

Housing Element Update

Marin County Board of Supervisors &
Planning Commission

April 12, 2022



Marin County Community Development Agency | www.MarinCounty.org/HousingSafetyElements

Meeting Agenda/Objectives

1. Review **Candidate Site** Process
 - a. RHNA, Candidate Sites, Four Scenarios, 2 Alternatives, Hybrid, Modified Hybrid
 - b. BOS / PC / Community Feedback
2. Present **Modified Hybrid Site List**
3. Discuss **Site Assessment**
4. Receive comments and discuss next steps

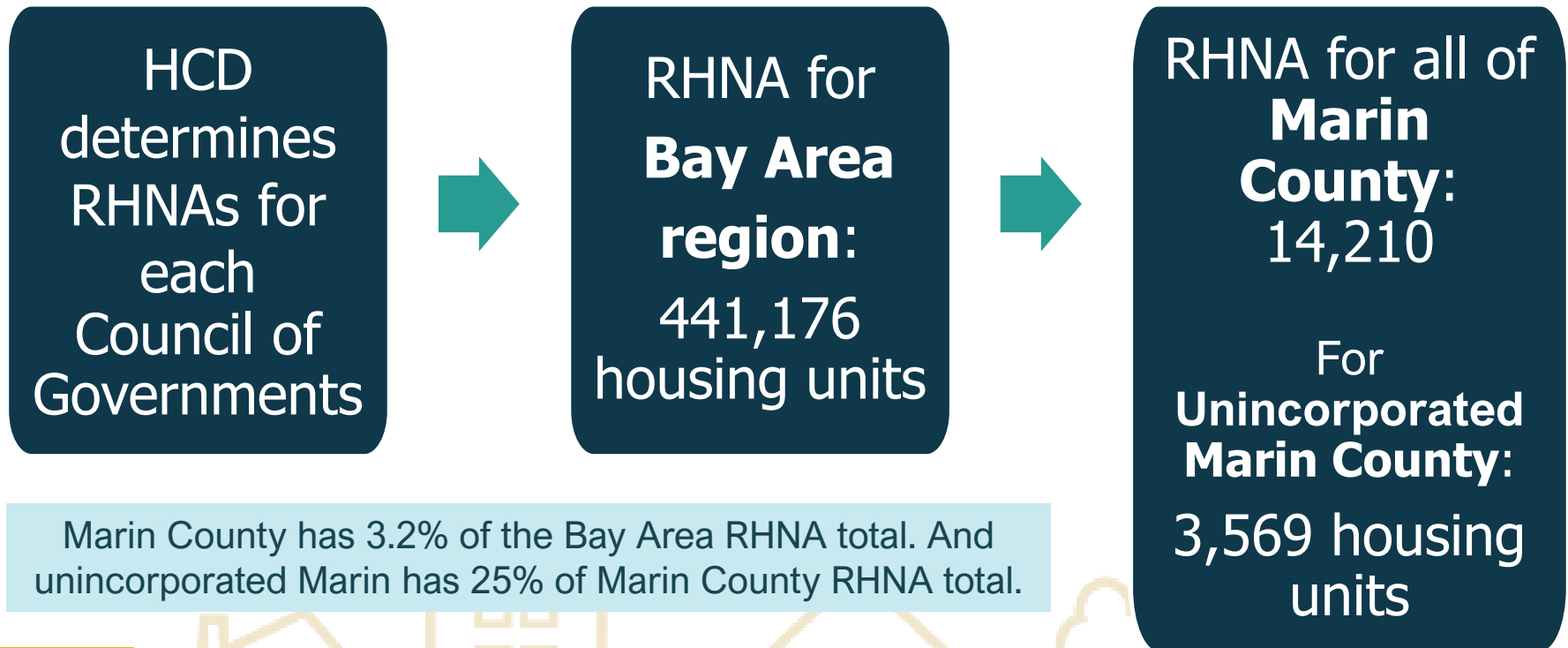
What is a Housing Element?

- **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**



What is the RHNA?

