

# Housing Element Update

Marin County Board of Supervisors &  
Planning Commission

April 12, 2022



# Welcome & Background



# Meeting Agenda/Objectives

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1. Describe **Role and Purpose** of the Policies and Programs in the Housing Element
2. Review **Needs Assessment** findings and Identify **Main Program Topics**
3. Present **Community Input** on Policies & Programs
4. Solicit **Comments and Feedback** on Program Ideas and Priorities

# What is a Housing Element?

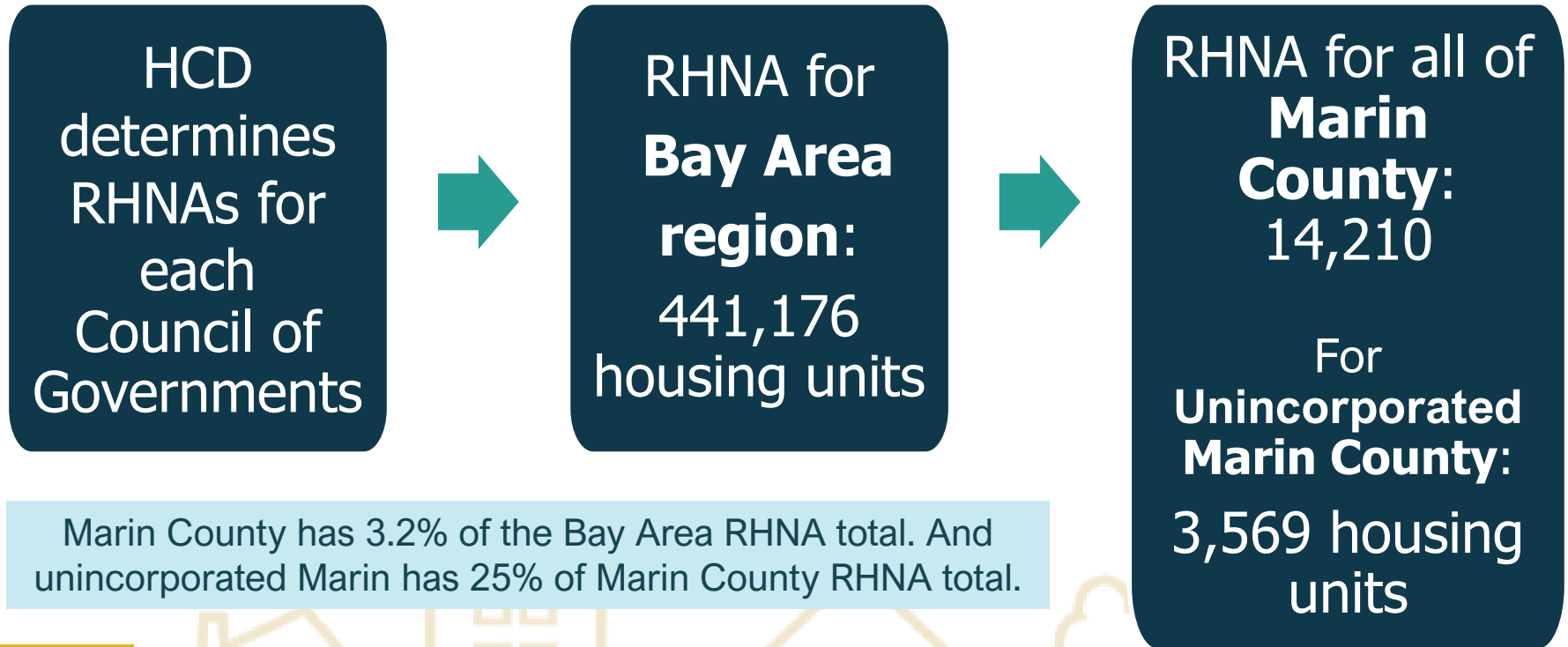
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- **Updated every eight years**
- **Required to be reviewed by California Housing and Community Development Department (HCD)**
- **Adoption deadline: December 2022**
- **Housing Element for Marin County only covers the unincorporated areas**



# 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

# Policies and Programs

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**Provide opportunities** for a variety of housing choices to meet the diverse needs of the County

**Facilitate the development** of affordable housing, particularly for those with lower income

**Remove barriers** to creating housing

**Improve the condition** of existing housing

**Preserve** existing affordable housing

**Affirmatively further fair housing**





# Needs Assessment and Public Comment





# Needs Assessment

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<b>Limited Housing Options:</b>	83% single-family homes
<b>Aging Population:</b>	22% residents 65+
<b>Limited Vacancy (rent/sale):</b>	57% of vacant units are for seasonal uses
<b>Cost-Burdened:</b>	20% of households
<b>Severely Cost-Burdened:</b>	17% of households
<b>Overcrowded:</b>	13.4% renter-households 0.9% owner-households

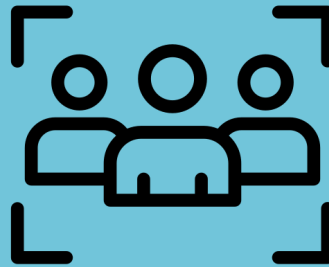


# Outreach Methods

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**Survey**



**Focus  
Groups**



**Community  
Workshop**

# Survey Findings

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## Top Housing Priorities

810 Responses (on-line & paper)

Top 3 responses (out of 7 choices):

