

# Housing Element Update

Marin County Board of Supervisors &  
Planning Commission

December 7, 2021



# Agenda

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- Housing Element Overview
  - Timeline
  - Outreach
  - Setting
- Regional Housing Needs Allocation (RHNA)
- Achieving RHNA – *for discussion and direction*
  - Overarching Strategies
  - State Parameters
  - Sites Inventory and Guiding Principles
- Next Steps and Closing Comments

# Meeting Goals

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1. Inform about the **Planning Process**
2. Inform about **Regional Housing Needs Allocation (RHNA)** and the **Site Selection Process**
3. Solicit Comments and Feedback on **Strategies and Guiding Principles** for Site Selection and Achieving the RHNA

# Housing Element Overview



# What is a Housing Element?

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- **Updated every eight years**
- **Required to be reviewed** by California Housing and Community Development Department (HCD)
- **Adoption deadline: December 2022**
- Housing Element for Marin County only covers the **unincorporated areas**



# Components of Housing Element

## Housing Plan

### Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

### Previous Accomplishments

Progress toward Implementing Previous Housing Element

### Constraints to Housing Development

- Governmental
- Market
- Environmental
- Infrastructure

### Resources and Sites Inventory

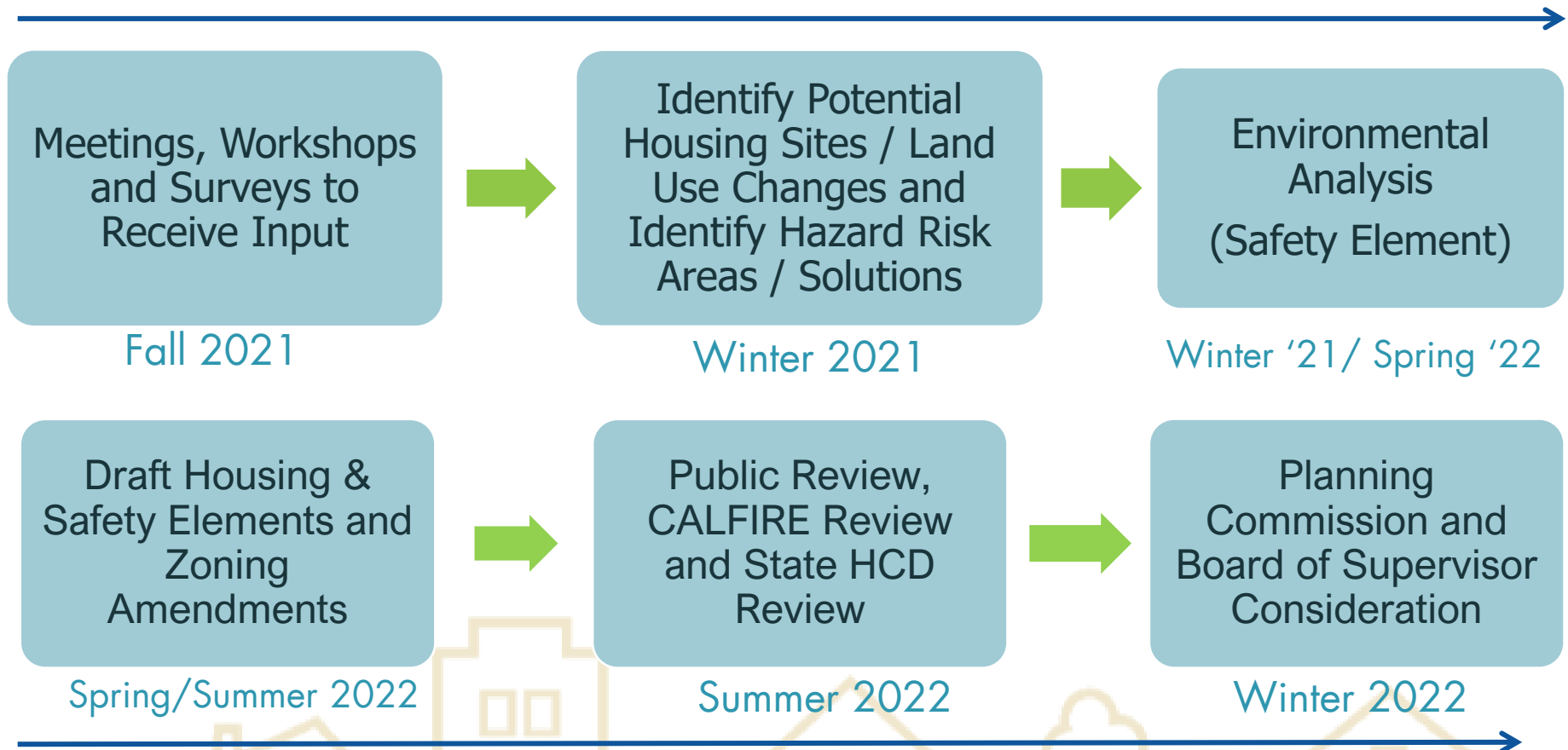
- Sites for all Income Levels
- Public / Private Partnerships
- Financial Resources