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



Components of Housing Element

Housing Plan

Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Affirmatively Furthering Fair Housing

- Five Categories of Analysis
- Distribution of RHNA Sites
- Meaningful Actions

Sites Inventory

- Sites for very low, low, moderate income and market rate housing

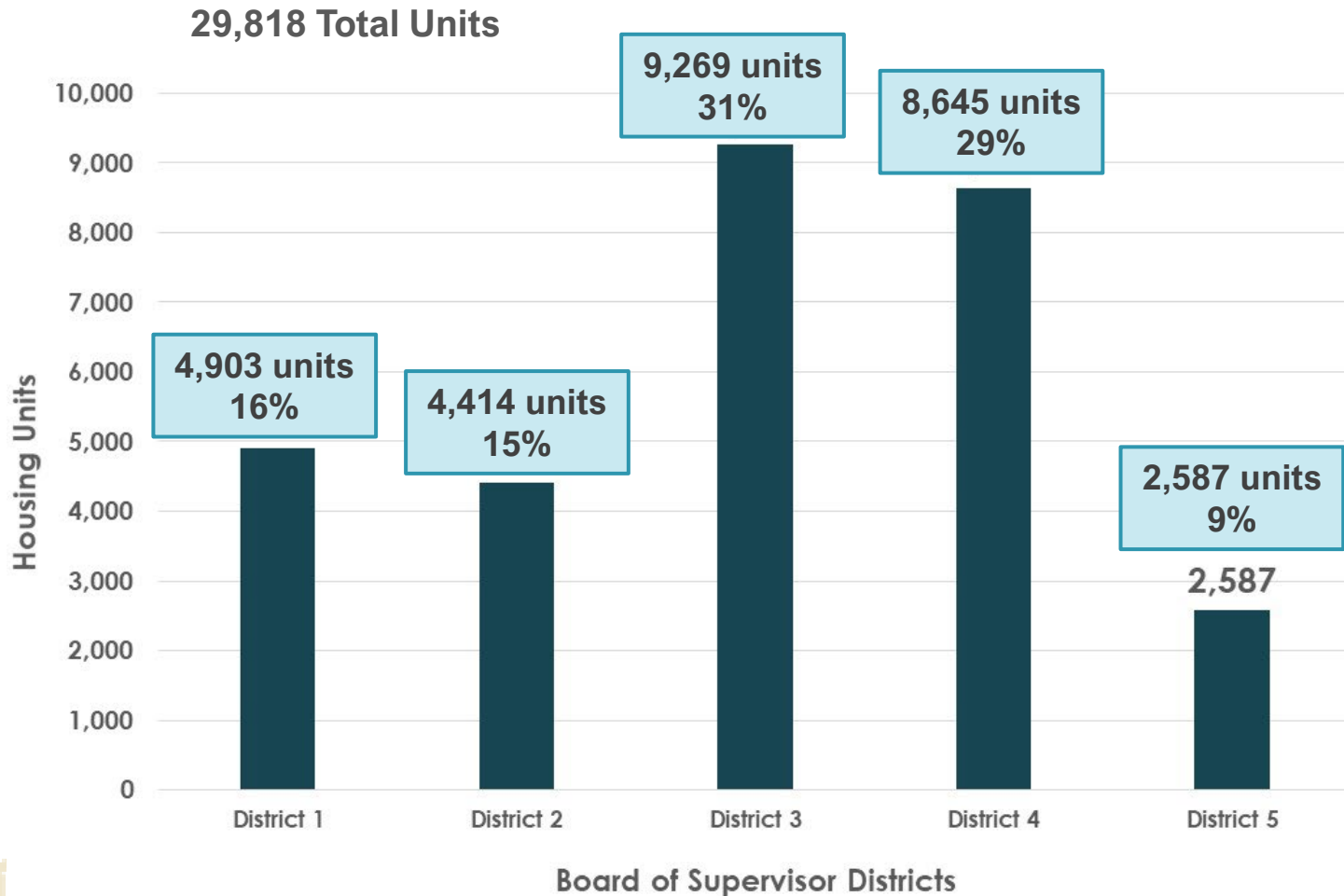
Programs and Policies

- Increase Availability of Existing Units
- AFFH
- Special Populations
- Market

Housing Sites Selection Process



Existing Housing Unit Distribution (2021)



