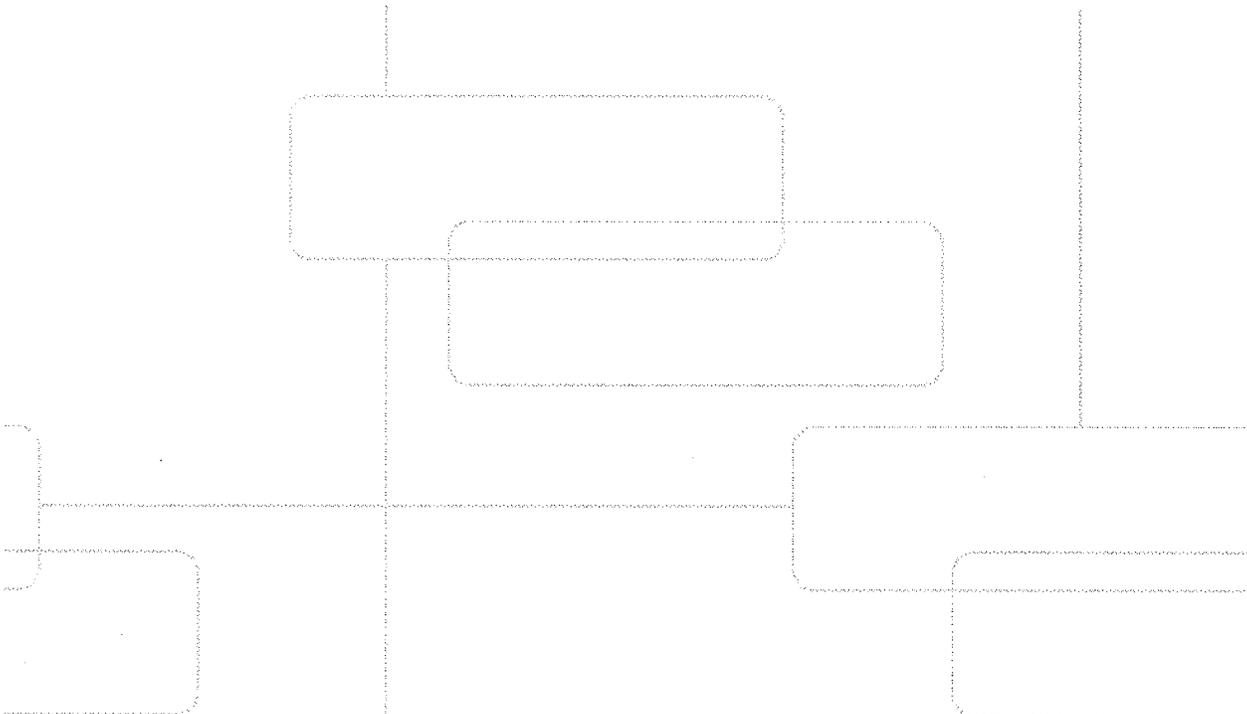


From: Gerry Fait [gerryfait@yahoo.com]
Sent: Wednesday, August 24, 2011 2:09 PM
To: Lilly Schinsing
Cc: Linda Pfeifer - Internet Mail Account
Subject: Re: your emails re: liveboards

Dear Lily:
Thank you very much.
Sincerely yours,
Gerry

From: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
To: Gerry Fait <gerryfait@yahoo.com>
Cc: Jeremy Graves <JGraves@ci.sausalito.ca.us>
Sent: Wednesday, August 24, 2011 7:38 AM
Subject: your emails re: liveboards



Hi Gerry,

We are in receipt of your emails you sent Monday evening regarding liveboards. Your correspondence will be forwarded to the Task Force for their special meeting on Oct. 19th to discuss the assumptions in the liveboard portion of the menu of options.

Please let me know if you have any questions.

Sincerely,

Lilly Schinsing
Associate Planner
Planning Division | Community Development Department
City of Sausalito | 420 Litho St. Sausalito CA 94965

Item 6b
(12 Pages)

From: Gerry Fait [gerryfait@yahoo.com]
Sent: Monday, August 22, 2011 9:17 AM
To: Lilly Schinsing
Cc: Linda Pfeifer - Internet Mail Account
Subject: HCD will allow liveboards to be counted as housing - point # !

