

COMMUNITY VENTURE PARTNERS

2022 ANNUAL REPORT

Letter from the President

November 2022

Dear Friends and Supporters,

CVP's public reputation as a trusted source, a strong voice for community values, and a professional advisor to community groups and local government officials. CVP's fundamental goals remain intact. We believe the best way to ensure responsible government is through empowering independent voices, advocating for change, and demonstrating solutions that are socially, economically, and environmentally sustainable.

The scope of CVP's work this year has involved more complex undertakings than those in the past. Our emphasis has shifted to larger, statewide issues and proposing sustainable planning and affordable housing solutions. We continue to collaborate with community groups to develop zoning and housing plans to address growth and affordable housing that is both community-serving and community-supported.

2022 has been another year of unique circumstances. While the pandemic has gradually subsided, the flip side has been a year of portfolio values and rampant inflation, making fundraising more challenging. At the same time, most government agencies are still recovering and reopening full operations and the courts' system remains incredibly slow in handling its backed-up caseload, adding time to our efforts to prosecute ongoing cases.

Meanwhile, our local governments are overwhelmed by the requirements of endless, new housing legislation. The number of housing laws presented in the state legislature, each year, continues to grow in the state's juggernaut to wrest control of local planning and zoning away from locally elected officials and hand it over to private development interests. This new legislation is giving developers more "rights" to develop high-density projects in single-family neighborhoods and more power to sue cities and counties for development approvals.

Public education (via the [Marin Post](#)) and strategic litigation remain our methods of choice to counteract government overreach and in most instances our only recourse. California citizens have no "legal standing" to challenge state housing policy in the courts. That is reserved for city and county governments, who have yet to show any appetite for exercising those rights on our behalf.

Despite all of this, we continue to support and empower community organizations in Northern and Southern California, promote initiatives and events and publish research and commentary and provide free consultation and advisory services to municipal agencies, elected officials, and bona fide organizations that seek our assistance.

SUPPORT CVP

CVP remains the *only* fully independent, donor-supported 501(c)(3) nonprofit, advocacy organization working across the full spectrum of public policy issues in Marin County, while also providing free services and assistance to community groups and local government agencies. CVP remains a proactive, *solutions-driven* organization promoting a positive vision for the future of Marin County, the San Francisco Bay Area, and California.

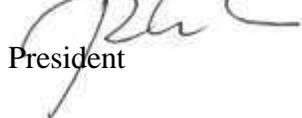
CVP receives no general support funding from corporate interests or government entities. We rely solely on donations from individuals and nonprofit foundations. We continue to need your support in the coming year to work on your behalf for government transparency, responsible public finance, environmental protection, sensible growth, and sustainable planning.

We are extremely grateful to all of you who have supported our efforts. CVP would simply not exist without your generosity. CVP accepts donations in all forms, including common stock and other negotiable securities. Please [contact us](#) for more information. Also, please remember to sign up on [Smile.Amazon.com](#), and designate Community Venture Partners as your charity beneficiary, so that .5 percent of the value of all your purchases on Amazon will be automatically donated to CVP by the Amazon Foundation.

[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.

Sincerely,
Bob Silvestri



President

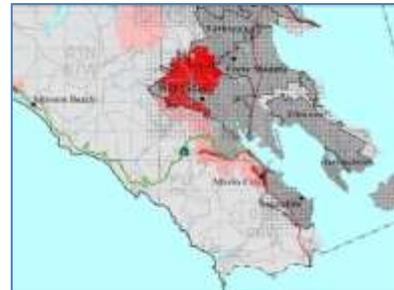
NOTE: Throughout this Report, you will find [blue text links](#) to more detailed information about each topic discussed. To open a [blue text link](#) in a new browser tab, right-click on the link. It will give you the option to open it in a “New Tab”, so you’ll still have the Report opened in the original tab.

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

COMMUNITY VENTURE PARTNERS 2022 ANNUAL REPORT

EDUCATE - ADVOCATE - DEMONSTRATE

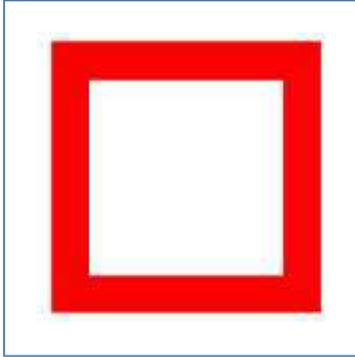
CVP's community-serving efforts include *educating* the public and decision-makers about issues of general concern, *advocating* for local voices and government adherence to state and federal law, and *demonstrating* better solutions to growth, planning, and affordable housing needs.



