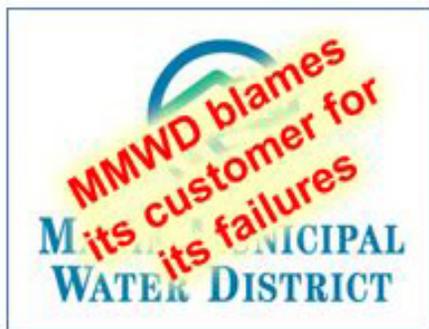
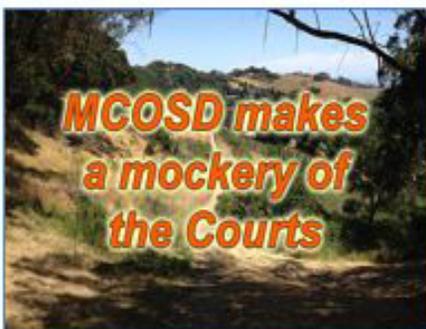
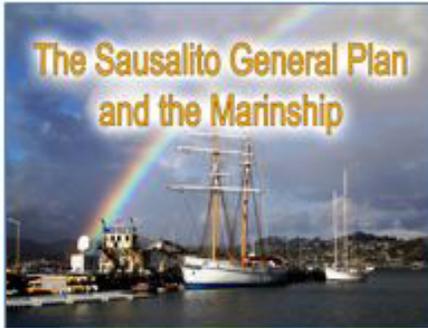


Community Venture Partners, Inc.

A Catalyst for Sustainable Solutions



2021 Annual Report

COMMUNITY VENTURE PARTNERS

2021 ANNUAL REPORT

Letter from the President

November 2021

Dear Friends and Supporters,

CVP remains 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.

The number of inquiries and community requests for assistance has continued to increase and the scope of CVP's work this year has involved more complex undertakings than those in the past. Our emphasis has shifted somewhat, to demonstrating better solutions. In some instances, we've been actively collaborating with community groups to develop zoning and housing plans to address growth and affordable housing, while emphasizing socially, economically, and environmentally sustainable solutions.

2021 was another year of unique challenges to our hands-on engagement with community groups. Meeting with supporters, attending hearings, and conducting strategy meetings have always been at the heart of our efforts. At the same time, most government agencies are only recently recovering and reopening full operations and the courts' system remains incredibly slow in handling its backed-up caseload. This continues to increase the time and effort required to prosecute our ongoing cases. And although things are steadily improving, we are still not back to normal. But we've also learned new ways to adapt.

Local governments are presently overwhelmed by the requirements of recent housing legislation. We expect this trend to continue. The number of housing laws presented in the state legislature, each year, is growing exponentially. Each of these, in one way or another, attempts to wrest control of local planning and zoning away from locally elected government and hand it over to private development interests. This is being achieved through a combination of state housing mandates and the "by right" legislative provisions, whereby private developers can sue cities and counties for development approvals.

Public education (via the [Marin Post](#)) and strategic litigation remain our methods of choice to counteract government over-reach. Unfortunately, with new state housing laws, citizens have no legal "standing" to seek redress in the courts.

Fundraising is still being impacted by our inability to hold live events and fixed expenses continue to rise faster than donations have recovered, resulting in CVP running at about break-even so far in 2021. Despite this, we continue to support and empower community organizations,

initiatives, and events, and publish research and commentary on a wide range of issues, 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 is a pro-active, *solutions-driven* organization promoting a positive vision for the future of Marin County, the San Francisco Bay Area, and California.

CVP receives no funding from corporate interests or government entities. We rely solely on donations from individuals and nonprofit foundations, and we will 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 remain extremely grateful to all of you who support 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



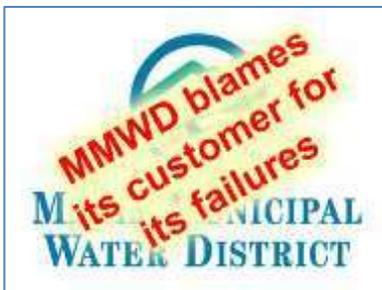
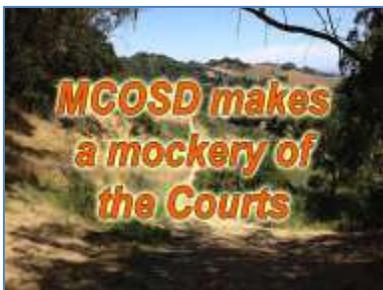
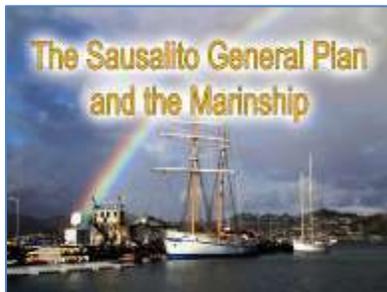
President

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 2021 ANNUAL REPORT

EDUCATE - ADVOCATE - DEMONSTRATE

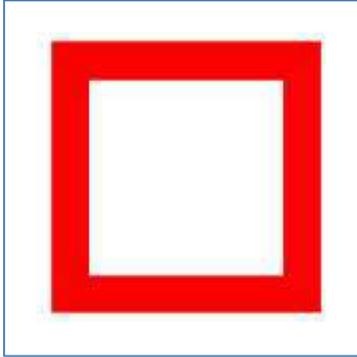
CVP's community-serving efforts include *educating* the public and decision-makers about issues of general concern, *advocating* for local voices and government adherence to state and federal laws and regulations, and *demonstrating* better solutions to growth, planning, and affordable housing.