Dear Lily:

This e-mail is to remind you that HEC will allow liveboards to be counted as housing.

This is the first in a series of e-mails that I intend to send to you asking you to respond my concerns (that I have repeated brought to the City's, HEC's and Tasks Forces' attention) that I feel have not been addressed.

I want Sausalito's Housing Element to count liveboards as housing and for the Element to guarantee that a certain number of liveboard berths be designated as low-income.

The first step to accomplish this for the City to acknowledge in its documentation that that the State HCD **will allow Sausalito to count liveboards as housing.**

Below are two e-mails to you asking that I sent to you on this matter.

----- Forwarded Message -----

From: Gerry Fait <gerryfait@yahoo.com>
To: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
Sent: Monday, June 27, 2011 4:17 PM
Subject: Info in response to Preliminary Comments of Menu Items - Housing Element

Lily:

Below is some text from the City Council meeting minutes around March of 2010 and my e-mail to you questioning the City's Preliminary Response to the Menu Item for Liveboards.

The text of the minutes indicate that City Officials are well aware of HCD's position on liveboards.

Discussion regarding HCD meeting

Chair Pfeifer provided the HEC with a summary of a meeting Chair Pfeifer, Committee Member Visher, CD Director Jeremy Graves, and Associate Planner Lilly Schinsing held with the California State Department of Housing and Community Development (HCD) on February 3, 2010 in Sacramento. Associate Planner Schinsing distributed the agenda from the February 3, 2010 meeting. The four main discussion items were liveboards, second units, apartment unit conversions, and shared homes.

CD Director Graves noted that HCD was open to counting liveboards as a housing unit provided that the liveboard is counted as a unit pursuant to the US Census, reported to the State Department of Finance, and permitted locally.

I question why HCD's true position is not presented in the Menu Item for Liveboards.

Sincerely,
Gerry

----- Forwarded Message -----

From: Gerry Fait <gerryfait@yahoo.com>

To: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>

Sent: Fri, June 24, 2011 1:11:37 AM

Subject: Preliminary Comments of Menu Items - Housing Element

Lily:

Regarding the above referenced document as it applies to liveboards (Strategy 5) where it implies that boats had to be built since 1991 to qualify as an existing unit against RHNA:

Check with Linda Pfeifer. I believe that she researched this issue and found that if the resident in the boat was not counted in the 2000 census, the resident could be counted for purposes of the RHNA if the boat was legally permitted as a liveboard vessel.

If this issue was not researched, it should be.

Sincerely,
Gerry

From: Gerry Fait [gerryfait@yahoo.com]
Sent: Monday, August 22, 2011 5:50 PM
To: Lilly Schinsing
Cc: Linda Pfeifer
Subject: City has not identified marine workers as special needs people - point #2

Dear Lily:

This e-mail is to remind you that I have asked Sausalito to address the special needs of marine workers in the Housing Element.

This is the second in a series of e-mails that I intend to send to you asking you to respond issues that I feel have not been addressed.

I want Sausalito's Housing Element to count liveaboards as housing and for the Element to guarantee that a certain number of liveboard berths be designated as low-income for people such as marine workers.

Below is a copy of my e-mail sent to you and others on June 9th asking that the City to investigate the needs of marine workers despite the removal of Linda Pfeifer from the Housing Element Committee.

At that time you, Linda, Jeremy Graves and I were working on subcommittee that was creating the Technical Report for Liveaboards. As I recall that subcommittee was abolished at that time without notification to me and in this e-mail, I expressed my frustration to apparently deaf ears.