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

THE MARIN POST

Keeping the community informed is essential to effective civic engagement.



The [Marin Post](#) remains the single most impactful initiative CVP has undertaken to empower community voices and showcase cutting-edge thought leaders. The Marin Post has become recognized as the premiere self-publishing platform for alternative views and investigative, citizen journalism. The Marin Post is an integral part of how CVP updates our supporters about our activities.

The Marin Post recently surpassed 200,000 unique readers of articles by over 200 writers, since our launch in June 2015 with readership growing by *over 2,500 new readers every month* (Based on Google Analytics data).

The breadth of topics covered continues to expand and The Marin Post remains a place where anyone who meets our User Guidelines can contribute content. We continue to add new features and enhancements, work on keeping all accounts secure, and have been able to deliver 100% uptime throughout the year. In addition, as opposed to social media sites, our systems *do not track user behavior* or record personal data.

The Marin Post offers a low-cost, cross-platform advertising opportunity that displays on all computers, tablets, and mobile devices. It is unarguably the best online advertising value in Marin. According to the "Web Competitive Index," an independent analysis of website advertising competitiveness, the Marin Post is 4th in the North Bay in marketing reach!

To learn more [CLICK HERE](#)

PLEASE SUPPORT THE MARIN POST

Your continued financial support is critical. Please consider becoming a contributor of content and [MAKING REGULAR MONTHLY DONATIONS](#) so the Marin Post can continue to provide the best possible services.

[Click here to donate](#), and note the "Marin Post" in the "purpose" box when you donate online.

CHALLENGING FAILED STATE HOUSING LEGISLATION

Fighting for sustainable growth and planning to serve those most in need



CVP continues to participate in the statewide debate about growth, social equity, and housing. This includes an ongoing review of specific development proposals and the myriad of new state housing laws that are in various stages of being proposed and/or passed by our state legislature.

CVP's dual effort pushes back on the failed, "top-down" state housing mandates while proposing new low-income and affordable housing solutions. The decades-long failure of state housing policies and the current over-reach by state and regional agencies, backed by corporate and major real estate development interests to wrest control of local planning and zoning away from locally elected officials, destroys the fabric of our communities and could bankrupt small cities that cannot shoulder the financial costs.

CVP continues to act as an advisor to local government agencies, community groups, and statewide lobbying groups on sustainable housing issues. And, despite our opposition to misguided state housing laws, CVP remains a *pro-affordable housing organization*, actively working to develop affordable housing solutions for those most in need: proposals that are community-serving and community-supported and better suited to addressing the real needs of residents that statewide mandated programs ignore.

CVP has worked with government agencies on planning, zoning, and public policy issues in every major town and city in Marin County (Mill Valley, Marin City, Sausalito, Strawberry, Tiburon, Belvedere, Corte Madera, Larkspur, Kentfield, San Rafael, Fairfax, and Novato) and in Danville, Lafayette, Burbank, Santa Monica, Los Angeles, and Redondo Beach, among others.

CVP publishes original analysis and commentary on the state's current affordability challenges and proposed legislation. CVP's analyses are science-based, exhaustively researched, and strive to provide quality content without sensationalizing the issues. Our fundamental findings are that the myriad of new housing laws passed in the last 5 years has done little to make housing more affordable for the average working family in California. In fact, they have made the wealth gap.

For examples of our published commentary since our [2021 Annual Report](#), please read:

[*Hold Onto Your Hats*](#) - September 16, 2022

[*Comment on the Sausalito Housing Element Opportunity Sites List*](#) - August 26, 2022

[*The California State Legislature is beating a dead horse*](#) - August 17, 2022

[*Dazed and Confused – California Housing*](#) - August 13, 2022

[*Small is Better – Missed Opportunity*](#) - July 22, 2022

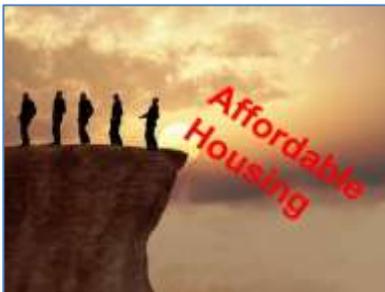
[*Doubling Down on Dumb Housing Ideas*](#) - June 29, 2022

[*The State's RHNA Housing Quota days are numbered*](#) - June 22, 2022

[*California loses population: Communities push back against growth mandate madness*](#) - June 1, 2022

[*California State Auditor releases scathing report on RHNA process*](#) - April 7, 2022

OUR “AFFORDABILITY” CRISIS



California Legislators have embraced big government and no-holes-barred, hyper-growth, driven by regional housing quotas that have been proven to have no basis in fact. Their policies are based on the long-discredited theory of “trickle-down” economics, which is exactly what their major corporate and development interests want the public to believe. This rhetoric places the blame for the lack of affordable housing on middle-class, suburban families and their “failure” to do their “fair share.”