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. The Marin Post has become a recognized venue in the North Bay and remains the premiere self-publishing platform for alternative views and investigative citizen journalism. The Marin Post is also an integral part of how CVP updates our supporters about our activities.

The Marin Post recently surpassed 175,000 unique readers of articles by 194 writers, since our launch in June 2015. Readership is growing at *over 2,500 new readers every month* (Google

Analytics data).

The breadth of topics covered continues to expand and The Marin Post remains the only online, citizen journalist, news magazine in California, 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](#)

The Marin Post also continues to conduct public opinion polls. For examples, please see:

[Opinion poll about Senate Bill 10 and Senate Bill 9](#)

[What do you think about how MMWD is dealing with the drought?](#)

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 STATE HOUSING LEGISLATION

Fighting for sustainable growth and planning



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.

The current over-reach by state and regional agencies, backed by corporate and real estate development interests, to wrest control of local planning and zoning away from locally elected officials, threatens to destroy the fabric of our communities and could eventually bankrupt small cities that cannot shoulder the financial costs of providing critical public services and supporting infrastructure.

Efforts by our state legislature to eliminate single-family zoning and supersede local control of growth and planning continue unabated with the passage of [Senate Bill 9 and Senate Bill 10](#). CVP continues to act as a clearinghouse, a news conduit, and an advisor to community groups and statewide lobbying groups.

CVP's analysis is science-based, exhaustively researched, and strives to provide quality content without sensationalizing the issues. And despite our opposition to misguided state housing laws, CVP remains a *pro-affordable housing organization*, actively working to develop affordable housing for those most in need in Marin County.

Going forward, we anticipate that the situation in Sacramento will only get worse. It is important to note that Marin's Senator Mike McGuire voted enthusiastic support for everyone the anti-single-family zoning laws that came before him in 2021. Our senator appears to have sold his soul to Senator Scott Wiener to climb the political ladder. Coordination between local governments to deal with impacts of regional growth is a worthy goal. But taking orders from unelected state and regional agencies about local growth and planning is not just a bad deal for California taxpayers but it violates the California State Constitution.

For examples of our published commentary since our [2020 Annual Report](#), please read:

[*California Housing Laws, Meeting Al Gore and Taxing the Rich*](#)

[*Plan Bay Area's High-Density Transit Oriented Development Won't Reduce Greenhouse Gases*](#) (9/8/21)

[*Sacramento needs to take a break and stop passing housing laws*](#) (8/21/21)

[First, they came for local zoning control. Now they're coming for your right to vote](#) (7/21/21)

[If you're playing cards and you don't know who the patsy is at the table....](#) (6/24/21)

[CA State Auditor warns California cities about living beyond their means and wasting housing fund opportunities](#) (11/19/20)

[An Analysis of the Affordability Impacts of New Housing Construction](#) (10/18/20)

AFFORDABILITY



California is presently embracing big government and no-holes-barred, hyper-growth, driven by outsized regional housing quotas. Politicians believe this is the best way to address affordability. Their policies are based on the (long-discredited) theory of “trickle-down” economics, which is exactly what their major corporate and development donors want people to believe. The rhetoric places the blame for the lack of affordable housing on middle-class, suburban families and their “failure” to do their “fair

share.”

CVP has continued to dissect these false assumptions. In our view, the lack of affordability simply cannot be addressed by tinkering with planning and zoning, because that is not its cause. It is driven by national economics, inequitable tax policies, lack of equal access to opportunity, and failures of our public education system.

Housing development using public funding should be subjected to four tests:

Will it significantly increase affordable housing for those in need?

Will it negatively impact our environment in a significant and irreversible way?

Will municipalities be able to provide and maintain the additional infrastructure and public services required by this new development (police, fire protection, schools, water, sewer treatment, roads maintenance, etc.)?

Will it address social equity?

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

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. For examples of our published commentary since our [2020 Annual Report](#), please read:

[*California's middle class and our increasingly illiquid housing market*](#) (8/1/21)

[*The American Dream is dying a slow death in California*](#) (3/28/21)

[*The housing debate in California has lost its way, while misguided class warfare continues*](#) (3/31/21)

[*California is losing its architectural soul*](#) (4/9/21)

[*The Big Con: Affordability facts that politicians will never tell you*](#) (9/30/20)

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 about why our economy and social institutions are failing to address shared social equity needs.

We believe that the public will not support sustainable solutions unless they have a certain level of general knowledge in hand.

CVP also continues to pursue bricks and mortar solutions, such as our collaborative proposal to develop senior assisted living and affordable housing for Marin County residents with disabilities, at Larkspur Landing and our “Generative Affordable Housing” initiative (see discussion, below).