Existing Zoning/General Plan

Shortfall in Meeting RHNA for Lower and Moderate-Income Units

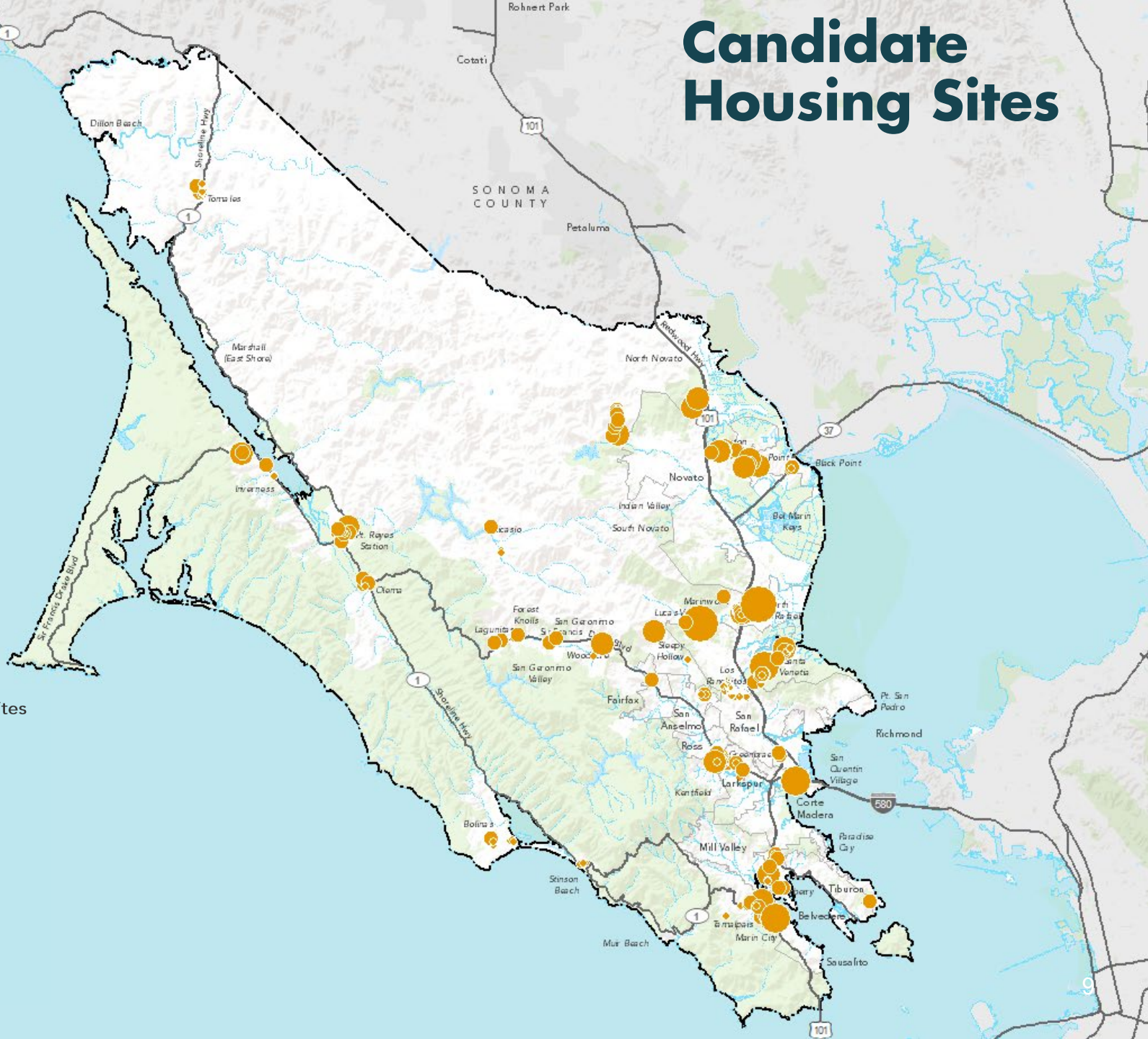
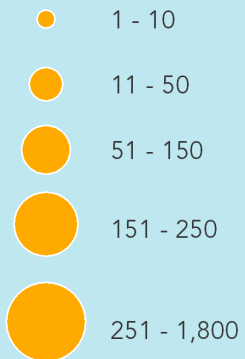
	Lower	Moderate	Above Moderate	Total
ADUs	154	77	26	256
Credit Sites	194	115	164	473
Housing Overlay	400	120	--	520
Vacant Residential	--	110	1,400	1,510
Total	748	422	1,590	2,759
RHNA	1,734	512	1,323	3,569
Over/Short	-986	-90	267	-810

Note: 1) Numbers are approximate.



