Housing & Safety Elements
Unincorporated Marin County

Community Workshop

September 22, 2021

Interpretación de idiomas
Ngon ngu phien dich

Select the globe icon to choose the language you want to listen to for this meeting.
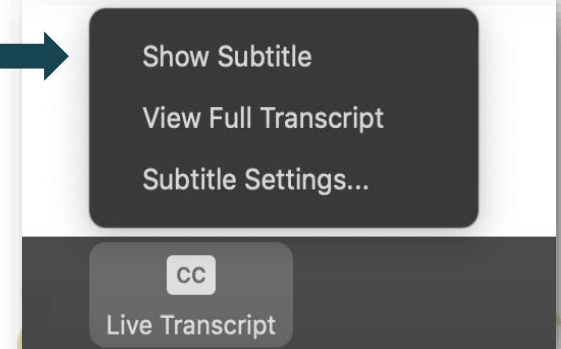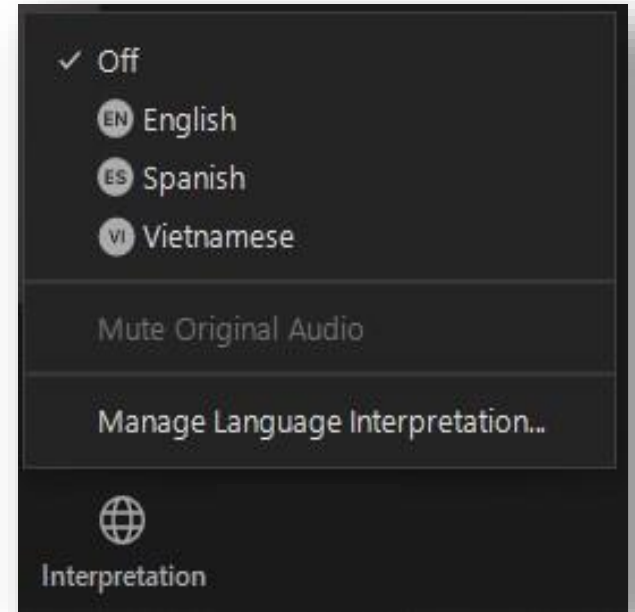
Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.

Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop.

For Closed Captioning, select this option...

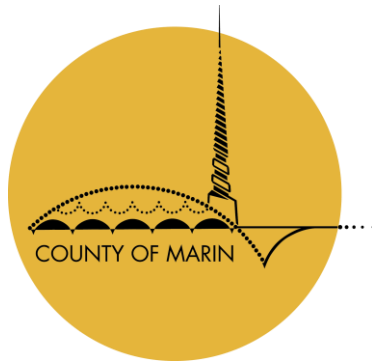*Para subtítulos, seleccione esta opción...*

Muon co phu de xin nhan vao day.

MARIN COUNTY

HOUSING & SAFETY ELEMENTS

Welcome
& Introduction

MARIN COUNTY
HOUSING
& SAFETY
ELEMENTS

Presenters and Facilitators

County Staff

Leelee Thomas (Housing)

Jillian Zeiger (Housing)

Aline Tanielian (Housing)

Liz Darby (Housing)

Leslie Lacko (Safety)

Tammy Taylor

Consultant Team – MIG/VTA

Veronica Tam

Barbara Beard

Joan Chaplick

Mark Hoffheimer

Scott Davidson

Laura Stetson

Myrna Ortiz

Ana Padilla

Agenda

- Agenda and meeting objectives
- Ground rules and opportunities for engagement
- What is the Housing Element?
  - Setting the Context - Housing in Unincorporated Marin
  - Q&A
  - Small Group Discussion & Report-outs
- What is the Safety Element?
  - Q&A
  - Large Group Discussion
- Next Steps and Closing Comments

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Workshop Goals

- **Inform the community about the planning process** for preparing the Housing and Safety Elements

- Provide an opportunity for community members to share their **issues and concerns**

- Hear **ideas and strategies** for responding to these issues and concerns

- Share information about **upcoming opportunities**

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Ground Rules

- **Respect others' opinions –** We are gathering input and expect to hear multiple viewpoints

- **Be respectful** when sharing comments in the chat or group sessions

- Speak from **your own perspective**, do not make assumptions.

- **Provide input** when directed during the meeting

- **One person speaks at a time**. Keep comments brief.

- **Technology happens** – Please be flexible and patient.

- **Please mute yourself** when you're not speaking.

- **Share your video** so we can stay visually connected.

- Remember: **This is just one meeting** in a longer process.