One example of these recent efforts was CVP’s alternative proposal for the development of low-income housing in Mill Valley on public lands. For more on this, please see

[Alternatives to the 1 Hamilton Drive Affordable Housing Plan](#)

Finally, 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, the Lifehouse Agency, Citizens for Sustainable Pension Plans, MADD, Sustainable TamAlmonte, California Catalysts, and others.

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 California, so-called “progressives” and their YIMBY (Yes in My Back Yard) housing advocates are cherry-picking environmental science to support their ideological, predetermined outcomes and political goals. As a result, locally elected government, community voices, historic neighborhoods, and our open spaces are all under siege.

Meanwhile, global environmental degradation and global heating remain a growing concern. Adequate, proactive efforts by government and industry to reverse these trends are lacking. CVP feels a responsibility to educate the public about difficult and interconnected socioeconomic/environmental challenges and describe what community members can do to address them. We continue to support environmental preservation, the reduction of the negative environmental impacts of uncontrolled development and growth, and the mandating of green building methods and technology.

Our campaigns consisted of publishing relevant information, research, and commentary to help readers “connect the dots” between local conditions and global concerns. These efforts included investigative reporting about how environmental sustainability is inextricably linked to socioeconomic issues.

For examples of our efforts since our [2020 Annual Report](#), please read:

[*Can California Save the Planet From California?*](#)

[*Plan Bay Area’s High -Density Transit Oriented Development Won’t Reduce Greenhouse Gases*](#) (9/8/21)

[*SB478, the Environment, and Texas Abortion Laws*](#) (9/4/21)

[*‘Nowhere to run’: UN Report says global warming nears limits*](#) (8/14/21)

[*The Biggest Loser*](#) (8/27/21)

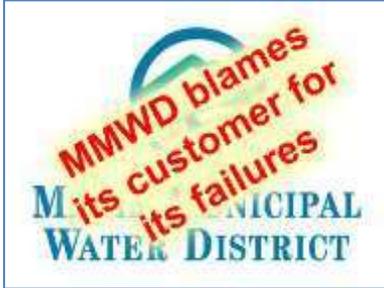
[*Why so much about the environment? Editor’s comment*](#) (5/11/21)

[*Mill Valley’s dysfunctional government rolls on - the Fire Ordinance Vegetation Management Plan*](#) (3/12/21)

[Help Stop USDA from Deregulating All GMO Animals!](#) (2/23/21)

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

CALIFORNIA DROUGHT



In light of California's historic drought and wildfires, this past year, CVP also increased its public education efforts about local environmental issues. CVP took a leadership role in arguing for better water management and more equitable policies by the Marin Municipal Water District.

These efforts included our early calls for a moratorium on new water taps for new development and demanding that MMWD perform its fundamental responsibility to provide all Marin residents with adequate water supplies. Judging from donor responses, our arguments have been well received by the community.

For examples of our efforts, please read:

[After decades of mismanagement, MMWD blames its customers](#) (6/5/21)

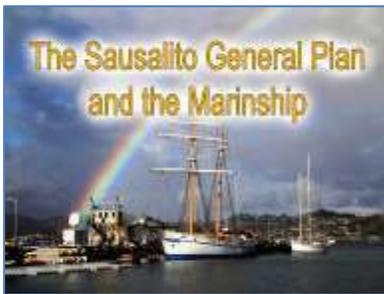
[A call for MMWD to declare a moratorium on the issuance of new water taps](#) (5/19/21)

[MMWD needs to consider more about water-use restrictions than just counting gallons](#) (4/26/21)

CVP 2021 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.

Sausalito's Working Waterfront - The Marinship



“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.

As [reported in 2020](#), CVP has been assisting the *Marinship Working Waterfront Coalition* (MWWC), a group of residents, property owners, business owners, and stakeholders representing a diverse and eclectic mix of maritime industries, small manufacturers, artisans, artists, tradesmen, and tech startups, who believe that the Marinship has an important role to play in attracting high-paying, 21st-century jobs to Marin.

At present, the Marinship faces formidable, existential, environmental challenges. These include sea-level rise, land subsidence, soils toxins, and failing infrastructure. Addressing these challenges in a sustainable way is critical to its future, its property values, its ability to attract private investment capital, retain jobs, and the solvency of the City itself and its ability to generate tax sufficient revenues.

CVP 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.

In 2021, our work included undertaking a “Public Lands” study, (See Attachment A, below) which was completed in the spring. This seminal analysis led to CVP being asked to assist in the creation of a “resident’s plan” to address Sausalito's housing needs.

The City of Sausalito is also presently engaged in its 2023-2031 “Housing Element” planning cycle. In response, CVP has been assisting the Marinship business community in the creation of a community-based “Marinship Fair Share Housing Plan,” to address the City’s affordable, workforce and senior housing needs.

It is the intention of The Fair Share Housing Plan to address Sausalito's housing needs and increase support for a vibrant maritime, industrial, and manufacturing, arts and artisan working waterfront and business community, and to prevent the loss of existing businesses and employment opportunities that are vital to the interests of the City of Sausalito.