Candidate Housing Sites

Candidate Housing Sites



Site Selection Process

Candidate Housing Sites:
142 Sites (6,575 Units)

Guiding Principles: *Infill, Hazard, Equity, Countywide Distribution*

Scenario 1 (Distribution)
88 Sites (4,165)

Scenario 2 (Equity)
85 Sites (5,692)

Scenario 3 (Infill)
88 Sites (4,426)

Scenario 4 (Hazards)
67 Sites (2,430)

Comments From Public Engagement/Online Tools

Alternative 1 (Distribution):
108 Sites (3,850 Units)

Alternative 2 (Hazards & Infill):
100 Sites (4,227 Units)

Board of Supervisor and Planning Commission Comments

Hybrid (3/15):
82 Sites (4,100 Units)



Modified Hybrid (4/12):
79 Sites (3,673 Units)



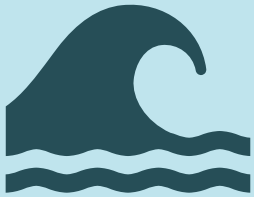
Key Themes across Comment Methods



Traffic
congestion



Fire risk/limited
access for
emergency
services



Threat of sea
level rise/current
flooding



Impacts on
natural
resources



Limited water
supply



Infrastructure
limitations

Alternatives

Alternative 1: Countywide Distribution



- Distributed units by Supervisor Districts
- Targeted a range of 20% of total units within each District

Alternative 2: Environmental Hazards/Infill



- Remove sites affected by sea level rise, 100-year floodplain, and Very High Fire Severity Zones
- Prioritized infill sites

What We Heard

Site Distribution	Countywide Plan Vision	Viable Affordable Housing Sites	Affirmatively Further Fair Housing
<p>Strive for site distribution throughout the County, taking into consideration the RHNA of cities and towns;</p>	<p>Consider the vision of the Countywide Plan (CWP) and its policies that focus on in-fill development and smart growth planning.</p>	<p>Ensure that housing sites designated for lower and moderate income are viable and likely to produce needed housing during the planning period; and</p>	<p>Incorporate means of affirmatively furthering fair housing in site selection to insure lower and moderate-income households have access to affordable housing, excellent schools, and healthy community amenities.</p>



Refining the: Recommended Site List



For Discussion



Adjustments / Trade Offs

District 1:

- Marin County Juvenile Hall **Reduced** by 70 units:
80 units
- St. Vincent's School for Boys **Reduced** by 120 units:
680 units
- Old Gallinas Children Center **Reduced** by 53 units:
50 units
- Los Ranchitos **Removed** 101 units: 0 units



Adjustments / Trade Offs

District 2:

- Cal Park (California Park) **Added** 30 units: 80 units



Adjustments / Trade Offs

District 3:

- Cornerstone Community Church of God **Added** 4 units:
4 units



Adjustments / Trade Offs

District 4:

- Bowman Canyon **Removed** 152 units: 0 units
- St. Cecilia Church (Lagunitas) **Added** 16 units: 16 units
- Woodacre Fire Station **Added** 10 units: 10 units
- Forest Knolls **Added** 8 units: 8 Units:



Adjustments / Trade Offs

District 5:

- Atherton Corridor **Reduced** by 176 units: 147 units
- Buck Center Vacant **Increased** by 87 units: 249 units
- Green Point **Added** 63 units: 63 units
- Black Point **Added** 12 units: 12 units



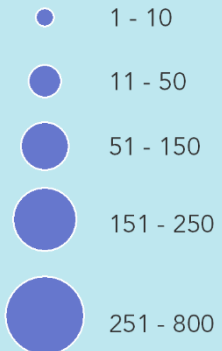
Adjustments by Supervisorial District

- District 1 **Reduced:** 344 units
- District 2 **Added:** 30 units
- District 3 **Added:** 4 units
- District 4 **Reduced:** 118 units
- District 5 **Reduced:** 14 units
- **TOTAL Reduced: 442 units**