Affordability is not simply a housing problem. It is a widespread systemic problem that impacts all aspects of our lives, including the costs of healthcare, education, and quality food, as well as housing. As such, the lack of housing affordability cannot be addressed by tinkering with planning and zoning, because housing affordability is just a symptom of our overall affordability challenges, which are economics, income inequality, tax policy inequities, and systemic failures to provide equal access to education, healthcare, and opportunity.

As a solutions-driven organization, CVP believes that housing and growth and land-use decisions must remain grounded in localism and incorporate locally-driven processes that enable communities to address growth, affordable housing, and planning challenges in environmentally, economically, and socially sustainable ways. As such, affordable housing goals would be better addressed if the state and the federal government provided funding directly to local governments than by enacting unfunded mandates and enforcing housing quota compliance.

For examples of our published commentary since our [2021 Annual Report](#), please read:

[*"Luxury" home sales see the fastest drop in recent history*](#) - September 23, 2022

[*10 Things We Can Do Now To Promote Affordable Housing*](#) - September 2, 2022

[*The housing market is changing quickly*](#) - July 28, 2022

[*The Great Unaffordability Crisis and Housing Costs*](#) - July 14, 2022

[*Is Housing Affordability a Thing of the Past, or...?*](#) - June 8, 2022

[*Inflation and Housing Affordability*](#) - May 19, 2022

[*Real Wages and Affordability*](#) - May 10, 2022

[*Four Things California Must Do Right Now to Address Affordable Housing*](#) - April 24, 2022

[*California Dreaming?*](#) - March 13, 2022

[*What's up with gas prices?*](#) - March 19, 2022

[*The TINA Trade*](#) - January 8, 2022

COMMUNITY ENGAGEMENT



CVP works to promote fair and transparent local government decision-making. To do this, effectively, we work to increase public awareness and understanding of why our public institutions are failing to address shared social equity needs. It is only when the public has a sufficient level of general knowledge about the issues that they will support comprehensive and durable solutions.

To these ends, CVP has increased its focus on local and statewide social equity concerns. Many of the remedies we need at the local level are symptomatic of larger challenges on a statewide and national level. As such, it's important that we help public policymakers connect the dots to better address our shared socioeconomic challenges sustainably and equitably. Our efforts include public education about how failures of public policy decisions impact our ability to enhance social equity and provide affordable housing for those most in need.

CVP strives to remain a voice of reason and an advocate for middle-class and working-class residents in the Bay Area. We continue to work with elected officials and offer free, strategic, advisory support to other organizations, including CO\$T, Livable California, Friends of West Tam Valley, Citizens for Sustainable Pension Plans, MADD, Sustainable TamAlmonte, California Catalysts, and many others.

For examples of our published commentary since our [2021 Annual Report](#), please read:

[*California loses population: Communities push back against growth mandate madness*](#) - June 1, 2022

[*The Rebirth Of Company Towns: New Solutions Or A Sign of Hard Times?*](#) - April 12, 2022

[Ballot Measure Filed in Menlo Park to Limit Impacts of High-Density Housing](#) - April 19, 2022

[Planned Communities – Where Dreams Go to Die](#) - January 28, 2022

HOUSING THE HOMELESS



With homelessness becoming a growing problem in every major metropolitan area in the state, CVP has been engaged in the public debate about how to best address the homeless housing crisis. Our background in housing and real estate development and our legal expertise bring a unique perspective to this task. Our fundamental position is that the way the state is addressing homeless housing is all wrong and resulting in a huge waste of taxpayer funds.

When allocating capital for public benefit projects, such as homeless housing, it's important to understand that *all the public wealth* in the hands of our politicians is the result of the efficient utilization of *private manpower and private capital* (the government's tax base), which we measure as *economic productivity and measurable outcomes*. As such, the efficient utilization of capital is *critical* to addressing any large-scale, systemic challenge such as homelessness.