----- Forwarded Message -----

From: Gerry Fait <gerryfait@yahoo.com>
To: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
Cc: Chris Visher <chrisvisher@comcast.net>; Jeremy Graves <JGraves@ci.sausalito.ca.us>; Joan Cox <dcox@wulfslaw.com>; Kim Stoddard <kimstoddard@sbcglobal.net>; Linda Pfeifer - Internet Mail Account <pfeiferlj@hotmail.com>; Mike Kelly internet mail <mkelly@mkequities.com>; Pat Aranago <Patarango@earthlink.net>; Stan Bair <stan.bair@hotmail.com>; Steve Flahive <steve.flahive@credit-suisse.com>; Alice Jackson <alice@alicejackson.com>; Ann Heurlin <annhsaus@gmail.com>; Anne Bomford <abomford@comcast.net>; Bob Maloy <007king@comcast.net>; Bob Pendoley <rpendoley@comcast.net>; Brahma Stone <brahna@earthlink.net>; Bruce Pratt <bpratt@gmwest.com>; Carol Peltz <carolpeltz@comcast.net>; Chuck Donald <chuck.donald@att.net>; Dia Rabottini <diarabottini@gmail.com>; Dianne Andrews <dia4a@aol.com>; Don Ford <dford77@comcast.net>; Donald Schmidt <Ds Schmid@pacbell.com>; Doreen Gounard <galileeharbor@gmail.com>; Eva Kanemoti <eva@clipperyacht.com>; Fran Nelson <fsnelson@yahoo.com>; Jacques Ullman <jacquesullman@sbcglobal.net>; Jan Schat <JSchat@ilfo.com>; John and Kate Flavin <kflavin@msn.com>; Lauri Flynn <lauriflynn@msn.com>; Linda Dameron <l.dameron@comcast.net>; Linda Wagner <lindawagner@mwht.org>; Marilyn Oliver <olivermm@aol.com>; Mark Rushford <mrushford@gmail.com>; Mary Kay Yamamoto <mkyamamoto@remax.net>; Nancy Osborn <nj-osborn@att.net>; Patricia Hamilton <nada@eelriver.org>; Peter Sapienza <saildock@comcast.net>; Ray Withy <rmwithy@yahoo.com>; Richard Adams <Radams2816@aol.com>; Robin Sweeny <mayflower06@comcast.net>; Ronald Albert internet mail <rpalaw@sbcglobal.net>; Stan Hales <stan.hales@us.pwc.com>; Ulla Davis <ulladavis@sbcglobal.net>; paulj@uchastings.edu; Michael Rex <rex@rexassoc.com>; Bob Mitchell <rmitch01@gmail.com>; J Leone <jleone@ci.sausalito.ca.us>; Bob Geary <maestrobgeary@gmail.com>; Michele Darr <maevadarr@sbcglobal.net>
Sent: Thursday, June 9, 2011 12:54 PM
Subject: Liveaboards in Housing Element

Lilly Schilling
City Planner, City of Sausalito

(with copy to HEC Distribution List; Board of Directors of Marineways Tenants Association; Jonathan Leone)

Dear Lily:

In the spring of 2008, Councilmember Jonathan Leone met with the liveboards at Sausalito Marine (aka Marineways) and suggested that we form a tenants association, so we did. He made several suggestions as to what an association could accomplish, one of them being to advocate for liveboards to be recognized as housing when the city addressed the housing element.

Therefore, once the Housing Element Committee was formed, I attended meetings as consistently as I could. At the meetings, I learned that Councilmember Linda Pfeifer was a strong advocate for the recognition of liveboards for purposes for the housing element and I frequently spoke up in her support.

At the HEC's most recent meeting, the HEC voted to allow me to work with Linda to explore my suggestions that marine workers be considered a special needs group in this city and to explore if mariners need to live on their boats in order to find work and if others need to liveaboard in order to afford to restore or preserve historical vessels. I now learn that Linda has been removed from the HEC by city council vote. As a result, I presently feel directionless in this mission.

Therefore, I ask that the City of Sausalito acknowledge that my suggestions need to be explored. Please speak to marine workers and others who liveaboard their boats to find out if their special needs can be addressed by this city's housing element.

Yours,
Gerry Fait
Low Income Liveaboard

From: Gerry Fait [gerryfait@yahoo.com]
Sent: Monday, August 22, 2011 6:21 PM
To: Lilly Schinsing
Cc: Linda Pfeifer - Internet Mail Account
Subject: Redwood City counts liveaboards as housing in Element - point #3
Attachments: Housing_HCD_Draft_V2_Highlights.pdf

Dear Lily:

This e-mail is to remind you that I have made the City aware that Redwood City's Element embraced innovative housing, specifically liveaboards. I also suggest that the technical report for liveaboards be revised.

This is the third in a series of e-mails that I intend to send to you asking you to respond to issues that I feel have not been addressed.