Recommended Sites List

Recommended Sites List



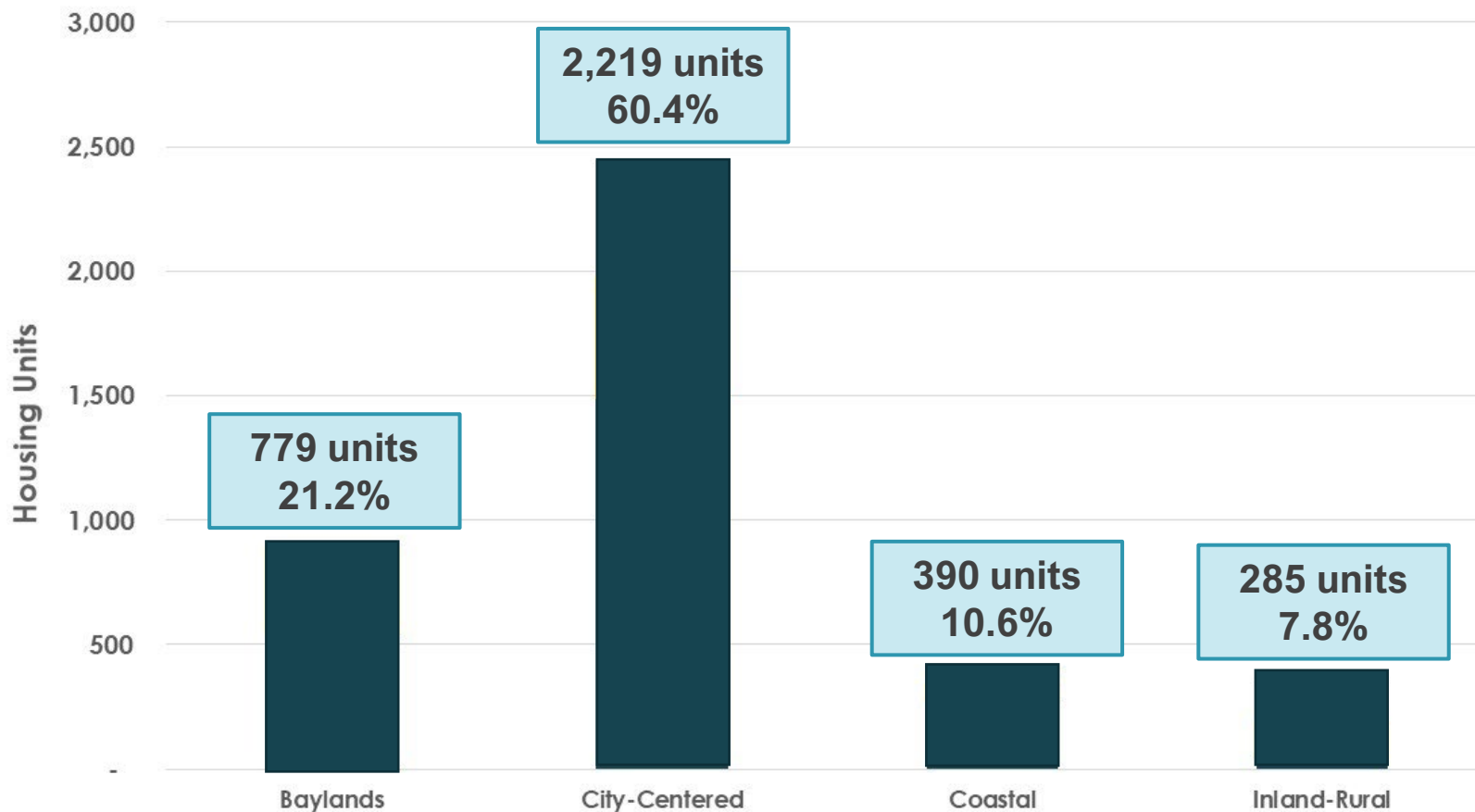
Recommended Site List: Summary Table

	Lower	Moderate	Above Moderate	Total
Recommended Site List	1,849	512	1,312	3,673
Accessory Dwelling Units	154	77	26	256
Total Units	2,003	589	1,338	3,929
RHNA	1,734	512	1,323	3,569
Remaining (Short/Over)	+269	+77	+15	+360
No Net Loss Buffer	+15%	+15%	+1%	+10%