Contrary to what our California politicians seem to believe, capital is always limited so it's important to be [good stewards of our taxpayer dollars](#).

California's homeless housing policy is based on a theory called "Housing First." One of the primary funding mechanisms for Housing First homeless projects is called the "Homekey" grants program, whereby private developers receive grants to develop homeless projects in exchange for grants, tax benefits, and relief from state environmental protection laws and many local zoning codes and restrictions.

The goals of the policy sound good, but the more you look at it, the less sense it makes and its track record for solving California's homeless problem is abysmal. Currently, there is no evidence whatsoever that simply providing individuals with housing, without providing other important support services (food, jobs training, psychological counseling, and medical attention), has any long-term benefits. Moreover, private developers and architects are building and operating homeless housing projects at ¼ of the costs city agencies are spending per unit.

For examples of our published commentary since our [2021 Annual Report](#), please read:

[Homeless housing, certainly, but at what cost?](#) - March 2, 2022

[The South Eliseo Drive homeless housing proposal and the public's right to know](#) - February 9, 2022

ENVIRONMENTAL AWARENESS



In times of economic crisis, our planet always ends up getting a short shrift. This is evident, particularly at the federal level where significant environmental protections established over the past 50 years are being set aside, daily. In California, new state housing laws are also incrementally dismantling the California Environmental Quality Act (CEQA), ironically, in the name of the environment. In our opinion, this is tantamount to societal suicide.

Global and local environmental degradation are inextricably intertwined and remain growing concerns for us all. CVP's president has decades of experience in environmental advocacy, education, and science-based investigation that guides our outreach on environmental challenges and what community members can do to address them.

Simply put, we cannot hope to have an equitable, sustainable society without addressing the enormous environmental challenges that are facing our planet. We can no longer rely on a "business as usual" approach.

Meanwhile, so-called "progressives" and YIMBY (Yes in My Back Yard) housing advocates continue to cherry-pick environmental science to support ideologically-driven, predetermined outcomes and political goals. As a result, locally elected government, community voices, historic neighborhoods, and our open spaces are all under siege.

CVP has a responsibility to support environmental preservation and the reduction of the negative environmental impacts of uncontrolled development and growth. Our work includes publishing relevant information, research, and commentary to help readers "connect the dots" between local conditions and global concerns, investigative reporting about how environmental sustainability is inextricably linked to socioeconomic issues, and on-the-ground advocacy for Marin County open space.

For examples of our published commentary since our [2021 Annual Report](#), please read:

[*Marin governments' indifference to the hazards of E-bikes*](#) - September 30, 2022

[*Wild salmon populations are still recovering from a sea lice epidemic of 2017 but...*](#) - July 15, 2022

[*Renewable Energy in Perspective*](#) - July 8, 2022

[*Cypress Ridge is Saved! Save Cypress Ridge!*](#) - February 19, 2022

[Click here for a complete list](#) of the 110 articles and studies published on the Marin Post, since October 1, 2020, about environmental issues

DROUGHT, WILDFIRES, AND HOUSING



In response to California’s ongoing drought and wildfire risks, CVP has continued its public education efforts about local environmental issues.

Among the concerns that our local officials are now facing are the increasing impacts of drought, wildfires, and the heightened evacuation risks for our residents. These hazards have been well-known, forever, but our state legislature has summarily ignored them when voiced by communities in opposition to state housing quotas, local Housing Element proposals, and the pace of growth, in general.

Marin’s elected officials have only recently begun to realize that among the most significant challenges we face by allowing to expand hyper-growth in the proximity of the wildlands urban interface (the “WUI”) and into areas designated as high fire hazard severity zones is how homeowners will be able to evacuate in the event of a catastrophic wildfire. This threat is particularly acute in Marin because the majority of our roads and rights of way in our hillside areas are winding, narrow, and substandard.

Despite this, the state continues to push for more housing in the WUI and even in dedicated open space in our county. This will only result in putting more people in harm’s way.

For examples of our published commentary since our [2021 Annual Report](#), please read:

[*Housing Development and Wildfire Risks in Marin*](#) - April 28, 2022

CVP 2022 CASE STUDIES

CVP regularly fields requests for assistance from community groups about local planning and zoning decisions by local governments that are not supported by residents.

