

From: Aislyn Greene
Sent: Thursday, April 20, 2023 7:18 AM
To: Creech, John@BCDC
Subject: Liveaboard policies in our community

Hi John,

My partner and I are residents within the Sausalito floating homes community and wanted to extend our support for an amendment to the Bay plan that would increase the liveaboard allowance from 10 percent to 25 percent.

We believe this amendment would support current liveaboard residents and provide the time they need to, in some cases, find alternate living situations. We're especially concerned for our low-income neighbors who need more support with these kinds of transitions (and may face homelessness otherwise).

I realize item 11 on tonight's agenda has been postponed, but wanted to share our thoughts for a future meeting.

Thanks for listening.

Best,

Aislyn Greene
Jeannie Cruz

From: Gigi Sims

Sent: Wednesday, April 19, 2023 3:35 PM

To: BCDC PublicComment

Subject: Amending Bay Plan to increase liveaboard allowance in SF Bay marinas

Dear BCDC Board members:

I very much support amending the Bay Plan to increase the "liveaboard allowance" from 10% to 25% in the San Francisco Bay marinas. Many of the anchor-outs are working people who are very much contributing to society. They are not looking for hand outs, and they would be paying tenants. And some of them are retired people in their 70s and 80s. One thing is certain, we should do whatever possible in our communities not add to the already disastrous situation of the homeless populations already living in our streets.

With best regards,

Gigi Sims

From: Dennis Bayer
Sent: Tuesday, April 18, 2023 7:56 PM
To: BCDC PublicComment
Subject: Please Increase Marina Liveaboard Allowances To 25%

Dear BCDC-

I am writing to ask you to please increase the number of liveaboard slips in SF Bay Region from 10-25%. What happened to liveaboards at Oyster Point can happen to others as developers scoop up desirable property. Displacing people who have lived legally and paid berthage fees regularly for years seems particularly cruel given the huge increase in homelessness in the Bay Area. With a 10% limit where can these people go? Many of the liveaboards are in their 70s or older. They have lived on their vessels for years. They would be willing to move to other marinas and to pay rent there, but where can they go? With a 10% limit they will be unable to relocate. Should they become anchor outs? If they manage to find a reasonable rent somewhere on land around here, there will be fewer apartments for other people with limited income. It's not like they can just pick up and move. Some sort of increase should seriously be considered. 10% is much to low.

I encourage you to amend the Bay Plan . We do not need more homeless people in the Bay Area and this is one simple solution!

Thank you,

Dennis Bayer
Sausalito, CA

From: Shea Yzobel de Hinde
Sent: Tuesday, April 18, 2023 7:27 PM
To: BCDC PublicComment
Cc: Creech, John@BCDC
Subject: Comment on # 11 increasing liveaboards

It's a simple decision with great positive impact to expand the-apparently randomly- low number to a reasonable 25 % instead.

That works to everyone's advantage on all fronts: it's affordable, safe, individualistic housing for tenants who in turn help take a load off of our overburdened cities and environment and contribute to the safety and liveliness of our Bay Area Marinas by having well maintained boats and being the eyes and ears with a much lower negative impact then uplanders.

In addition, to help create an even cleaner and more nature friendly environment, providing free pump-out services for all would be greatly helpful , and since those costs would be easily covered by the additional income generated by the added liveaboards, increasing their number to at least 25 % would be highly conducive to a cleaner environment, reduced housing pressure, increased profit , much better marinas and hence a better Bay Area overall.

From: Peter Van Dine

Sent: Tuesday, April 18, 2023 10:31 AM

To: BCDC Public Comment

Subject: Item 11 regarding the displacement of Oyster Cove liveaboards., It is well documented that the Bay Area has a housing shortage and an acute shortage of affordable and alternative housing of all types. Fortunately, the Bay Area has as part of its housin...

Item 11 regarding the displacement of Oyster Cove liveaboards.

It is well documented that the Bay Area has a housing shortage and an acute shortage of affordable and alternative housing of all types. Fortunately, the Bay Area has as part of its housing stock, houseboats, floating homes, and liveaboards in various marinas throughout the bay which all contribute to the richness of the Bay Area.

Unfortunately, recent acquisitions and closures of marinas by developers have led to the reduction of the number of options available for liveaboards and others choosing to live on the water. The displacement of the Oyster Cove liveaboards is the most recent example.

The current regulation limits liveaboards to 10% of the berths in a Mariana and options are limited for finding new berths. Living on the water is a choice and the residents of Oyster Cove have invested a significant amount of money in their boats in lieu of conventional housing.

Amending the Bay Area Plan to increase the percentage of liveaboards, will ensure those who have an approved vessel in use as their residence will be allowed to have full liveboard approval in a safe harbor at the allowance of any marina willing to provide a liveboard lease.

Without this increase in permitted liveaboards, displaced residents due to marina closures will have fewer options and become housing insecure.

I understand the proposed increase will be to 25 % and I concur with the increase.

This increase is about housing and BCDC can continue to support both the bay as a resource and the dire need for housing.

Thank you in advance for your serious consideration and approval of this amendment.

