HERE](#) to learn more..

Paradigm Shift - Part VII: Faster, Cheaper, Better

Proteins are the building blocks of life. They’re made up of chains of amino acids folded into complex shapes, which determine their function. Understanding the structures of proteins and how they interact is fundamental to understanding all forms of life.

Scientists have been trying to determine the structures of proteins since the 19th Century. In the past 50 years, using advanced techniques such as X-ray crystallography, nuclear magnetic resonance, cryo-electron microscopy, and painstakingly crunching genetic codes, scientists had figured out the structures of approximately 180,000 proteins.

In 2022, Google announced that its “[AlphaFold AI](#)” at DeepMind Labs had accurately deciphered the structure of [over 200 million proteins](#) – essentially every protein in the known universe – virtually in the blink of an eye. The potential impacts of this quantum leap on medical, technological, and scientific breakthroughs are unfathomable.

I realize we are so overloaded hearing about “AI” that our eyes glaze over at the mention of it. But *AI really matters...* and it’s going to change everything... and soon. In [Paradigm Shift - Part III: How Affordable Housing Need Powered the Modernist Movement](#), it noted that we find ourselves in a situation similar to the modernists of the early 20th Century, searching for a way to mass produce quality, affordable housing faster and less expensively.

The Modernists believed that new technology was the only thing capable of helping them do that. Is it the same now?

[CLICK HERE](#) to read more.

Paradigm Shift - Part VIII: Gen-AI Can Reduce Housing Costs

As discussed in [Paradigm Shift - Part VII: Faster, Cheaper, Better](#), in many ways the technology being used by design profession is decades ahead of the housing construction business. Architects, engineers, designers, and professional construction managers are becoming fully integrated into [the data-driven CAD and BIM software world](#). But in general, single-family and multifamily housing construction has yet to be significantly disrupted by the advancements in Artificial Intelligence (AI) and Generative Artificial Intelligence (Gen-AI).

What is Generative AI?

Gen-AI is the output of software and microprocessor computational systems that can analyze vast amounts of information (“data”) and “generate” new content in different forms, based on the data it was trained on and the refinement and improvement of its reasoning capabilities derived from its interactions with its users, post training. (“machine learning”).

It is built on complex mathematical models and algorithms, primarily using artificial neural networks that mimic the neural structure of the human brain. It can recognize patterns and multi-dimensional relationships in enormous datasets that would take a human being years or even centuries to review. It can present responses in the form of text, images (ChatGPT, Perplexity, etc.), videos, software code, or other mediums.

And it can do it almost instantly.

[CLICK HERE](#) to learn more.

Paradigm Shift – Part IX: Gen-AI and Factory Built Affordable Housing

The term “efficiency” is in the news these days. However, contrary to the nonsense being peddled by Washington DC, achieving increases in “efficiency,” which is fundamental to increased “productivity” and “wealth creation,” is about much more than randomly firing people to cut costs. If cost-cutting is not done in concert with *even greater capital investment* in people and technology, the net result is the degradation of operations and a sure path to bankruptcy.

This explains why tech titans -- Google, Meta, Amazon, et al – are simultaneously laying off staff to reduce expenses while investing multiples of those savings in generative AI (Gen-AI) because they know that their investment is *the only path to faster, cheaper, better*.

Automated manufacturing and rudimentary robotics have been [with us for a centuries](#). However, with generative AI (Gen-AI) we have a technology that can help us design better tools and manufacturing methods... and even better robots.

With AI-enabled robotics, we can now re-invent manufacturing and question long-held assumptions about how to maximize productivity and reduce costs. We can ask things like, why are production “lines” in a line. Is it more efficient to have products move past fixed “workers” or have “workers” be mobile and able to move to where they are needed most at any given time?

Or, would a combination of both methods better address manufacturing processes for a particular product?

If the ultimate goal is to increase productivity by optimizing the time spent to manufacture a product, then knowing what is optimal at any given moment (depending on materials availability, production workflow benchmarks, quality assurance standards, etc.) would be the most important question.

[CLICK HERE](#) to learn more.

COMMUNITY ENGAGEMENT



As a “bottom-up,” solutions-driven organization, CVP believes that good housing and growth and land-use decisions must remain grounded in a locally-driven processes that empowers community members and stake holders.

That considered, affordable housing goals would actually be more achievable if the state and the federal government provided funding directly to local governments rather than by enacting unfunded mandates and enforcing housing quota compliance from afar.

At the same time, many of our challenges at the local level are symptomatic of even greater challenges on a statewide and national level. And, global and local environmental degradation are inextricably intertwined and remain growing concerns for everyone.

CVP’s president has decades of experience in environmental advocacy, education, and science-based investigation that guides CVP’s outreach about environmental challenges.

Simply put, we cannot hope to have an equitable, sustainable society without addressing the enormous environmental challenges that our planet is facing. As such, CVP helps public policymakers connect the dots.

CVP strives to remain a voice of reason and an advocate for middle-class and working-class residents in California. Toward that end, we have worked with many local, regional, and statewide community organizations, including CO\$T, Livable California, Friends of West Tam Valley, Citizens for Sustainable Pension Plans, MADD, United Neighbors Los Angeles, Sustainable TamAlmonte, California Catalysts, and others.