### Affirmatively Furthering Fair Housing

- Five Categories of Analysis
- Existing Condition and Distribution of RHNA Sites
- Meaningful Actions

# Timeline

## *Public Input*



## *Public Input*

# Community Outreach - To Date

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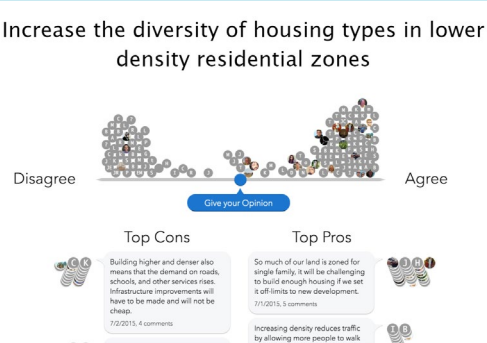
- Dedicated Webpage
  - Stakeholder Group Meetings
  - Focus Group Meetings
  - Design Review Board Meetings
  - Community Workshops- September 22 & November 15
  - Outreach Mailings to **22,000 households!**
  - Outreach Communications via NextDoor, GovDelivery, and Partnership with
- Community-Based Organizations
  - Housing Needs Survey:
    - 649 English Responses
    - 64 Spanish Responses
  - Consider-It On-Line Discussion Forum
  - Translation and interpretation in Spanish and Vietnamese





# Opportunities for Input

Increase the diversity of housing types in lower density residential zones



Disagree Agree

Give your Opinion

**Top Cons**

Building higher and denser also means that the demand on roads, schools, and other services rises. Infrastructure improvements will have to be made and will not be cheap.  
7/2/2015, 4 comments

**Top Pros**


So much of our land is zoned for single family, it will be challenging to build enough housing. If we set it off limits to new development.  
7/1/2015, 3 comments