Sausalito has a long history of liveaboards as low income housing and because this housing is not recognized and protected, I would like to see that liveaboards be counted as housing in the Element.

Below is a copy of my e-mail sent to you on June 24th. Although there is typo (I was appointed by the HEC, not the HECT to a committee), you can see I was under the impression that we were still working on a report for liveaboards. I was under this impression because no one told me otherwise.

You told me that you forwarded this e-mail to your consultants. Neither you nor they have made any substantive response to me.

----- Forwarded Message -----

From: Gerry Fait <gerryfait@yahoo.com>
To: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
Sent: Friday, June 24, 2011 12:41 AM
Subject: HECT Subcommittee to Write Liveaboard Technical Report

Lily:

I was appointed by HECT as to be on a subcommittee to address the fact that there was no liveaboard technical report. Presently that report is unfinished. Please give the report additional consideration and review the following:

Attached is Redwood City's Draft Housing Element, dated 2009. Pages 109 and 178 note that Redwood City: 1) has a marina that is on the Bay; 2) that 41 slips are to be counted as affordable in the housing element; 3) that the Redwood City supports innovative housing; 4) that liveaboards offer a form of ownership to moderate income people who can not otherwise afford housing; 5) that liveaboard and other types of floating residences are common and popular in other marine communities; and 6) that other established marinas in the city have these type of units so the city expects that the 41 slips will be occupied.

In the case of Sausalito, liveaboards, also, offer a low carbon footprint lifestyle. In addition, liveabords offer a way to preserve Sausalito's waterfront history because: 1) the working waterfront needs marine workers and it happens that marine workers prefer and some times need to liveaboard

their vessels; and 2) living aboard gives mariners the incentive to own and restore historic vessels as it reduces the outlay of expenses.

As you know, I have proposed that Sausalito determine if marine workers would qualify as people with special needs. I propose this because I fear that If marine workers are not accommodated and their chosen lifestyle is not supported, it will be the death of the working waterfront and Sausalito will end up looking like Tiberon.

I will attend the meeting on Monday and bring my views to the attention of the HECT. Thank you.

Sincerely,
Gerry

Lilly Schinsing

From: Gerry Fait [gerryfait@yahoo.com]
Sent: Monday, August 22, 2011 7:02 PM
To: Lilly Schinsing
Cc: Linda Pfeifer - Internet Mail Account
Subject: EPA and NOAA suggest liveaboards as housing - point 4
Attachments: Smart Growth for Coastal & Waterfront Communities.webarchive

Dear Lily:

This e-mail is to remind you that I have made the City aware that EPA and NOAA have a guidance document that suggests to land-strapped coastal cities that they consider liveaboards as housing.

This is the fourth in a series of e-mails that I am sending to you to ask that the City respond to issues that have not yet been addressed.

I want Sausalito's Housing Element to count liveaboards as housing. To accomplish this, I want the City to recognize, in their various reports and written items for discussion, the fact that neither the California nor the Federal governments will object to Sausalito counting liveaboards as housing.

Below is a copy of my e-mail sent to you and others on June 24th. I understand that you have forwarded this e-mail to the consultants. Although this document clearly points the direction for cities such as Sausalito to take, to my knowledge, neither you nor the consultant have acknowledged that this report is significant, attempted to discuss it with HCD, or incorporated it into any of the Housing Element's documentation or reports.

----- Forwarded Message -----

From: Gerry Fait <gerryfait@yahoo.com>
To: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
Sent: Friday, June 24, 2011 10:58 AM
Subject: Fw: Additional comments on Preliminary Comments on Menu Items

Here my e-mail again. I am not sure if you received the attachment. -Gerry

----- Forwarded Message -----

From: Gerry Fait <gerryfait@yahoo.com>
To: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
Sent: Fri, June 24, 2011 2:26:26 AM
Subject: Additional comments on Preliminary Comments on Menu Items

Lily:

Please find attached a link to a recently released report by EPA and NOAA, named "Smart Growth for Coastal and Waterfront Communities."

The report is intended as a tool to help local governments, developers, residents and other stakeholders with coastal resource development and I am confident that the HCD reviewer will soon be made aware of its content, especially Element 3 that contains the following statements:

"Where consistent with state and local regulations, well-managed marinas and mooring fields provide another opportunity to increase housing options. Live-aboard vessels can provide an alternative for seasonal and permanent residents in areas with high land and housing costs, although environmental and public access impacts must be addressed."