For other information about CVP's recent efforts, please read:

[*The Sausalito General Plan Coda: Eternal Vigilance*](#) (2/27/21)

[*Common sense sails into the sunset at the Sausalito General Plan adoption hearing*](#) (2/21/21)

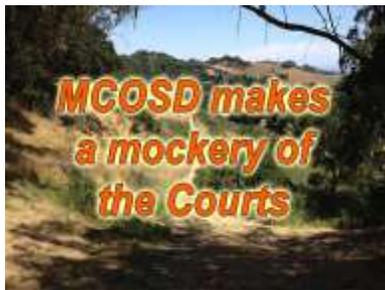
[*The Sausalito General Plan public process should not be circumvented*](#) (2/5/21)

[*Sausalito's upcoming hearing to adopt and certify its General Plan Update and Final EIR*](#) (1/31/21)

[*M.R. Wolfe & Associates comments on Revised DEIR for City of Sausalito 2040 General Plan*](#) (12/10/20)

[*CVP Comments on Sausalito Final GP Update and RDEIR*](#) (12/10/20)

CVP v COUNTY OF MARIN OPEN SPACE DISTRICT



Since our inception, CVP has been a fearless public advocate for government transparency, adherence to the law, and the protection of the community's right to comment and engage in government decision-making. This generally requires bringing forth legal petitions in the courts.

In some cases, our arguments, which always include options to avoid litigation, have prevailed without the need to go to court. In those instances, where filing a petition was not required, city and county agencies corrected the defects we had challenged, making litigation unnecessary. However, when all else fails, we are always ready to bring our arguments before a presiding judge.

As we thoroughly documented and explained in past Annual Reports, 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).

2021 marks the 4th year of our ongoing court battle with the County of Marin. This case was filed in 2017 and is presently heading back to the First District Court of Appeal in San Francisco, for the second time.

After years of legal wrangling and after prevailing at the Appeal Court level on one of our two petitioner arguments, Marin Superior Court's denied CVP's legal counsel any fees for their the years spent proving that the County violated its own Road and Trails Management Plan in approving bikes on the Bob Middagh Trail. This decision was nonsensical on its face was not based on state law.

In addition, the County has still failed to remedy its violation of the RTMP rules. This is important because in the interim CVP worked diligently with six different community groups, representing hikers and equestrians, to submit six alternative trails management proposals for the Alto Bowl, none of which have been considered by MCOSD. To add insult to injury, the County has announced the opening of the trail to mountain biking even though the outcome of the case has yet to be heard in the Court of Appeal.

Please 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.

For more information about CVP's efforts in 2021, please read:

[*MCOSD and MCBC make a mockery of the Court – Open the Middagh Trail to biking*](#)
(6/13/21)

CVP v THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG)



the state legislature.

After 2 ½ years of dragging CVP through the courts and throwing every possible obstacle in our path (motions, demurrers, counter-claims), the Association of Bay Area Governments finally admitted violating the Brown Act: Something they could have done at the outset and saved the taxpayers hundreds of thousands of dollars in legal fees. ABAG intentionally failed to "report out" to the public how each Board Member voted on a significant zoning and planning issue before

The Appeal Court's Opinion, in favor of CVP, was also published and has become "case law" in the state of California. As a result, all petitioners in the state of California bringing actions against government agencies for violating the "open meetings" law will no longer be required to prove that they were "prejudiced" or otherwise damaged by the misconduct of the agency. This is a huge victory for all grassroots groups.

A settlement has been entered into the record by the Court of Appeal. CVP will publish a public announcement of this outcome and report all the details of ABAG's bad actions in the press, after full payment by ABAG of all our legal fees. Mr. Boylan, CVP's attorney in the case, prosecuted the case on a full contingency basis. This legal action did not cost CVP anything,

other than our administrative support and considerable time and efforts to work through a series of attorneys until we found one we had confidence in.

For more information about CVP's efforts since our [2020 Annual Report](#), please read:

[*California First Appellate District Court of Appeal publishes its opinion in LC/CVP v ABAG*](#) (1/10/21)

[*The First District Court of Appeal sends CVP/LC v ABAG back to the Trial Court*](#) (12/27/20)

FRIENDS OF WEST TAM VALLEY v THE COUNTY OF MARIN

Since 2015, CVP has been assisting the residents in upper Tam Valley, to stop the County's illegal processing of a new subdivision for large luxury homes in a known landslide area deep in the Wildlands Urban Interface zone, abutting Muir Woods National Park. The site is in a box canyon and situated in a "Very High Fire Hazard Severity Zone." Our assistance has included co-writing, editing, and submitting scores of letters, comments, and legal opinions to various County agencies, and compiling an administrative record that contains hundreds of documents.

To date, despite stern disapproval by the Tam Design Review Board, which CVP educated and coached on the pertinent law, the County has continued to process a development proposal, grading permit, and remapping that is in clear violation of the County's municipal codes on fire safety, emergency access, road width, and other related environmental issues.