**Consider-It Discussion Tool**



**Workshops & Meetings**

Elected & appointed officials  
Stakeholders  
General Public



**BalancingAct**

Housing Element Simulation

**Site selection tool**

**More Info/News:** [www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)

**Consider-It:** <https://marinsafetyelement.consider.it/>



# Setting: Marin County Today

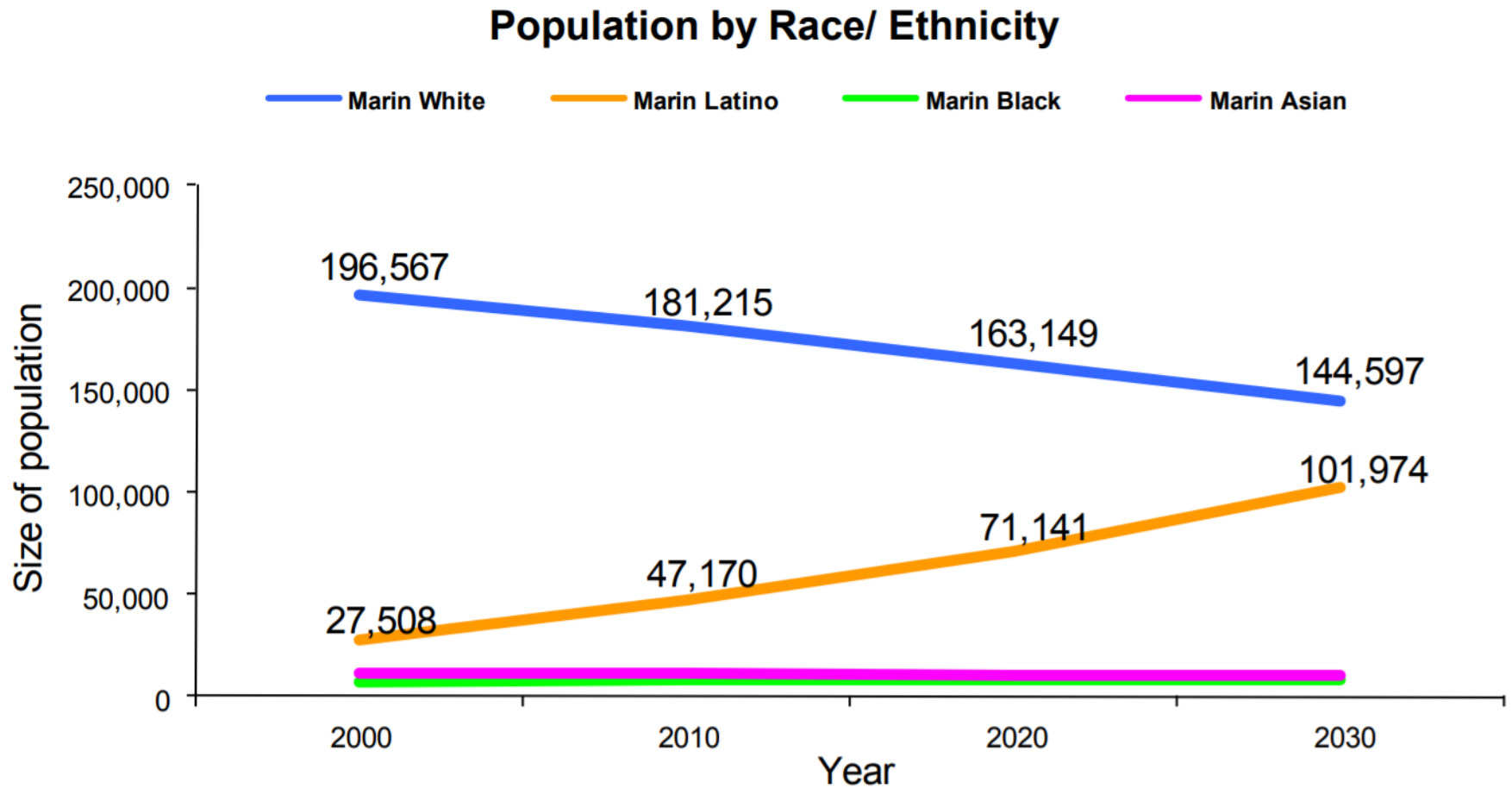
262,321 total County residents

**Unincorporated areas: 66,888 residents**

- Median Age: **47 years**