Recommended Site List: CWP Corridors

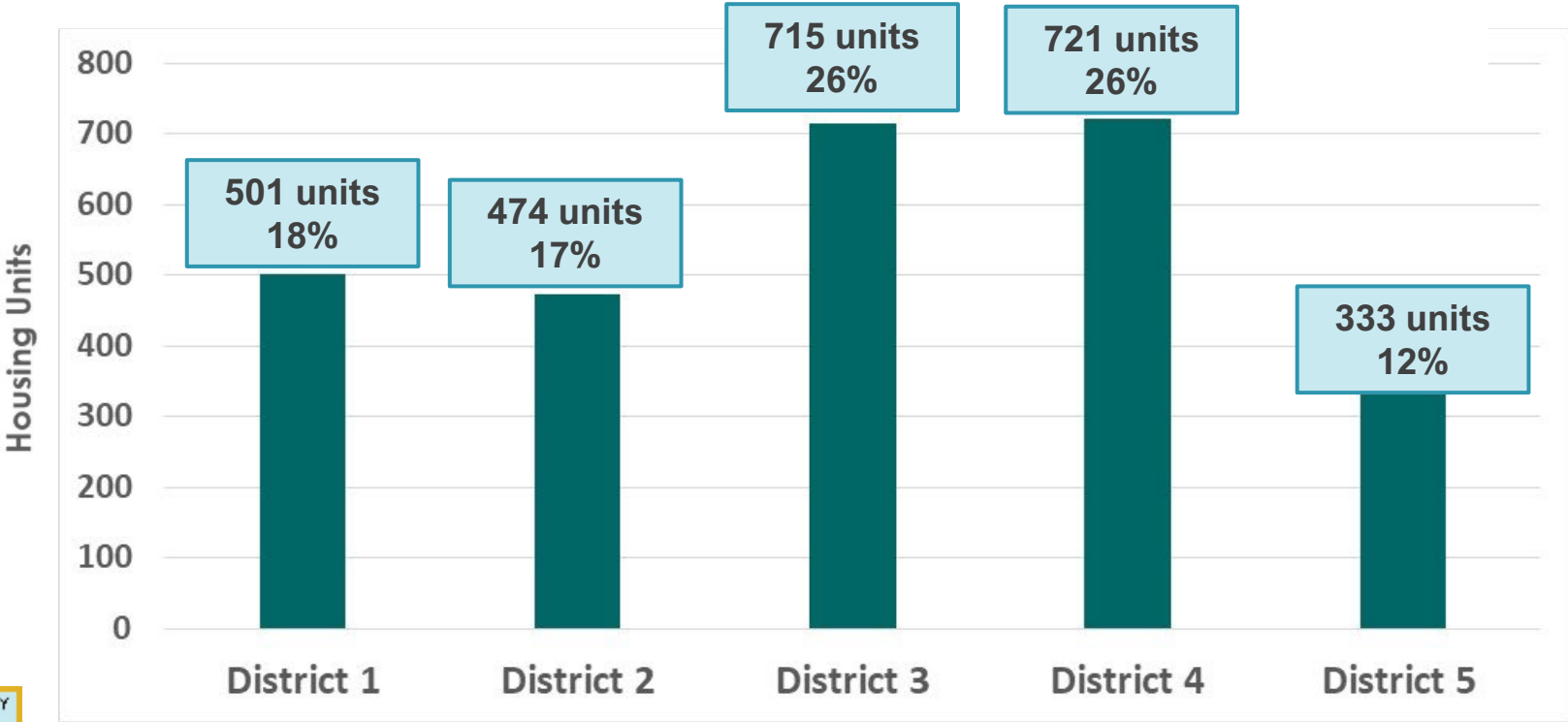
Countywide Plan Corridors | 3,673 Total Units



Proposed Housing Distribution

Excludes Two “Regional” Sites (over 100 units): St. Vincent’s (680 units) & Buck (249 units)