In July of 2021, after six months of correspondence back and forth, CVP's team forced the County Counsel to acknowledge their failure to enforce their regulations. The County has pledged to follow a legal process going forward, which includes a full CEQA process. We remain prepared to file legal action if required.

BELVEDERE SENIOR HOUSING PRESERVATION

In January of 2021, CVP was asked to assist a community group known as Belvedere Residents for Intelligent Growth (BRIG) in their effort to preserve 22 units of affordable housing on the Belvedere Lagoon. The project was created in the 1950s, for local seniors. The property was recently purchased by a large housing developer who intends to tear down the existing units, displace the residents, and build large luxury homes on the lagoon and a 24 unit, mid-rise apartment building that will only contain 4, small "affordable" units.

Residents are opposing this redevelopment in part because the developer appeared to be trying to misguide the City about new housing laws, SB35 and SB330 in particular, and was demanding by-right zoning approval, fast track processing, and "streamlining," which eliminates CEQA

review and grants significant size and density bonuses. CVP's legal counsel reviewed the proposal and confirmed that although the developer is certainly entitled to submit for a General Plan amendment and a zoning change, as it stands the legal arguments proffered by the developer were incorrect and the proposed development is not permitted under the city's current zoning regulations.

Since the City of Belvedere lacks qualified staff to fully understand the complexity of state regulations, CVP provided legal commentary on the facts, circumstances, and prevailing state laws, as well as educational, website design, and logistical/strategy support for BRIG.

SUSTAINABLE DEVELOPMENT

Larkspur Landing Senior Assisted Living Development (2015 to Present: ongoing)



As noted in last year's activities report, starting in 2015, CVP began working on a proposal to develop senior assisted-living housing on the 10-acre parcel at Larkspur Landing, currently owned by the Ross Valley Sanitary District (RVSD). Our collaborative, development proposal includes 120 units of assisted living units (40% memory/dementia care) and 40 units of market-rate senior housing, developed by Oakmont Living, 32 units of very low-income housing for the [Lifehouse Agency](#) of Marin, and a 100 room, boutique hotel (required by the City of

Larkspur).

One of our goals is to demonstrate that private parties 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. Our proposal includes the development of two new public parks, a pond restoration, and hiking and biking access trails. This effort is also part of our goal of becoming a financially, self-sufficient nonprofit organization to the fullest extent possible. CVP is pleased to announce that we have secured private donor commitments of approximately \$4 million in support for the affordable housing component of the project.

As RVSD prepares to move forward on selling the property, the factors affecting its disposition have become more complicated. The newly passed "surplus land" laws now force the agency to give priority to nonprofit affordable housing developers to the point of 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. And legislation such as SB35 and SB330 gives developers the ability to force fast track streamlining that avoids any CEQA review or other community input in the approval process.

These new regulations combined with increases to the state density bonus laws and lowering of the reduction of affordable housing percentage requirements put RVSD and the City of Larkspur

at a great disadvantage in any upcoming negotiations. It is conceivable that a nonprofit housing developer may now be able to purchase the property and propose to build over 200 units of housing, by right, (larger than the infamous “WinCup” project in Corte Madera).

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 market-rate housing production quota. At this time, it is impossible to determine how all these new regulations will impact the value and permitted uses on the site.

One advantage that our partnership has over most of the competition is that we can build mixed-use. Assisted living is a commercially zoned use, which zoning requires on the site. Typically, other nonprofit housing developers do not build commercial development.

For more on CVP’s efforts since our [2020 Annual Report](#), please see:

[*Commentary on the RVSD land disposition at Larkspur Landing*](#) (11/2/20)

Affordable Housing – The CVP Generative Design Initiative



Our “Affordable Housing Generative Design Initiative” is an endeavor to create a new way of conceptualizing, designing, and constructing affordable housing. Generative design, as applied to architecture and housing, is defined as an iterative design process that involves simple programmatic parameters and methods that generate a vast number of design variations and options that the designer can choose from to suit specific circumstances, locations,

budgets, and needs while reducing the time and costs of design, development, and construction.

Generative design methodology employs computer-aided design with “off-site” componentized, prefabricated construction techniques to offer inexpensive and highly flexible housing design / development tools that can result in cost-effective solutions to address infill, affordable housing opportunities.

[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, adapted to the requirements of any site in any location.

Our prototype design for 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.

ATTACHMENT A

DRAFT Sausalito Housing Assessment Preface
(June 7, 2021)

SAUSALITO PUBLIC LAND HOUSING ASSESSMENT - DRAFT - Prepared by Community Venture Partners, Inc.