- Seniors: **22%** (increased from 16% in 2010)
- Singles living alone: **27%** of residents
- Families: **66%** of households
- Large households (over 5 people):
  - **8%** homeowners and **3%** renters
- People with disabilities: **9%** of residents
- Unhoused individuals: **172** people
- Tenure: **72%** owner households and **28%** renter households



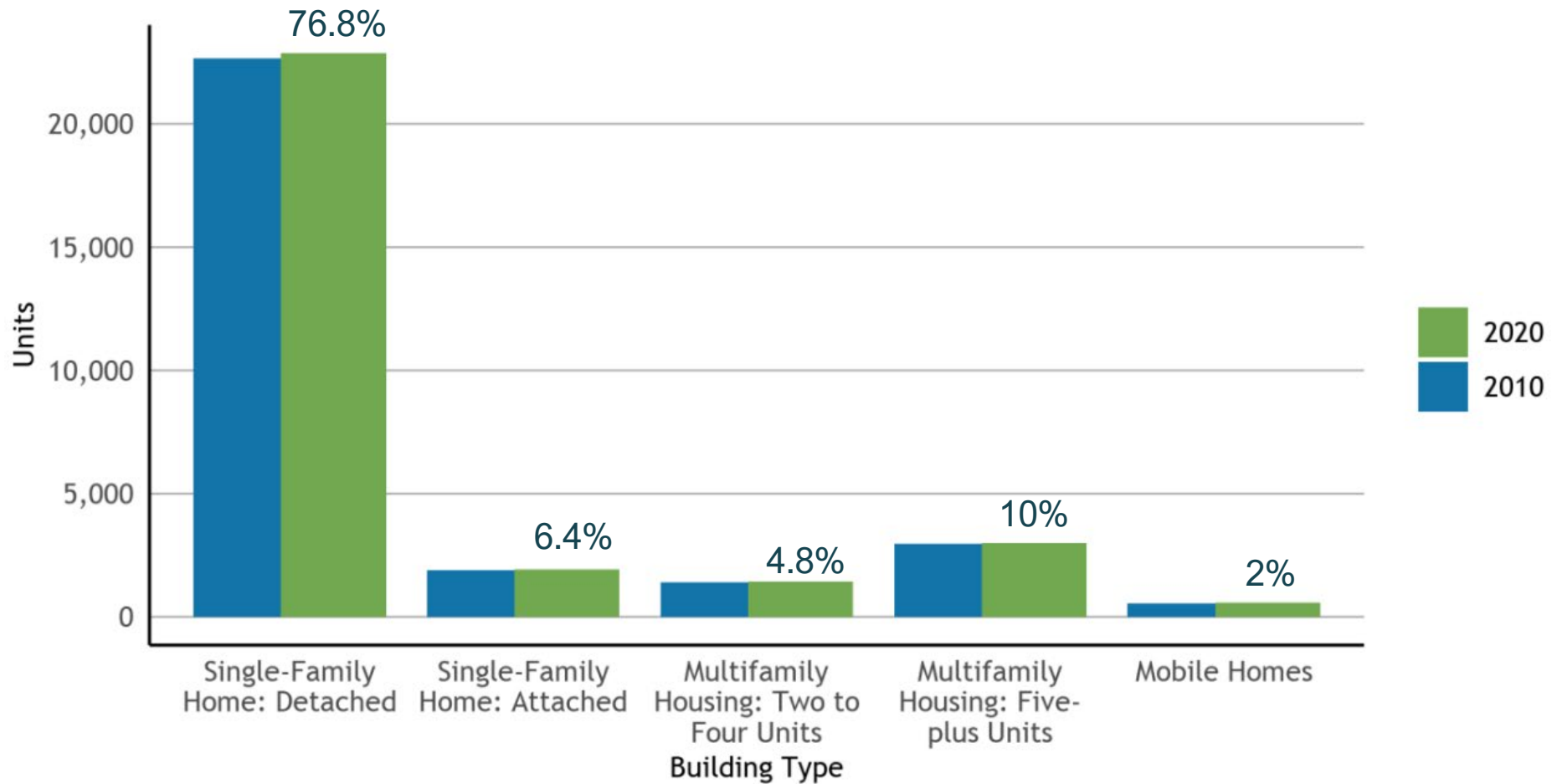
# Marin Population Changes Over Time, by Race/Ethnicity