THE MARINSHIP - SAUSALITO'S WORKING WATERFRONT



“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 significant historical site, once the largest shipyard building “Liberty Ships” during WWII. Many of the original buildings associated with the shipyard still stand today and are a defining characteristic unique to Sausalito.

CVP has spent the past 3 years working 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. These groups all believe that the Marinship has an important role to play in attracting high-paying, 21st-century jobs to Marin.

However, the Marinship’s formidable challenges include sea level rise, land subsidence, and failing infrastructure. Addressing these in a sustainable way is critical to its future, property values, and its ability to attract private investment capital and retain jobs, and even to the solvency of the City itself since the Marinship is the City’s biggest tax revenue generator.

CVP initially convened a team of experts and legal advisors to analyze the City’s Draft General Plan Update and Draft EIR, which resulted in our submission of hundreds of pages of analysis, comments, and suggestions for improvement. We continue to work with a variety of stakeholder groups and city officials on legal, community organizing, political strategy, and forward-looking land-use proposals.

CVP’s analysis included our “Public Lands” study in 2021, (See the CVP 2021 Annual Report), which led to [our analysis and commentary](#) of the Sausalito 2023-2031 “Housing Element” planning cycle. In 2022, in response to a published Request for Interest (RFI) for master planning, by the city, CVP submitted our proposal, which included the “Marinship Fair Share Plan.” (See Attachment “A)

As a result, CVP is now in preliminary discussions with the City to participate as a team member and consultant in city planning matters to promote bottom-up, community-serving, community-supported planning solutions. As such, the intention of our master planning proposal to Sausalito focuses on the city’s affordable housing needs and the need to preserve and support its vibrant maritime, industrial, manufacturing, arts, and artisan working waterfront and business community.

CVP v COUNTY OF MARIN OPEN SPACE DISTRICT



As we thoroughly documented and explained in [previous Annual Reports](#), in 2017, CVP filed a petition in Marin Superior Court against the County of Marin Open Space District for their violation of the California Environmental Quality Act (CEQA) in opening the Alto Bowl Preserve to mountain biking on single track hiking trails, without adequate environmental assessment of impacts and in direct violation of their *Roads and Trails Management Plan* (RTMP).

From the outset, note that CVP is *not against* allowing mountain biking in the Marin Open Space District. Our position is simply that allowing a combination of hiking, mountain (and electric) biking, and equestrian use on the same, narrow, winding, single-track trails is too hazardous and environmentally destructive (it forces “off-trail” use). We support the separation of these user groups, as is done in Europe, to allow all to enjoy the open space, equally.

2022 marks the 5th year of our ongoing court battle with the County of Marin over their illegal decision to allow mountain biking on narrow, single-track hiking and equestrian trails in the Alto Bowl Preserve. Our arguments remain based on environmental destruction and life safety issues when bikers and that the Marin County Open Space District violated the terms and requirements of its own *Roads and Trails Management Plan* (RTMP) in choosing to open the Bob Middagh Trail to mountain biking in the spring of 2017.

Earlier this year, the case went back to the First District Court of Appeal in San Francisco, [for the second time with the same outcome](#). CVP won its argument against illegal trail riding and the County’s failure properly score ‘no biking’ proposals submitted in 2016 and new proposals for alternative biking routes that have been submitted since 2016.

This was followed by an admonishment from the Appeals Court to the Marin Superior Court and the County Open Space District for their blatant disregard for the higher court’s first ruling. In the interim, the County has twice gone back and forth, opening and being forced to close the Middagh Trail to biking, each time [in flagrant violation](#) of the court’s authority.

The case came back to the Marin Superior Court on remand, on October 18, 2022. The bottom line in the court’s final ruling is whether the Marin Courts simply do not care whether MCOSD violated the letter, spirit, or intentions of the RTMP, or not. And neither does the Marin County Board of Supervisors. At this point, the BOS is beholden to biking advocacy groups, who, ironically, are funded by taxpayer money.

Worse still, even when there are strict regulations regarding bike riding, such as the prohibition of electric bikes on single-track trails, there is absolutely no enforcement. The incidents of [hikers and equestrians being confronted by high-speed electric bikes](#) are increasing, dramatically.