MARIN COUNTY ASSESSOR MAP LINKS

Book 63 - Sausalito	Book 64 - Sausalito	Book 65 - Sausalito		

LIST OF ALL CITY OF SAUSALITO PUBLIC LAND (provided by the City of Sausalito and checked against public records)

Assessor's Parcel Number	Common Name/Address/Location	Zoning District	Designation	Notations
063-050-03	East of the Bay Model- Water Parcel	OPEN AREA	Water Parcel	
063-070-01	Water Parcel off of Schoonmaker Beach	OPEN AREA	Water Parcel	
063-100-10	Strip East of Bridgeway, W of Bay Model (in the Marinship)	OPEN SPACE	Vacant Land	
063-110-16	Marinship Park	PUBLIC PARK	Narrow strip on N of Marinship Park	
063-110-17	Marinship Park	PUBLIC PARK	Lawn & Tennis courts	
063-170-03	100 Ebttide	PUBLIC INSTITUTIONAL - MLK	PUBLIC INSTITUTIONAL - MLK	Approx. 2.36 acres available for multifamily housing development
064-032-02	Behind Dunphy Park between Donahue, Railroad, Napa, Bee	PUBLIC PARK	Water Parcel	
064-033-01	Behind Dunphy Park between Donahue, Railroad, Bee, Litho	PUBLIC PARK	Water Parcel	
064-062-19	147 Tamales Street	R-2-2.5	Housing	Parcel on Tamales behind Whiskey Springs
064-081-01	Dunphy Park	PUBLIC PARK	E. of Bridgeway between - Napa & Bee	
064-083-01	Behind Dunphy Park, Humboldt, Donahue, Napa, Bee	PUBLIC PARK		
064-084-01	Dunphy Park	PUBLIC PARK	E. of Bridgeway bet Bee & Litho	
064-084-02	Dunphy Park	PUBLIC PARK	E. of Bridgeway between Napa and Bee	
064-084-08	Dunphy Park	COMMERCIAL WATERFRONT	Strip of land	
064-085-01	Behind Dunphy Park, Humboldt, Donahue, Napa, Bee	PUBLIC PARK	Water Parcel	

064-087-06	Public Land on Bridgeway south of Dumphy Park	COMMERCIAL WATERFRONT	UNDEVELOPED	Funding opportunity. Vacant Land - 14,582 SF - With 064-087-08 = .586 acres
064-087-08	Public Land on Bridgeway south of Dumphy Park	COMMERCIAL WATERFRONT	UNDEVELOPED	Funding opportunity Vacant Land - 14,582 SF - With 064-087-08 = .586 acres
064-133-01	South of Rodeo, Around MMWD tank	OPEN SPACE		Too steep / MMWD access road
064-133-05	South of Rodeo, Around MMWD tank	OPEN SPACE		Rezone for multifamily housing with access through 64-133-01
064-165-12	420 Litho Street	PUBLIC INSTITUTIONAL	City Hall	
064-181-18	At the end of Spring Street/Between Spring/Rodeo	OPEN SPACE		
064-181-21	At the end of Spring Street/Between Spring/Rodeo	OPEN SPACE		
064-181-40	End of Gordon St/At the end of Spring Street	OPEN SPACE		
064-193-06	Langendorf Park/Easterby & Woodward	PUBLIC PARK		
064-201-08	Between Marie and Woodward	R-1-6	Narrow Right of Way	
064-334-12	North of Rodeo near Nevada	OPEN SPACE	Approx. 9500 SF	Too steep
064-334-18	North of Rodeo near Nevada	OPEN SPACE	Approx. 4250 SF - .22 acres	Too steep
064-334-24	North of Rodeo near Nevada	OPEN SPACE	Approx. 3800 SF .9 acres	Too steep
064-334-44	Between Rodeo and Nevada	OPEN SPACE	Nevada right-of-way bifurcates	
064-341-04	530 Nevada St. / Corporation Yard / Nevada & Tamales	PUBLIC INSTITUTIONAL	Corporate Yard	Rezone for multifamily or duplex/fourplex development
064-341-10	530 Nevada St. / Corporation Yard / Nevada & Tamales	PUBLIC INSTITUTIONAL	Corporate Yard	Rezone for multifamily or duplex/fourplex development
064-343-05	Woodward near Marin above Bridgeway	OPEN SPACE		Rezone for duplex/fourplex development
064-343-07	Between Nevada and Woodward	R-2-2.5	5 Foot strip easement	Too small to develop
064-345-02	Southwest of Woodward	R-2-2.5	10-foot strip/Encumbered by Easement	Too small to develop
064-345-09	Marin near Woodward	PUBLIC INSTITUTIONAL	Adjacent-to PG&E Substation located on 064-345-01	Too small to develop
065-011-02	Pine and Railroad	OPEN AREA	Water Parcel	
065-011-03	Ensign and Railroad	OPEN AREA	Water Parcel	
065-021-01	Adjacent to Sausalito Yacht Harbor	OPEN AREA	Water Parcel	
065-021-03	Adjacent to Spinnaker Restaurant	OPEN AREA	Water Parcel	