Source: Marin Health & Human Services - 2010 Marin County Data Summary: County of Marin Demographic Profile



# Existing Housing Stock in Unincorporated Marin County



Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin

# What is Affordable Housing?

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- **Affordable housing:** a household paying no more than 30% of its annual income on housing
- **Cost burden:** When monthly housing costs (including utilities) exceed 30% of monthly income

16.5% of households spend 50% or more of their income on housing, while 18.9% spend 30% to 50%

**35.4% of households experience cost burden in unincorporated Marin County**

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin

# Marin County Wages and Affordability

**Affordable housing = 30% of household income**

Household Size	1	2	3	4
Low-Income Household Threshold	\$102,450	\$117,100	\$131,750	\$146,350
Affordable Housing Costs	\$2,561	\$2,928	\$3,294	\$3,659

Position	Gross Annual Income	Monthly Housing Costs	Difference with Median Rent (\$3,268)
Child Care Worker	\$38,090	\$952	-\$1,416
Elementary School Teacher	\$86,200	\$2,155	-\$1,113
Firefighter	\$109,480	\$2,737	-\$531
Registered Nurse	\$149,200	\$3,730	+\$462

*Monthly Income needed for Median Priced Home (Mortgage) is \$7,900/month*



Source: U.S. Labor Bureau of Labor Statistics (2020), Zillow (2017)

Source: CA HCD 2021 Income Limits

# Affirmatively Furthering Fair Housing (AFFH)

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Seeks to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to **foster inclusive communities and achieve racial equity, fair housing choice, and opportunity** for all Californians.



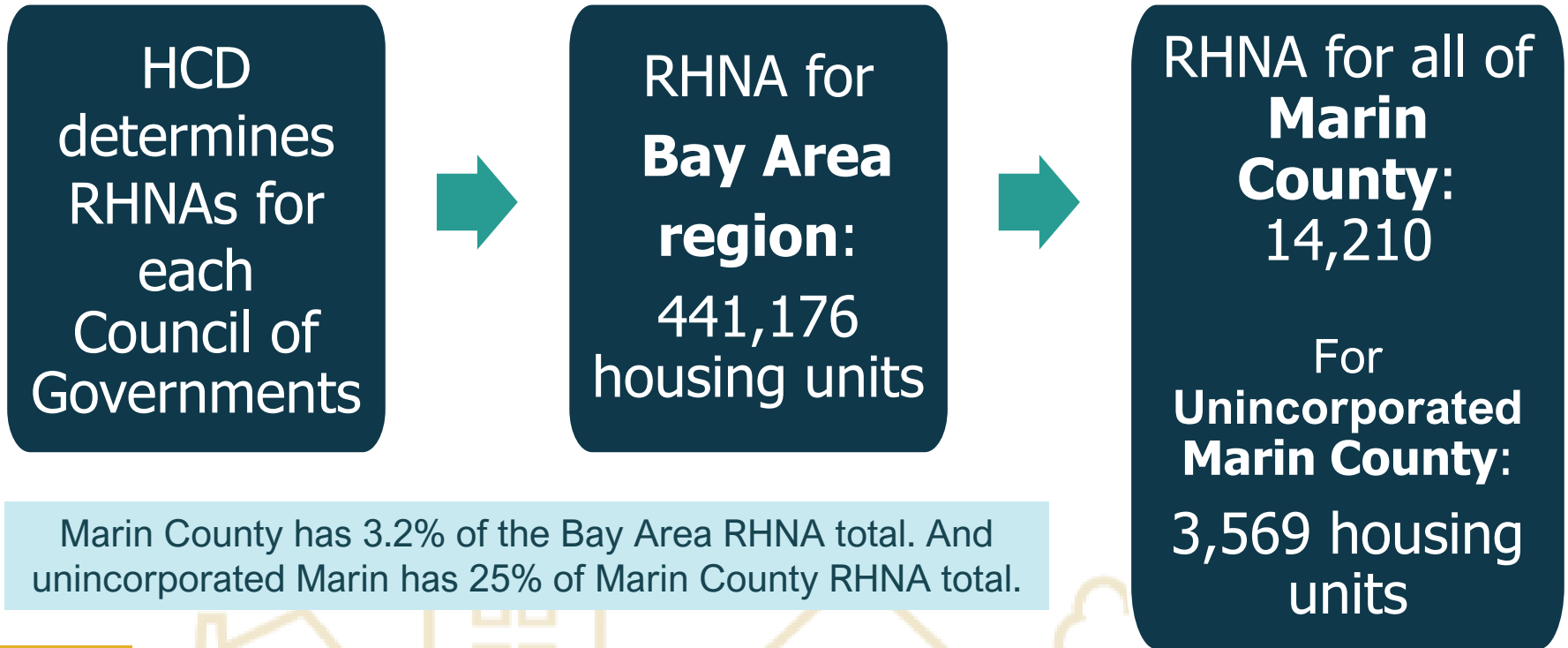
# Regional Housing Needs Allocation (RHNA)