For information about CVP's efforts since our [2021 Annual Report](#), please read:

[CVP asks MCOSD for full public disclosure of alternative biking trail proposals in the Alto Bowl](#) - June 15, 2022

[Marin County Open Space District Finally Relents?](#) - May 3, 2022

[CVP prevails in Court of Appeal: County violated its Roads and Trails Management Plan](#) - April 3, 2022

SUSTAINABLE DEVELOPMENT

Larkspur Landing Senior Assisted Living Development (2015 to 2022)



In 2015, the CVP brought forth a proposal to develop a combination of housing and commercial uses on the 10-acre parcel at 2001 Larkspur Landing, currently owned by the Ross Valley Sanitary District (RVSD). Our collaborative, development proposal included 120 units of assisted living units (30% memory/dementia care) and 40 units of market-rate, independent senior housing, both developed in partnership with Oakmont Living, and 32 units of very low-income housing for the [Lifehouse Agency](#) of Marin, and a 100-room, boutique hotel (requested by the City of Larkspur).

Our intention was to demonstrate that private developers can successfully develop “community supported and community serving affordable housing” projects that do not result in significant negative impacts on the environment, traffic, parking, schools, and existing infrastructure, and do not require government subsidy, other than low-income housing tax credits and rental vouchers for qualifying tenants.

Our proposal also included two new public parks, a pond restoration, and hiking and biking access trails. This effort is part of our goal of becoming a financially, self-sufficient nonprofit organization to the fullest extent possible. CVP was able to accomplish all this because we had secured private donor commitments of approximately \$4.5 million in support of the affordable housing component of the project.

As RVSD slowly moved forward on selling the property, its disposition has become more complicated. Recently passed “surplus land” laws and other new state housing laws now force the agency to give priority to nonprofit affordable housing developers: giving them a minimum of 6 months of exclusive rights to make offers and negotiate terms before any other buyers can even commence a conversation. Legislation such as SB35 and SB330 also gives developers the ability to force fast-track streamlining and even “ministerial review” that avoids CEQA review, public hearings, or other community input in the approval process. These new regulations combined with increases to the state density bonus laws put RVSD and the City of Larkspur at a great disadvantage regarding their ability to require that local housing needs are met in any upcoming negotiations.

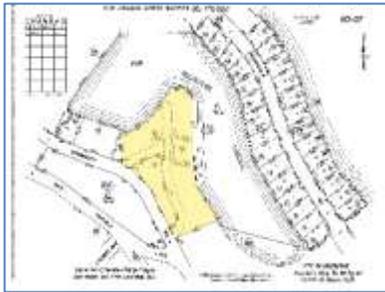
It is now conceivable, that a nonprofit or even a for-profit housing developer will now be able to purchase the property and propose to build over 300 to 400 housing units, by right, (twice as large as the infamous “WinCup” project in Corte Madera) without RVSD or the City of Larkspur having any way to prevent them, regardless of its design, traffic, and parking impacts, or impacts on public services.

All this increases the pressure on RVSD to sell to the highest bidder, regardless of the negative impacts on the surrounding community. Sacramento agencies have also increased pressure on the City of Larkspur to quadruple their Regional Housing Needs Assessment (RHNA) housing production quota. All considered, these changes in the legal landscape and approval process made CVP’s chances of having its proposal even being heard more challenging.

Finally, in the spring of 2022, after almost 7 years of concerted effort, CVP’s proposal became a victim of the Covid pandemic market. The “tent pole” financial partner in our collaborative, development proposal, Oakmont Living, announced that they were terminating all unpermitted projects in the state of California and leaving the state (as a developer). They cited the challenges of the costs and slowdown in the housing market in general and the increased difficulty and untenable time required to receive land use entitlements in the state. Needless to say, we were deeply disappointed by this turn of events.

Although RVSD continues to move forward on its disposition of the property, unfortunately, CVP will no longer be able to make a purchase offer.

PRESERVING AFFORDABLE HOUSING



CVP has continued to advise members of *Belvedere Residents for Intelligent Growth* (BRIG) in their effort to preserve 22 units of affordable housing on the Belvedere Lagoon, which were created in the 1950s for local seniors. The new owner of the property intends to tear down the existing units, displace a significant number of residents, and build large luxury homes and a 24-unit, mid-rise apartment (which is a violation of the city’s zoning regulations and its General Plan).

The developer is attempting to abuse the terms of new housing laws, SB35 and SB330 in particular, to demand by-right zoning approval, fast-track processing, and “streamlining,” which eliminates CEQA review and grants significant size and density bonuses. Since the City of Belvedere lacks qualified staff to counteract the developer's legal machine, CVP introduced BRIG to legal counsel to help them comment on the facts, circumstances, and prevailing state laws and advised on logistics and campaign strategy.