065-021-04	100 Spinnaker Drive	PUBLIC INSTITUTIONAL	Spinnaker Restaurant	Funding opportunity: Assemblage with 065-041-11 approx. 3 acres - NO HOUSING
065-037-03	Ensign St./Downtown	PUBLIC INSTITUTIONAL	Road & Parking	
065-041-09	Gabrielson Park	PUBLIC PARK	Primarily Water Parcel adjacent to Spinnaker Restaurant Parking Lot	
065-041-11	100 Spinnaker Drive	PUBLIC INSTITUTIONAL	Spinnaker Restaurant Parking Lot	Funding opportunity: Assemblage with 065-021-04 approx. 3 acres - NO HOUSING
065-041-12	East of Gabrielson Park and Spinnaker	OPEN AREA	Water Parcel	
065-042-01	Lot 4	PUBLIC INSTITUTIONAL		
065-042-02	Lot 4	PUBLIC INSTITUTIONAL		
065-042-03	Lot 3	PUBLIC INSTITUTIONAL		
065-042-05	Lot 3	PUBLIC INSTITUTIONAL		
065-042-06	Lot 3	PUBLIC INSTITUTIONAL		
065-061-04	333 Johnson St/Johnson and Caledonia	PUBLIC INSTITUTIONAL	Fire Station 1	
065-061-05	333 Johnson St/Johnson and Caledonia	PUBLIC INSTITUTIONAL	Fire Station 1	
065-061-06	333 Johnson St/Johnson and Caledonia	PUBLIC INSTITUTIONAL	Fire Station 1	
065-062-19	429 1/2 Johnson	R-3	Dorothy Gibson Donation	3000 SF parcel: Single-Family home can add ADUs
065-062-24	407 Johnson St/Johnson and Caledonia	PUBLIC INSTITUTIONAL	Police Department	
065-071-07	731 Bridgeway	CENTRAL COMMERCIAL	Former City Hall/Gene Hiller	Redevelopment opportunity: Add multi-family units behind / above back of existing
065-073-01	Bay Street Between Bridgeway and Humbolt	PUBLIC INSTITUTIONAL	Bay St. Road	
065-073-02	Lot 2/Public Restrooms/Bank of America Frontage	PUBLIC INSTITUTIONAL		RFQ issued
065-073-03	Lot 1 and Part of Gabrielson Park	PUBLIC INSTITUTIONAL	Ferry Terminal Parking Lot	
065-073-04	750 Bridgeway	CENTRAL COMMERCIAL	Bank of America	RFQ issued
065-073-05	Lot 1/Ferry Landing/ SVC	PUBLIC INSTITUTIONAL / OPEN AREA	Ferry Terminal and Water	
065-074-01	Plaza Vina Del Mar Park/Downtown	PUBLIC PARK	Originally known as Depot Park	
065-091-09	Harrison Park/Harrison Ave	PUBLIC PARK		

065-103-32	Cazneau Park/Cazneau Ave near Girard	PUBLIC PARK		
065-133-01	South of 588 Bridgeway	OPEN AREA	Partial Land and Water	
065-133-03	North of 588 Bridgeway	OPEN AREA	Partial Land and Water	
065-133-05	Yee Tock Chee Park	OPEN AREA	Partial Land and Water	
065-133-21	Yee Tock Chee Park	OPEN AREA	Partial Land and Water	
065-133-22	Water Parcel fronting 588 Bridgeway through 100 Spinnaker	OPEN AREA	Water Parcel	
065-133-23	Fronting 588 Bridgeway to the East	PUBLIC PARK		
065-133-26	Yee Tock Chee Park	PUBLIC PARK		
065-133-27	South of Yee Tock Chee Park	OPEN AREA	Water Parcel	
065-133-28	South of Yee Tock Chee Park	OPEN AREA	Vacant Land	
065-153-01	Cloud View Park/Cloud View Ave W of Booker	PUBLIC PARK		
065-172-03	South of 558 Bridgeway	OPEN AREA	Fishing Pier	
065-172-04	Fronting 545 and 539 Bridgeway	OPEN AREA	Partial Land and Water	
065-172-05	Fronting 545 and 539 Bridgeway	OPEN AREA	Partial Land and Water	
065-172-06	Fronting 525 Bridgeway	OPEN AREA	Partial Land and Water	
065-172-07	Fronting 525 Bridgeway	OPEN AREA	Partial Land and Water	
065-172-08	Fronting 517 Bridgeway	OPEN AREA	Partial Land and Water	
065-172-09	Fronting 515 through 491 Bridgeway	OPEN AREA	Partial Land and Water	
065-172-12	Fronting 563 through 571 Bridgeway	OPEN AREA	Sidewalk fronting 558 Bridgeway	
065-172-14	Fronting 588 Bridgeway to the East	OPEN AREA	Water Parcel	
065-181-44	300 Spencer Ave/Fire Station 2	PUBLIC INSTITUTIONAL	Spencer & 101, including Lot	
065-191-52	West side of Channing at Prospect	R-1-6		Unusable strip
065-194-01	Intersection of Crescent and Sausalito	R-1-6		Unusable strip
065-212-01	Fronting 435 through 485 Bridgeway	OPEN AREA	Partial Land and Water	
065-212-02	Fronting 431 through 445 Bridgeway	OPEN AREA	Partial Land and Water	
065-212-03	Fronting 431 and 433 Bridgeway	OPEN AREA	Partial Land and Water	
065-212-04	Fronting 425 Bridgeway	OPEN AREA	Partial Land and Water	
065-212-05	Fronting 425 Bridgeway and 10 Josephine	OPEN AREA	Partial Land and Water	
065-212-06	Fronting 10 Josephine and 425 through 489 Bridgeway	OPEN AREA	Water Parcel	
065-234-01	Southview Park - Tiffany Park / Adjacent to Bridgeway	PUBLIC PARK	Part of Bridgeway right- of-way	
065-243-01	Tiffany Park - Bridgeway	OPEN AREA	Part of Bridgeway right- of-way	
065-243-02	Tiffany Park - Bridgeway	OPEN AREA	Part of Bridgeway right- of-way	