CVP 2025 CASE STUDIES

THE SAUSALITO MARINSHIP MASTER PLAN



CVP's involvement with master planning the Marinship waterfront district in Sausalito continues. The Marinship lies east of Bridgeway and North of Napa Street and is Marin's only remaining large-scale, industrial-zoned, working-waterfront community. It is a historically significant site, once the largest shipyard building "Liberty Ships" during WWII. Some of its original buildings still stand today and are a defining characteristic of the area.

As noted in our Annual Reports since 2019, CVP has worked with resident groups, property owners, business owners, and other stakeholders representing a diverse mix of commercial enterprises, maritime industries, manufacturers, artisans, artists, tradesmen, and technology providers to develop a master planning vision. We continue to believe that the Marinship has an important role to play in providing community-serving, affordable housing and attracting 21st-century industry. However, despite growing pressure to master plan for change, the City of Sausalito not made significant progress.

Meanwhile, the Marinship's formidable challenges continue to grow. Sea level rise, land subsidence, and failing infrastructure are existential issues that must be addressed to retain existing businesses, the area's tax base, and the ability to attract private investment capital.

In 2022, in response to the City's publication of a Request for Interest (RFI) for master planning, CVP submitted the ["Marinship Master Plan."](#) The Plan promoted bottom-up, community-serving, community-supported planning solutions. It focused on affordable housing needs and the preservation and support of its maritime, industrial, manufacturing, arts, and artisan working waterfront and business community.

We remain disappointed that despite years of work and broad-based, grassroots support, the City Council has been unable to move forward.

Despite this, CVP's master plan continues to evolve in response to a coalition of business and land owners. But, the clock is ticking for the Marinship and time is running out to take action.

GENERATIVE AI and AFFORDABLE HOUSING DEVELOPMENT

CVP Generative Design Initiative



CVP continues to move forward on our “[Generative AI Housing Initiative](#),” a proposal that combines Generative AI, computer-aided design software with componentized construction to produce inexpensive and flexible housing design / development tools and cost-effective solutions that are adaptable to the requirements of any site in any location and for any preferred housing typology - It is a generative AI tool to help government agencies enhance community participation in city planning.

City and county planning agencies *desperately* need simple and easy-to-use visualization tools tailored to local use-cases to help them quickly conceptualize, visualize, and iteratively test and assess the physical impacts, environmental sustainability, and socioeconomic feasibility of housing development opportunities.

Virtual Planning Visualization Tools

Virtual tools are particularly beneficial to address idiosyncratic, infill, affordable housing opportunities. Our [first prototype](#) for the Marinship demonstrated the viability of infill, live/work affordable housing for artists, artisans, and small business professionals. Future prototypes would include “active elderly” senior housing (the “downsizing” market) and suburban and urban-infill housing for young professionals.

CVP’s suite of subscription-based, cloud-hosted, generative AI applications (“the APP”) will run on Autodesk Forma and be interoperable with the Autodesk ecosystem of CAD and BIM tools, with UI/UX architecture. It is specifically designed for local planning agencies and elected decision-makers collaborating with community stakeholders and housing developers shaping planning/affordable housing initiatives.

The ‘machine-learning’ APP is trained on federal, state, and local codes and regulations, including design standards, housing typologies, and specifications. Essential capabilities include visualizing the physical consequences of development proposals and iteratively assessing regulatory changes and variable inputs (geology, hydrology, utilities, unit costs, market demands, etc.), and planning concepts in a virtual environment responsive to iterative input manipulation and prompts, in real-time. The APP’s “extended-reality” workspace will enhance collaborative engagement. Outputs include exportable files that architects, engineers, builders, and developers can use to create responsive proposals.

The APP bridges the gap between local planning initiatives and industry professionals to enable planning and development processes from conceptual and development proforma phases through to AEC documentation and project management, including manufactured, componentized housing Outputs. A prototype of the App for infill, live/work affordable housing for artists, artisans, designers, and small business professionals is incorporated into the CVP Marinship Master Plan proposal, in Sausalito.

CVP is seeking grant funding to further develop the Alpha version of the CVP APP.

EMPOWERING CIVIC ENGAGEMENT

In *Platformization in the built environment: the political techno-economy of building information modeling*, by Yana Boeva, Kathrin Braun & Cordula Kropp, the authors ask,

“What agendas, logics, and constellations of forces shape the co-productive interplay between the digital transformation and the political-economic reconfiguration of the AEC sector? And what [are the] social implications for the future of architecture, construction, and the built environment... from these intersecting processes?”

At this “intersection,” civic arbiters of planning decisions are underserved by the digital software tools currently available.

THE NEED FOR GENERATIVE AI PLANNING TOOLS FOR GOVERNMENT DECISION-MAKERS

City and county planning agencies need a suite of simple and easy-to-use software tools tailored to local use cases and circumstances to help them quickly conceptualize, visualize, and iteratively test and assess the physical impacts, environmental sustainability, and socioeconomic feasibility of new and infill, mixed-use, affordable housing development opportunities in local contexts.

These represent the vast majority of the affordable housing development opportunities in all major metropolitan areas in the U.S.

For more information:

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