This particular development controversy may end up in court and its outcome could be a seminal case to test local control and General Plan powers against new state housing laws that favor private developers.

INNOVATIVE HOUSING DEVELOPMENT

CVP Generative Design Initiative



[Last year, we reported](#) on the CVP [“Affordable Housing Generative Design Initiative,”](#) a project to create a new way of designing and constructing affordable housing. The generative design methodology employs state-of-the-art computer-aided design software with “off-site” componentized construction to offer inexpensive and highly flexible housing design / development tools that can result in cost-effective solutions that are easily adaptable to the requirements of any site in any location and for any preferred housing typology.

“Affordable Housing Generative Design Initiative” is a state-of-the-art, computer-aided design methodology to conceptualize, design, and construct affordable housing. It utilizes componentized construction to offer inexpensive and highly flexible housing design/development tools that can result in cost-effective solutions that are easily adaptable to the requirements of any preferred housing typology while reducing the time and costs of design, development, and construction.

This is particularly beneficial to achieve cost-effective solutions to address infill, affordable housing opportunities. Our prototype design demonstrates infill, live/work affordable housing for artists, artisans, designers, and small business professionals. Future prototypes will be for “active elderly” senior housing (for the “downsizing” market) and ex-urban infill, micro-unit housing for young professionals.

This initiative has formed a base of knowledge that has been incorporated into the development options proposed in the “Marinship Fair Share Plan” in Sausalito, noted above.

ATTACHMENT “A”

The Marinship Fair Share Plan

Planning for a Sustainable Waterfront Community

The Marinship Fair Share Plan

Planning for a Sustainable Waterfront Community

OVERVIEW:

- Sausalito's Marinship is the last, large-scale, "working waterfront" in Marin County.
- It is home to a unique maritime, industrial, manufacturing, fabrication, arts and artisan business community found nowhere else in the San Francisco Bay Area.
- It provides important, local, employment opportunities for Sausalito and Southern Marin residents and significant tax revenues for the City of Sausalito.

The Marinship Fair Share Plan

GOALS & POLICIES:

- To preserve and enhance Marinship's long-term social, economic, and environmental sustainability.
- To address Sausalito's workforce housing needs by creating incentives and zoning rights to develop infill, workforce-serving, housing typologies.
- To protect and invigorate the Marinship's maritime, industrial, manufacturing, fabrication, arts and artisan business community.
- To establish an overall planning framework for innovation and dynamic growth in the 21st century.

The Marinship Fair Share Plan

PROGRAMS:

- **“Marinship Village”** – Establishing a vibrant, transit-oriented, mixed-use commercial / retail / residential neighborhood (with incentives for infill, affordable live/work, loft, studio, micro-unit, and other community-serving, workforce housing typologies and expanding allowable commercial, retail, hospitality, entertainment, food service, professional and personal services, and other uses).
- **The “Working Waterfront” District** – Preserving the “Backbone” of the existing Marinship maritime, industrial, manufacturing, fabrication, arts and artisan business community.
- **The Marinship “Maritime Services Center”** – Enhancing the “Heart” of the Marinship’s maritime industrial community through the establishment of for-profit/nonprofit partnerships.

Marinship Fair Share Plan - Overview





“Marinship Village”

A new, walkable, transit-oriented, mixed-use neighborhood along North Bridgeway Avenue.

The “Mainship Village” planning overlay:

- Removes the use restrictions of the 1989 Marinship Specific Plan;
- Provides major incentives to redevelop existing properties to include vibrant neighborhood commercial, retail, hospitality, entertainment, food service, personal services, and other uses;
- Offers property owners development bonuses (height, setback, FAR, parking) to **develop infill, affordable live/work, loft, studio, micro-unit, and other community-serving, workforce housing typologies.**