- 59%: **“Increase the amount of housing that is affordable to moderate, low, and very low- income residents”**
- 47%: **“Increase homeownership opportunities for moderate, low- and very-low-income residents”**
- 33%: **“Create programs to help existing homeowners stay in their homes”**

# Survey Findings

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## Top Housing Barriers

810 Responses (on-line & paper)

Top response (out of 5 choices):

55%: “**Limited availability** of affordable units”

# Focus Group Findings

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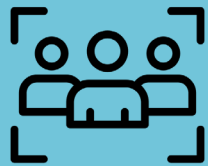


## Homeowners and renters share similar concerns

- Feel **stuck with current housing** – options are limited to find larger or smaller depending on needs
- Would **likely have to leave the County to find another place** to live in their price range
- **Affordability and cost of living** is an issue
- Many are **unaware of County housing programs**

# Focus Group Findings

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## Community-based organizations serving lower-income residents reported:

- **Hard to find housing**; long wait lists
- **Limited housing** due to vacation rentals, 2<sup>nd</sup> homes
- **Discrimination** by landlords
- **Poor quality** housing stock
- **Lack of public transportation**
- **Long commutes** from other counties
- **Nimbyism** related to affordable housing proposals
- **Lack of information** or knowledge of County programs



# Community Workshop Findings

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## Major themes out of break-out rooms:

- **Barriers in process for building second units** – particularly septic as a barrier in West Marin
- **Discrimination** experienced in housing search
- **High cost** of developing housing
- **Programs** to support homeownership

# Policy and Program Topics



# Program Topics

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- A. Increase Availability of Housing Units
- B. AFFH (Affirmatively Furthering Fair Housing)
- C. Special Needs Housing
- D. Programs Aligned with State Law

# A. Increase Availability of Housing Units

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## Preserve Existing Housing Stock for Permanent Housing

- **Short-Term Rental Policy**
  - Prohibit
  - Limit number of days
  - Permit if property is owner's primary residence
  - Benchmark to specific percentage of rental units
  - Impose license fees and/or TOT
- **Vacant Home Tax**
  - Study the length of vacancy and reasons
  - Establish tax to discourage extended vacancy

# A. Increase Availability of Housing Units

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## Increase Housing Stock

- **Accessory Dwelling Units (ADU)**
  - One-stop shop
  - Dedicated staff and time for review
  - Financial assistance in construction
- **SB 9 Mapping Tool**
  - Tool to identify eligible properties

# A. Increase Availability of Housing Units

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## Remove Governmental Constraints

- **Efficient Use of Multi-Family Land**
  - Prohibit new single-family development
  - Expansion/improvement less than 25% after improvement value permitted
  - Reconstruction not permitted unless damaged/destroyed due to disasters



## B. FAIR HOUSING – Tenant Protection

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- **Create Local Rent Stabilization Ordinance**
  - Make permanent state rent cap
  - Expand state rent cap to allowable under Costa Hawkins
- **Expand the Just Cause for Eviction Program**
  - Current County ordinance covers only 3+ units
- **Create a Tenant Commission**
  - Provide a tenant’s perspective on policy discussions
- **Establish Right to Purchase and Right to Return Policies** for displaced residents



### Promote Home Ownership for Renters

## C. Special Needs – Seniors

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- **Promote Participation in Home Match Program**
  - Helps seniors find a person to rent a room in their home
- **Increase Assisted Living Opportunities**
- **Create Smaller Units for Trading Down**
  - Small-lot/townhomes
  - Senior apartments

## C. Special Needs – Farmworkers

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- **Allow Contribution from Farm Employers**
  - Develop program for farm employers to contribute to an affordable housing fund or land trust
- **Set Aside Units for Farmworkers**
  - Establish County policy to set aside a percentage of units at new affordable housing development

# C. Special Needs – People with Disabilities

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- **Accessibility Improvements**
  - Loans and grants
- **Reasonable Accommodation**
  - Expedited review
- **Incentives for Universal Design**
  - Units designed for all abilities
  - Allows aging in place
- **Visitability Requirements for Multi-Family Housing**
  - Current policy covers SF homes that are HUD-funded



# C. Special Needs – Homeless

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- **Project HomeKey**
  - Provide housing by converting hotels/motels or other buildings into permanent housing
- **Support Rapid Re-Housing Options**
  - Set aside vouchers
  - Financial assistance for security deposit
- **Provide Alternative Housing Types**
  - Tiny homes
  - Co-housing
  - Single-room occupancy units

# Programs Aligned/Required by State Law

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- **By-Right Zoning Policy**
  - Reusing sites identified in previous Housing Elements
  - Ministerial review
  - If project includes 20% affordable to lower income
- **Replacement Housing**
  - As project approval condition require the replacement of existing units be deed restricted or occupied by lower income households
- **Incentivize Affordable Housing Production**
  - Affordable Housing Overlay
- **Streamlining County Development Timelines**



# Program Topics Recap

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## **A. Increase Availability of Housing Units**

1. Preserve Existing Housing Stock
2. Increase Housing Stock
3. Remove Governmental Constraints

## **B. AFFH (Affirmatively Furthering Fair Housing)**

1. Tenant Protection

## **C. Special Needs Housing**

1. Seniors
2. Farmworkers
3. People with Disabilities
4. Homeless

## **D. Programs Aligned with State Law**



# Next Steps



# Next Steps

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- Joint BOS/PC Session – SE Policies & Programs (4/19)
- Public Release of Draft Housing & Safety Elements (with Programs and Policies) and EIR in Summer 2022

# Questions and Comments



# Closing Comments