TOTAL: 2,744 units



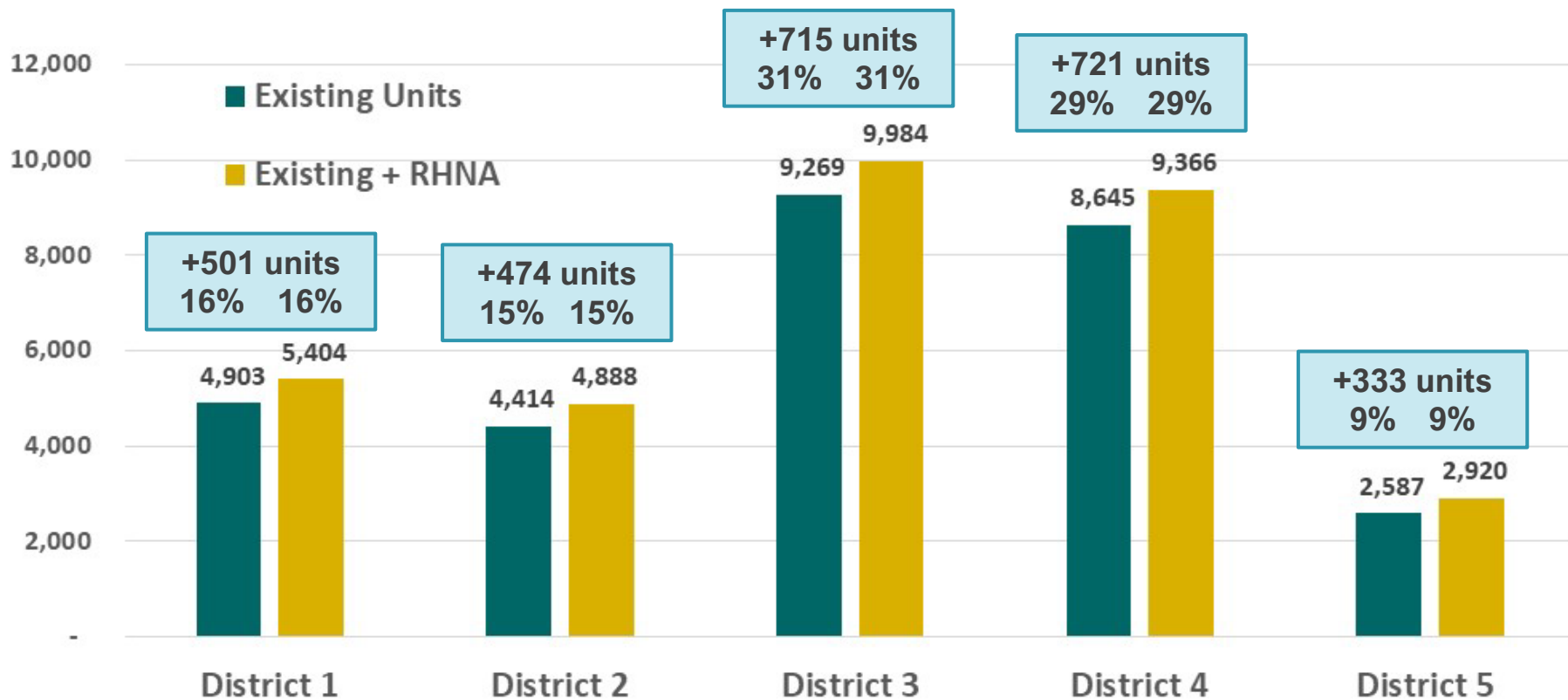
Regional Sites

	Lower	Moderate	Above Moderate	Total
Recommended Site List <i>Excluding Regional Sites</i>	1,409	512	823	2,744
Regional Sites (+100 units)	440		489	929
Accessory Dwelling Units	154	77	26	256
Total Units	2,003	589	1,338	3,929
RHNA	1,734	512	1,323	3,569
Remaining (Short/Over)	+269	+77	+15	+360
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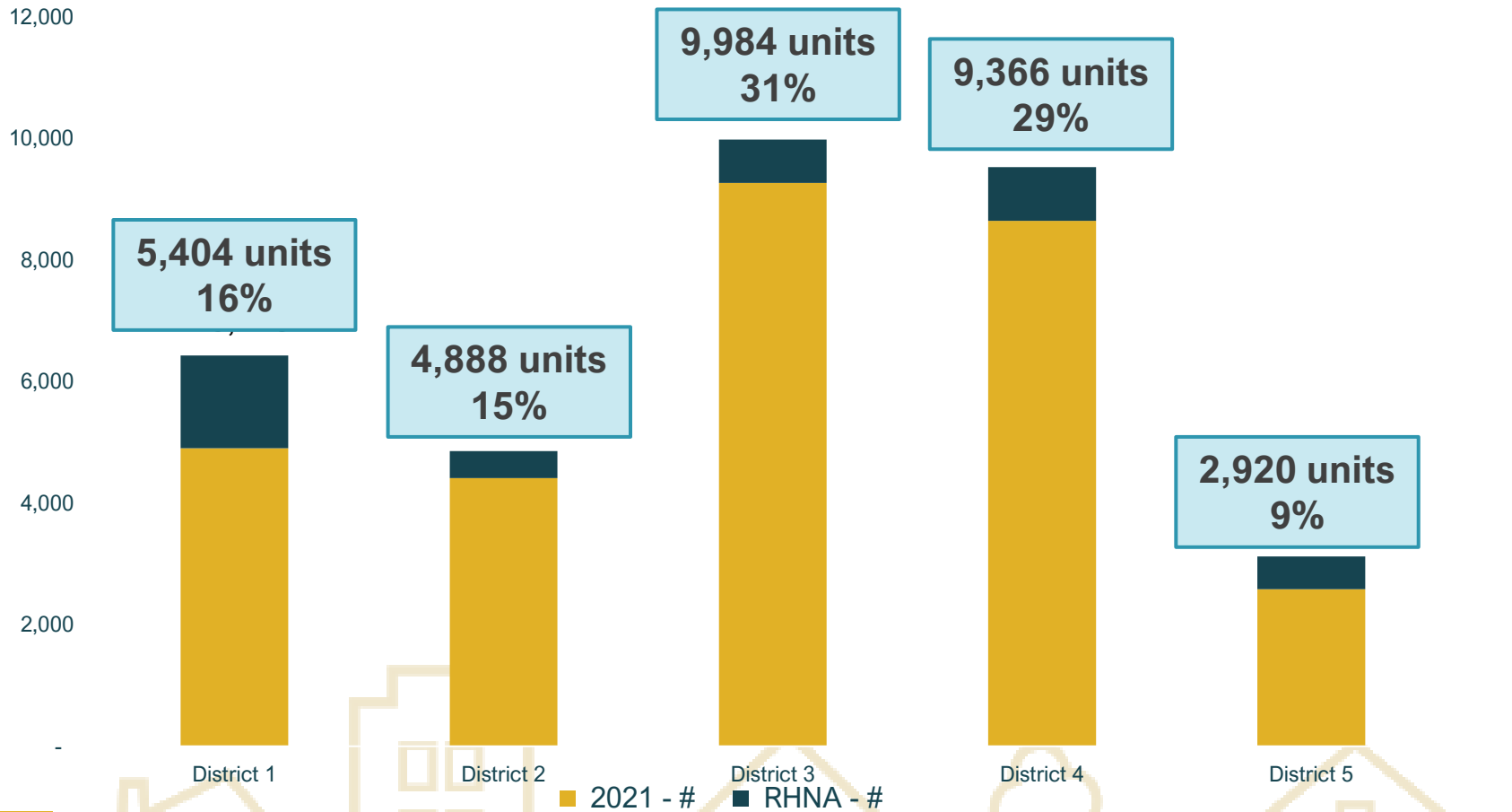
Proposed Housing Distribution (Existing compared to Existing + RHNA)

Excludes Two “Regional” Sites (over 100 units): St. Vincent’s (680 units) & Buck (249 units)



Proposed Housing Distribution (Existing + RHNA)

33,491 Total Units



Regional Issues / Infrastructure



County and Cities = 14,200 Units



Water Supply

Increase Supply (Internal / External)

Reduce Demand
(Conservation and Recycling)



Transportation Improvements

Next Steps



Next Steps

- Proceed with analysis of recommended site list discussed today
- Joint BOS/PC Session – SE Policies & Programs (4/19)
- Public Release of Housing & Safety Elements and EIR in Summer 2022

Questions and Comments



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