# What is the RHNA?

- Draft **Regional Housing Needs Allocation** for Unincorporated Marin County: 3,569 units



# Previous and Current RHNA Cycles

Income Categories	Previous Cycles (3 <sup>rd</sup> to 5 <sup>th</sup> )			Upcoming 6 <sup>th</sup> Cycle 2023-2031	
	1996-2006	2007-2014	2015-2022	Number	Percent
<b>Very Low</b> (0-50% AMI <sup>1</sup> )	85	183	55	<b>1,100</b>	<b>31%</b>
<b>Low</b> (50-80% AMI)	48	137	32	<b>634</b>	<b>18%</b>
<b>Moderate</b> (80-120% AMI)	96	169	37	<b>512</b>	<b>14%</b>
<b>Above Moderate</b> (120%+ AMI)	292	284	61	<b>1,323</b>	<b>37%</b>
<b>Total</b>	<b>521</b>	<b>773</b>	<b>185</b>	<b>3,569</b>	<b>100%</b>



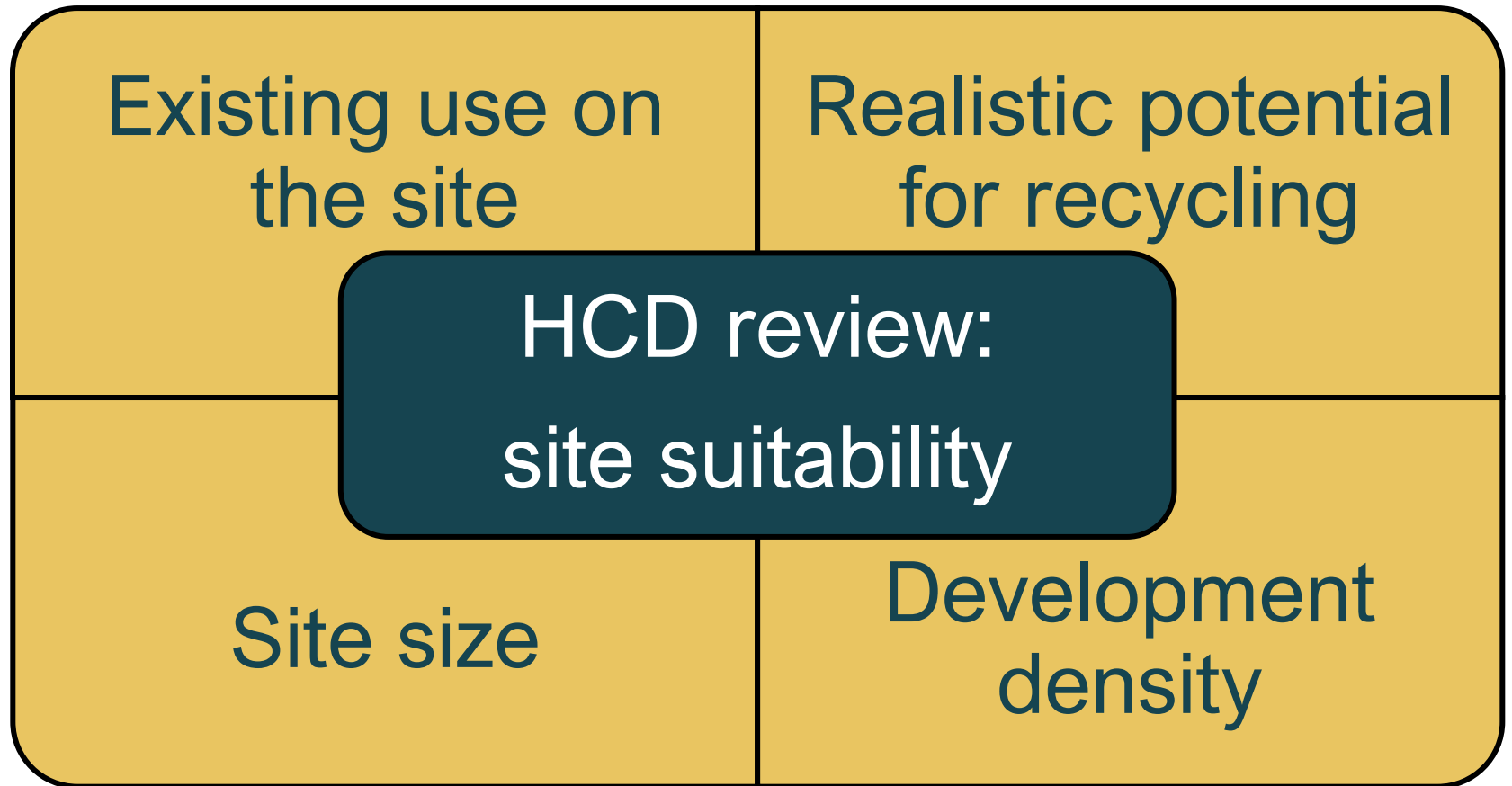
Note: 1) The 2021 Median Area Income (AMI) for a family of four in Marin County is \$149,600.  
Source: ABAG, 2021.