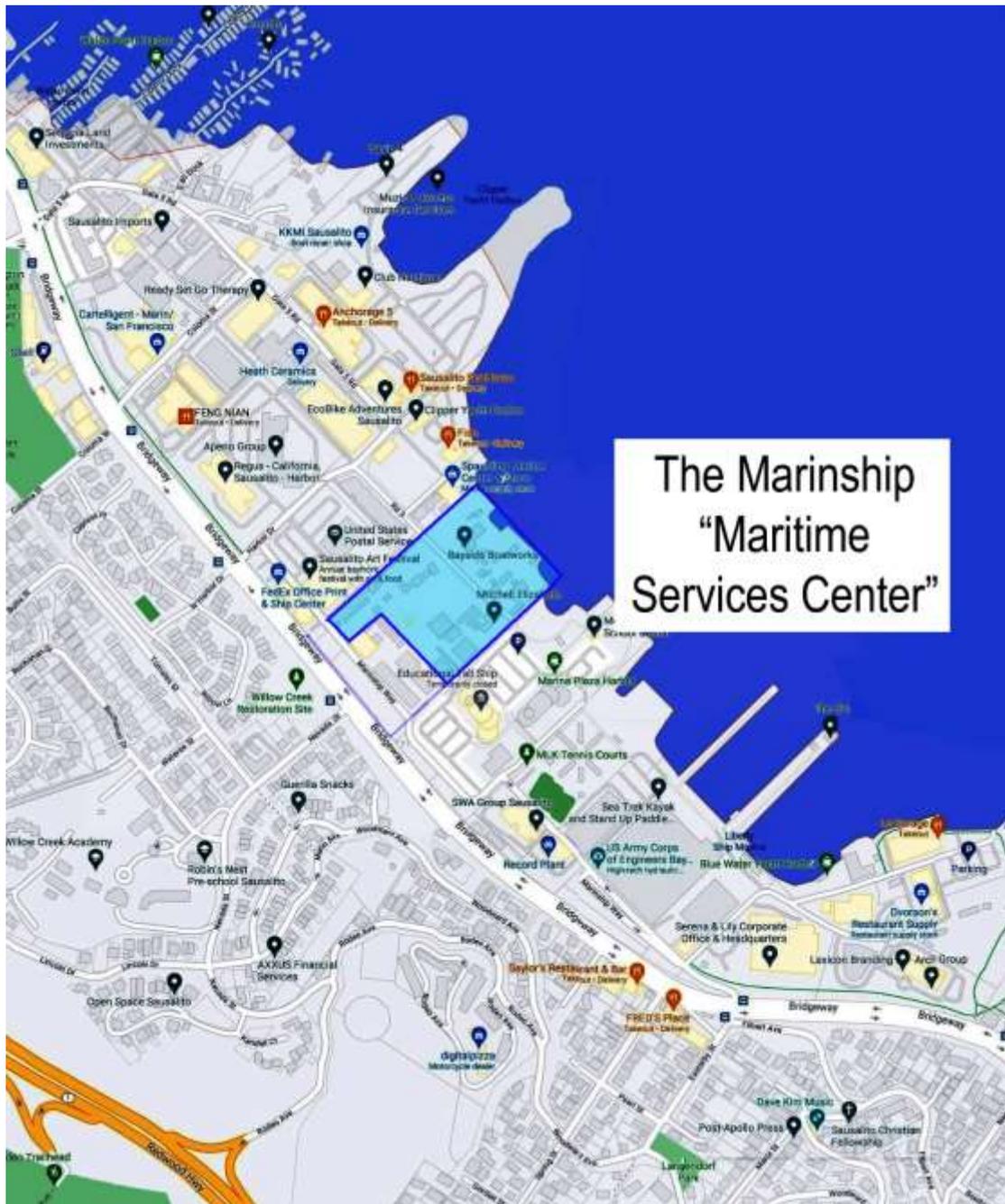
The “Working Waterfront” District

Planning guidelines to preserve and support and subsidize Marinship maritime, industrial, manufacturing, arts and artisan business community.

The Challenge:

- To establish a planning framework to fund and address a variety of geological, hydrological, and infrastructure issues in the District, including sea level rise, tidal flooding, land subsidence, soil contamination, and failure of roadways and utilities infrastructure.

“Stabilization” of the working waterfront is essential to **incentivizing and attracting private investment, renovation, and new development** to support and provide critical subsidy for the maritime, industrial, manufacturing, arts and artisan community.



The “Maritime Services Center”

To demonstrate Sausalito’s long-term commitment to preserving its key maritime businesses and attracting new 21st century maritime industries.

Without planning and major investment, Sausalito’s maritime services industry is in danger of disappearing within a decade, due to unchecked market forces.

The Proposal:

To develop a 21st century “Maritime Services Center.” through for-profit/nonprofit partnerships.

Uses include maritime-related commercial, manufacturing, industrial, and maritime services with **employee, live/work/dormitory housing** along Wateree Street.

CONTACT

Community Venture Partners, Inc.

<https://communityventurepartners.org>
communityventurepartners@Comcast.net