Peter Van Dine

[REDACTED]

Sausalito CA [REDACTED]

From: Liz Brott
Sent: Monday, April 17, 2023 12:56 PM
To: BCDC PublicComment
Cc: Matt Klein
Subject: BCDC Amendments for Live-Aboards

Good afternoon,

I'm writing in support of amending the "Bay Plan" to increase the allowable live-aboard percentage in SF Bay Marinas.

San Francisco is one of the three US cities ranked as the most expensive **in the world** amid rising inflation and cost of living. Live-aboards and floating homes offer some of the last affordable housing in the Bay Area and it is essential that these are maintained. Live-aboards and floating homes house artists, teachers, tradesmen, first responders, etc. who have a right to be part of our community and have a reasonable commute to their place of business.

I therefore urge you to amend the Bay Plan to increase the allowable percentage for live-aboards.

Thank you,

Liz Brott
[REDACTED]
Sausalito, CA

From: Joe Tate

Sent: Monday, April 17, 2023 9:04 AM

To: BCDC PublicComment

Subject: Increasing Liveaboard Ratios

To whom it ma concern

THE RELATIVE EASE OF AMMENDING THE BAY PLAN AND INCREASING LIVEABOARD ALLOWANCE IN MARINAS IN THE SAN FRANCISCO BAY WOULD BE A POSITIVE AMMENDMENT TO THE BAY PLAN. AN INCREASE TO 25 PERCENT WOULD ASSUME FULL PLACEMENT OF THOSE BEING RESTRICTED IN THEIR DEFACTO FULL TIME VESSEL RESIDENCY.

REASONS

- 1) WHEN COMPARED TO THE DIFFICULTY AND COST OF ENSURING UPLAND HOUSING FOR THOSE NOW RESIDING IN SAFE VESSELS IN SAFE HARBOR IN THE SAN FRANCISCO BAY WITH REGULATIONS ALREADY IN PLACE TO ENSURE THE BAY IS NOT NEGATIVLY IMPACTED BY THAT INCREASED ALLOWANCE.
- 2) WHEN FULL TIME MARINA RESIDENTS ARE PLACED IN UPLAND HOUSING DUE TO DISPLACEMENT THROUGH BAY PLAN REGULATIONS AN UNNECESSARY STRAIN IS PLACED ON UPLAND HOUSING SUPPLY.
- 3) WHEN UPLAND HOUSING IS NOT PROVIDED, HOMELESSNESS OR ANCHOR OUT STATUS RESULTS FOR FORMERLY SECURELY HOUSED MARINA RESIDENTS.
- 4) THOSE WHO ARE ALREADY USING THEIR VESSELS AS FULL TIME RESIDENCE IN SAN FRANCISCO BAY MARINAS WHO HAVE BEEN NEWLY DENIED THAT FULL TIME RESIDENCE THROUGH UPLAND DEVELOPERS ARE ALSO NOT ALLOWED TO REESTABLISH THEIR FULL TIME RESIDENCY IN DIFFERENT MARINA BERTHS NO MATTER THEIR OR THEIR VESSELS QUALIFICATIONS.
- 5) MARINA OWNERS WHO HAVE DECIDED TO CLOSE INTACT AND SAFE MARINAS WITH NO TRANSFERABLE LIVEABOARD STATUS ENJOYED BY DISPLACED RESIDENTS WHEN FORCED TO FIND REPLACEMENT BERTHS ALSO ARE LEFT HOUSING INSECURE
- 6) MARINAS WHO, FINDING THEY ARE IN EXCESS OF THE RESTRICTION OF 10 PERCENT MAXIMUM FULL TIME LIVEABOARD OCCUPANCY HAVE HAD TO DENY FULL TIME STANDING LIVEABOARD OCCUPANCY FOR ANY VESSEL EXCEEDING THE 10 PERCENT RULE MAKING THOSE RESIDENTS HOUSING INSECURE.
- 7) BY AN AMMENDMENT TO THE BAY PLAN JURISDICTION SO AND THE GREAT NECESSITY OF DOING SO, ENSURE THAT ALL INDIVIDUALS WHO HAVE AN APPROVED VESSEL IN USE AS THEIR RESIDENCE ARE ALLOWED TO HAVE FULL LIVEABOARD APPROVAL IN SAFE HARBOR AT THE ALLOWANCE OF ANY MARINA WILLING TO PROVIDE A LIVEABOARD LEASE.

Joe Gramps Tate

From: Matt Klein

Sent: Sunday, April 16, 2023 1:09 PM

To: Creech, John@BCDC

Subject: 4/20 BCDC meeting

Hi John,

My name is Matt Klein. I am one of the evicted residents of Oyster Cove Marina along with a number of other full time residents who were displaced from Oyster Cove Marina following the eviction of 10/15/22.

I understand that there will be a 4/20 meeting evaluating the status of the displaced Liveboards at OPM now currently having a liveboard status there which will expire in October 2023.

The solution to the issue is really to change the allowable liveboard percentage in San Francisco Bay Marinas from 10% to at least 25% by amending the Bay Plan.

I look forward to the 4/20 meeting and your report.

Thank You

Matt Klein