065-243-04	Tiffany Park - Bridgeway	OPEN AREA	Part of Bridgeway right- of-way	
065-243-05	Tiffany Park - Bridgeway	OPEN AREA	Part of Bridgeway right- of-way	
065-243-06	Tiffany Park - Bridgeway	OPEN AREA	Part of Bridgeway right- of-way	
065-243-07	Adjacent to Bridgeway across from Tiffany Park	OPEN AREA	Partial Land and Water	
065-244-02	Fronting 201 through 209 Bridgeway	OPEN AREA	Water Parcel	
065-244-03	Fronting 211 through 221 Bridgeway	OPEN AREA	Water Parcel	
065-245-01	Fronting Tiffany Park	OPEN AREA	Water Parcel	
065-245-02	Fronting 301 through 307 Bridgeway	OPEN AREA	Water Parcel	
065-245-03	Fronting Tiffany Park south through 201 Bridgeway	OPEN AREA	Water Parcel	
065-245-04	Fronting 201 through 221 Bridgeway	OPEN AREA	Water Parcel	
065-251-07	Adjacent to 373, 380, 382, and 388 Bridgeway	OPEN SPACE	Vacant Land	Too steep
065-272-12	Fronting 201 Bridgeway south of South and Alexander	OPEN AREA	Water Parcel	
065-272-26	Swede's Beach	OPEN AREA	Vacant Land	
065-272-27	Fronting Swede's Beach and between the Porto Fino Condos	OPEN AREA	Partial Land and Water	
065-272-28	Fronting 40 Alexander	OPEN AREA	Water Parcel	
065-303-07	Fronting 6 through 40 Alexander	OPEN AREA	Water Parcel	
065-360-04	Part of Harrison-South of condos at 74 and 76 Harrison	R-3		Unusable strip
065-380-08	Roadway section on West, south of Sausalito	R-2-2.5		Unusable strip

HOUSING ASSESSMENT OF PUBLICLY OWNED LAND PARCELS

Assessor's Parcel Number	Common Name/Address/Location	Zoning District	Designation	Notations
LAND PARCELS FOR HOUSING DEVELOPMENT / REDEVELOPMENT -- SELL or PUBLIC / PRIVATE PARTNERSHIP				
063-170-03	100 Ebbtide	PUBLIC INSTITUTIONAL - MLK	PUBLIC INSTITUTIONAL - MLK Partial site use for housing	Approx. 2.36 acres @ 29 units per acre = 60 -68 units : 2 to 3 story artisan live/work housing.
064-062-19	147 Tamales Street	R-2-2.5	Housing - Parcel on Tamales behind Whiskey Springs	SELL to fund housing: Duplex; 3000 SF: 2 units
064-133-01	South of Rodeo, Around MMWD tank	OPEN SPACE		Too steep to develop but MMWD access road needed to access development site.
064-133-05	South of Rodeo, Around MMWD tank	OPEN SPACE	Rezone for Multifamily Housing Site: Access through 64-133-01	Approx. 114,820 SF - 2.0 acres @ 20 units/acre = 40 - 50 units
064-165-12	420 Litho Street	PUBLIC INSTITUTIONAL	City Hall	Subdivide / rezone for Multifamily Housing along Bonita Street with underground parking - (partial land) Approx. 24,000 SF - .55 acres @ 30 units per acre = 14 - 16 units
064-341-04	530 Nevada St. / Corporation Yard / Nevada & Tamales	PUBLIC INSTITUTIONAL	Corporate Yard: 18000 SF Assemblage with 064-341-10	Rezone for multifamily or duplex/fourplex development: 7500 SF = TOTAL of 25,500 SF - .59 acres @ 29 / acre = 16 - 18 units
064-341-10	530 Nevada St. / Corporation Yard / Nevada & Tamales	PUBLIC INSTITUTIONAL	Corporate Yard: See Assemblage date above in 064-341-04	Rezone for multifamily or duplex/fourplex development
064-343-05	Woodward near Marin above Bridgeway	OPEN SPACE	Rezone for duplex/fourplex development	6500 SF .15 acres 2 duplexes = 4 units.
065-062-19	429 1/2 Johnson	R-3	Dorothy Gibson Donation	3000 SF parcel: Single-Family home can add ADUs - 3 Units
065-071-07	731 Bridgeway	CENTRAL COMMERCIAL	Former City Hall/Gene Hiller	Redevelopment opportunity: Add multi-family units behind / above back of existing - 6 Units
			TOTAL EST. HOUSING UNITS	145- 167 UNITS
ESTIMATED HOUSING POTENTIAL ON LAND OWNED BY THE CITY OF SAUSALITO				145 - 167 UNITS