# Achieving the RHNA



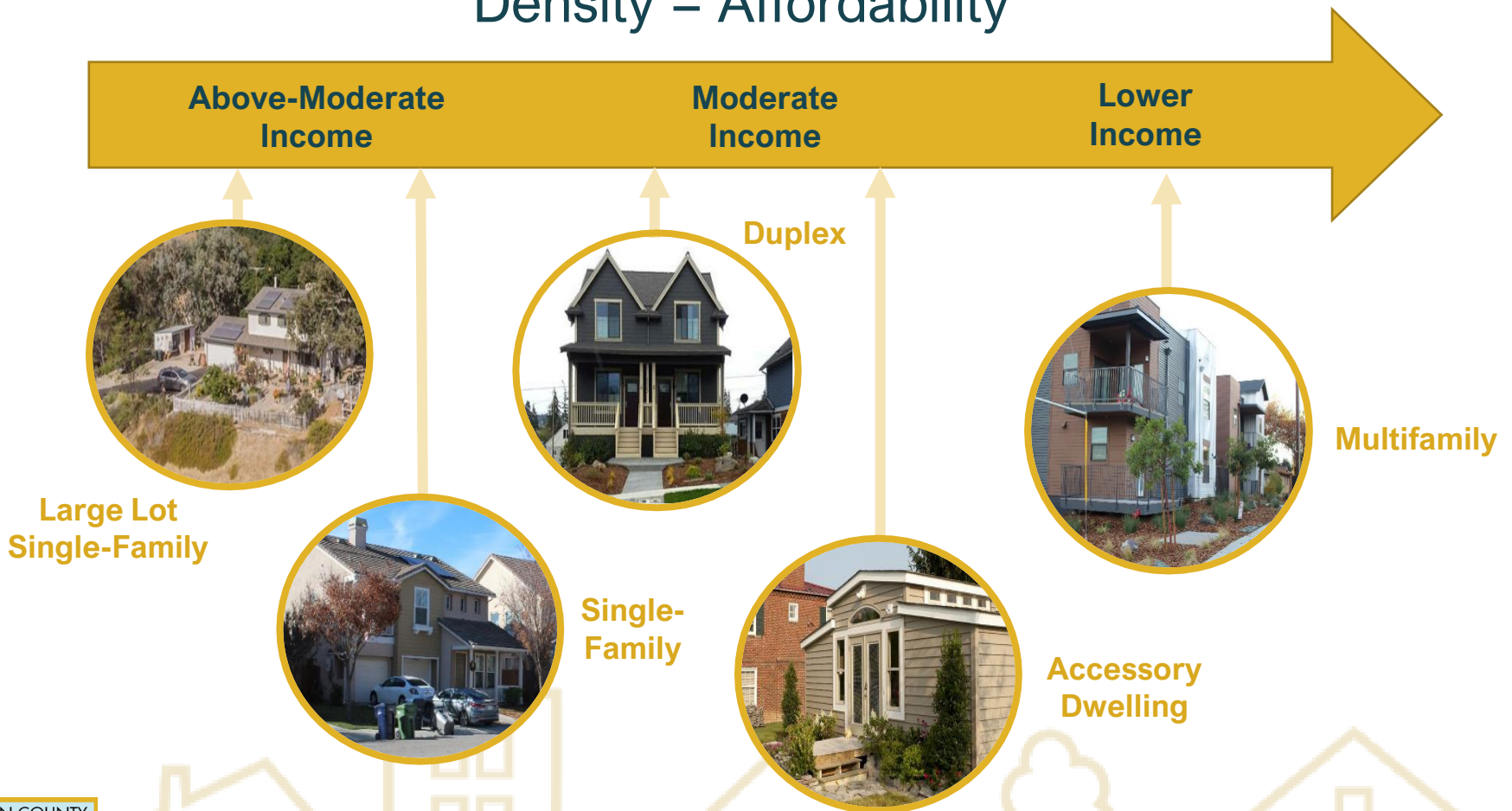
# State Law Considerations

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# Sites Inventory: Assumptions

Density = Affordability



# Sites Inventory: Strategies



**Accessory Dwelling Units**



**Increase Densities in Residential Areas**  
(Up Zoning)



**Approved/Proposed Projects** (Credits)



**Rezoning of Commercial Sites** (Mixed Use)



**Vacant Residential Sites**  
(Factor in Constraints)



**Religious Institutions**  
(excess parking areas)



**Publicly-Owned Land**



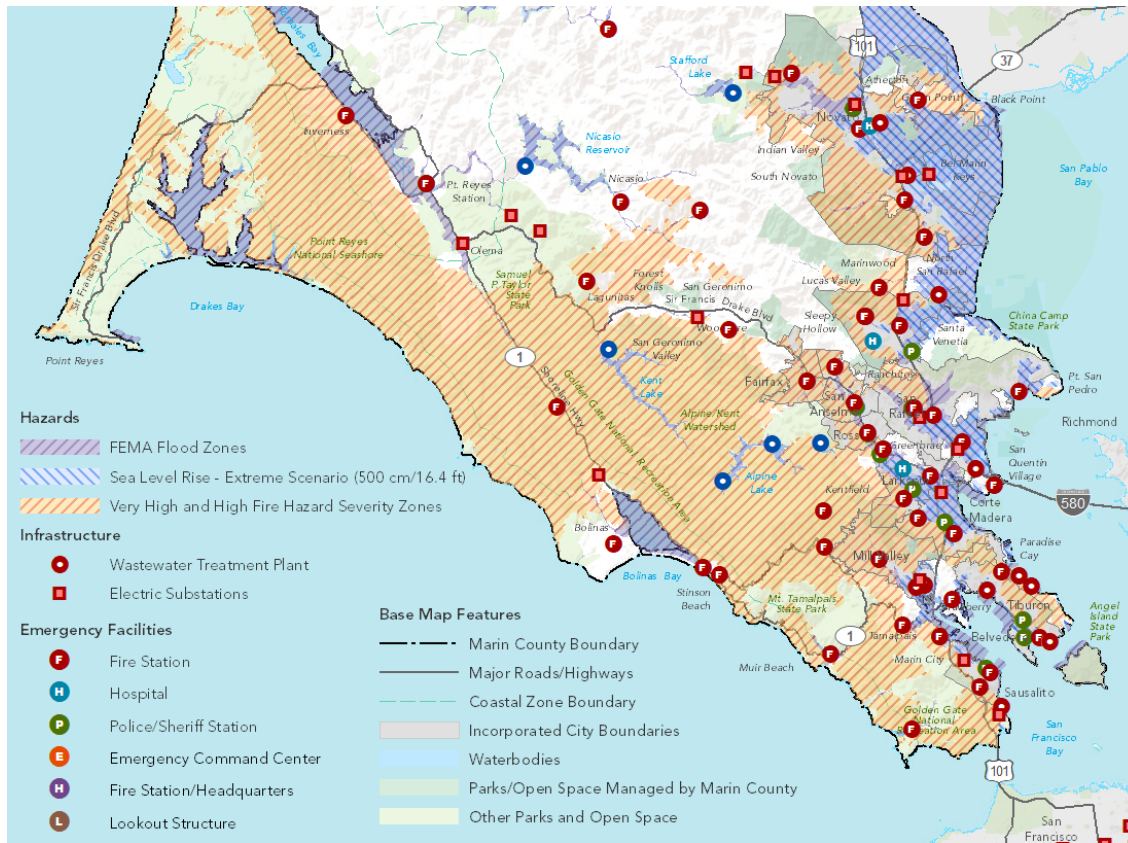
**School Sites**  
(excess site areas)