I urge Sausalito to proceed with the inclusion of liveaboards in the Housing Element with renewed commitment.

Sincerely,
Gerry

From: Gerry Fait [gerryfait@yahoo.com]
Sent: Monday, August 22, 2011 10:08 PM
To: Lilly Schinsing
Cc: Linda Pfeifer - Internet Mail Account
Subject: City has not explored why people choose to live on boats - point # 5

Dear Lily:

This e-mail is to remind you that I have asked the City to explore why people live on their boats.

This is the fifth in a series of e-mails that I am sending to you to ask that the City respond to issues that have not yet been addressed.

Below is are two e-mails, one from you that acknowledges that you have received my comments regarding marine workers as a special needs group. To my knowledge, to date, the City has taken no action on this suggestion (point # 2) other than to tell me that the HECT may revisit this issue at a later date.

The other is an e-mail, dated May 1st that asks the City to explore why people tend to live on boats.

I have owned a boat at Sausalito Marine for 10 years and lived on it for 8 of those years. My experience is that middle and low income people live on boats. I am aware that Sausalito has a large population that lives on boats and that Sausalito fails to formally recognize them.

I want Sausalito's Housing Element to count liveaboards as housing in order to give liveaboards recognition and legitimacy. To accomplish this, I want the City to state why people choose to live on their boats in its Technical Report on Liveaboards for the Housing Element.

Please note that to my great disappointment, City Council removed Council member Linda Pfeifer from the position of Chair of the HEC and then demolished the HEC and formed the HECT to exclude her from participation in the Housing Element meetings just as she and I began a series of interviews with liveaboards that would of provided a picture of the liveaboard community that I believe would of answered the question that I proposed in my e-mail.

After the Linda's removal, the City failed to proceed with any investigation, and therefore, the Technical Report on Liveaboards remains unfinished and inaccurate.

From: Lilly Schinsing <LSchinsing@ci.sausalito.ca.us>
To: Gerry Fait <gerryfait@yahoo.com>
Cc: Jeremy Graves <JGraves@ci.sausalito.ca.us>; Linda Pfeifer - Internet Mail Account <pfeiferlj@hotmail.com>
Sent: Monday, May 2, 2011 8:03 AM
Subject: RE: Reasons for live-aboards in Sausalito

Thank you Gerry, for putting this together. If you think of anything else please forward along.

Thanks again,

Lilly Schinsing
Associate Planner
Planning Division | Community Development Department

From: Gerry Fait [<mailto:gerryfait@yahoo.com>]
Sent: Sunday, May 01, 2011 2:33 PM
To: Lilly Schinsing
Subject: Reasons for live-aboards in Sausalito

Hi Lily:

The city should explore more reasons why people live on boats such as:

Explore why marine workers may be a special class of people like farm workers are in agricultural communities. For marine workers, many jobs require cooperation and the need for frequent contact with others with similar skills. Marine work is not a 9 to 5 job. Living on boats on the waterfront give marine workers the opportunity to share knowledge, network for jobs, borrow tools, mentor the inexperienced, etc. Examples of marina workers who live on boats in marinas in Sausalito that I know include a mechanic, deckhand, captain, engineer, maritime chef, diver, boat restoration specialists, marine surveyors, canvas worker, fish dock worker and six-pack tour operator. Many marine workers are multi-skilled and position themselves on the waterfront to find whatever work is around.

Explore why the town evolved into having liveaboards. The waterfront location provides easy access to downtown service jobs for the working middle to lower incomes. Many people on boats do not use their cars because the location is close to transportation, the library, several grocery stores, a movie theater, a hardware store and a marine store. Some people came here 30 years ago, moved onto a boat and have remained - why?

Also, please look at the comment below.

Thank you.
Gerry Fait

The following comment is from someone in my marina:

REASONS FOR COUNTING LIVEBOARDS AS HOUSING COMMUNITY IN SAUSALITO

- Boat people are the caretakers of the Sausalito water world environment.
- Maintain a link with the history of the town.
- Freedom to live peacefully on the water, as every culture does that lives by the sea- and has ever since the beginning.