**Affordable Housing Conversion**  
(Rehabilitation/Preservation)

# Preliminary Assessment

## Geographic Review of Marin County Properties



# Realistic Capacity Assumptions

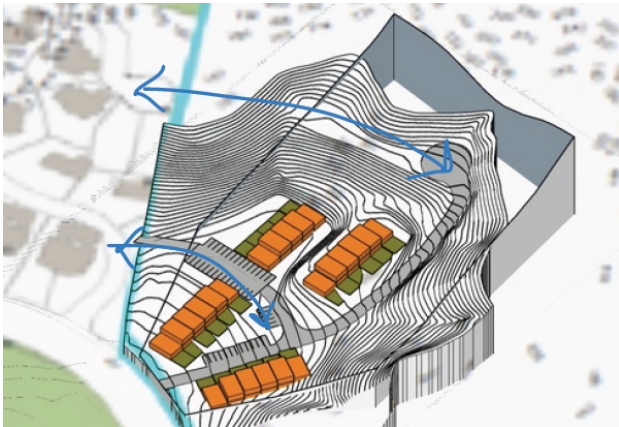


## Vacant Residential Land

- Vacant
- Meets minimum lot size
- Adjust density trends (25% to 50% reduction of max. density for environmental constraints)

## Underutilized Residential

- Lots greater than 0.5 acres
- One existing residential unit
- Building-to-land value ratio < 1.0%



## Underutilized Non-Residential

- Lots greater than 0.5 acres
- Mixed-use: Residential % vs. Commercial %
- Religious Institutions: 50% of excess parking



# Existing Zoning/General Plan

## Shortfall in Meeting RHNA for Lower and Moderate-Income Units

	Lower	Moderate	Above Moderate	Total
ADUs	130	51	30	211
Credit Sites	50	--	329	379
Housing Overlay	400	120	--	520
Vacant Residential	--	110	1,400	1,510
SB9	TBD			
<b>Total</b>	<b>580</b>	<b>281</b>	<b>1,759</b>	<b>2,620</b>
<b>RHNA</b>	<b>1,734</b>	<b>512</b>	<b>1,323</b>	<b>3,569</b>
<b>Over/Short</b>	<b>-1,154</b>	<b>-231</b>	<b>436</b>	<b>-949</b>

Note: 1) Numbers are approximate.

# Five Guiding Principles

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1. Ensure Countywide Distribution
2. Address Racial Equity and Historic Patterns of Segregation
3. Encourage Infill and Redevelopment Opportunities
4. Consider Environmental Hazards
5. Leverage Surplus Lands

# 1. Ensure Countywide Distribution

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- Respond to **housing needs of each community** in unincorporated Marin County.
- Provide housing opportunities at locations **near services** (e.g., City Center Corridor, and villages in the Coastal and Inland Rural Corridors).
- Ensure housing sites have **infrastructure capable of supporting development**.



## 2. Address Racial Equity and Historic Patterns of Segregation

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- Locate affordable housing in areas with **access to resources** such as good schools, transportation, and that are environmentally healthy (e.g.: good air quality).
- Focus affordable family housing developments **outside areas of minority concentration** , as defined by the federal U.S. Department of Housing and Urban Development (HUD).

# 3. Encourage Infill and Redevelopment Opportunities

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- Identify sites within **existing communities**, close to services, jobs, transportation, and amenities.
- Consider **rezoning infill sites** to accommodate affordable housing.
- Accommodate housing on **underutilized and marginal commercial properties and publicly-owned sites**.
- Facilitate production of **accessory dwelling units (ADUs)**.

# 4. Consider Environmental Hazards

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- Identify sites where technologies, materials, and building methods could **mitigate environmental hazards**.
- **Coordinate with Safety Element** to prioritize sites that are in areas of less significant impact as a result of climate change.
- Plan for sites that include **adequate routes** for hazard evacuation.

# 5. Leverage Surplus Lands

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- Evaluate **County-owned property** which could be considered for housing.
- Work with the State to identify and support opportunities for increased housing on **State-owned land**.
- Allow for housing development on parking areas and underutilized lands owned by **religious and educational institutions** (consistent with State law).

# Next Steps



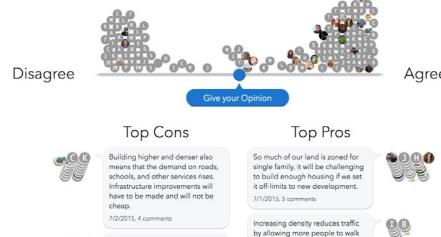


# Opportunities for Input



Online and  
Print Survey

Increase the diversity of housing types in lower density residential zones



Consider-It  
Discussion  
Tool



Community  
Workshop  
(January 2022)

Sign up for notification emails  
[www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)

# Public Comment