Zoom Tools - Funciones de Zoom
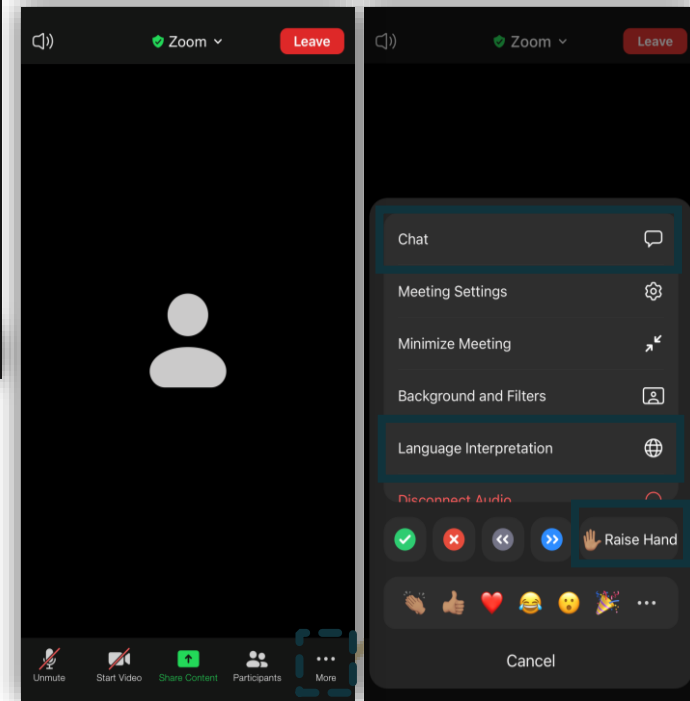
On your Computer | En su computadora
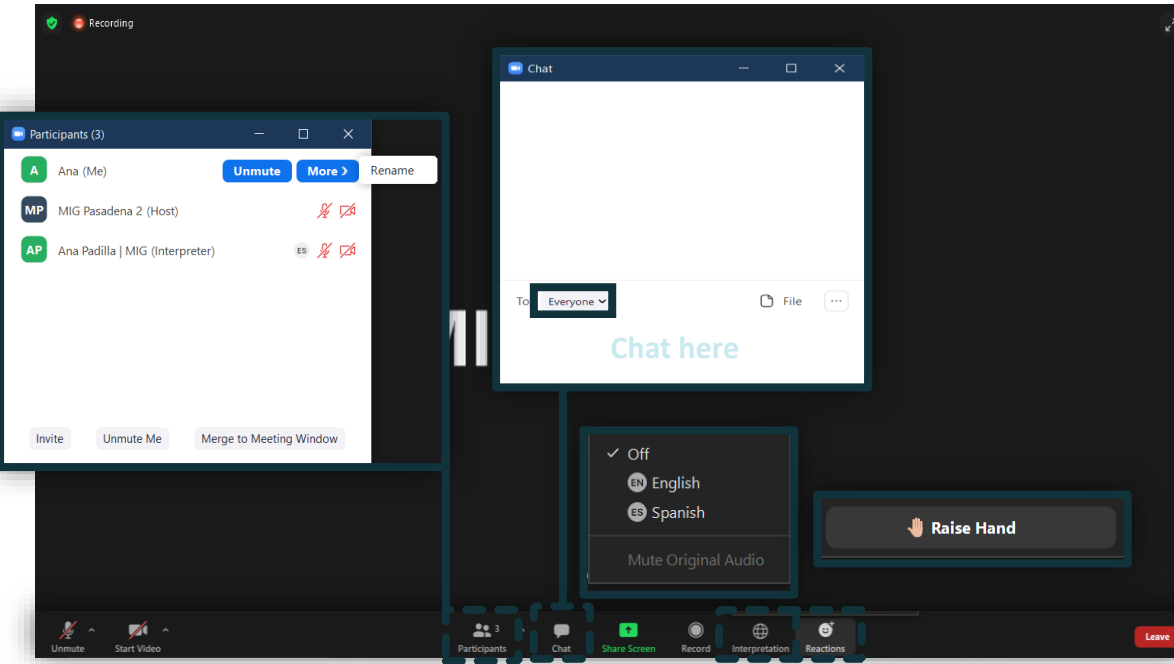
On your Phone | En su teléfono móvil

Ways to Engage

When directed by the facilitator, you can:

- Respond to polling questions
- Submit your comments and questions in the chat
- Share your comments verbally in small group discussions
- Provide feedback in the chat for large group discussions

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Polling Question #1

Where do you live?

- Unincorporated Marin County
- City within Marin County *(includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)*
- I do not live in Marin County

Polling Question #2

For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in.

- **West Marin**
- **Unincorporated San Rafael** (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- **Unincorporated Novato** (Black Point, Green Point, Atherton, Indian Valley)
- **Unincorporated Southern Marin** (Tam Junction, Marin City, Strawberry)
- **Unincorporated Central Marin** (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- **I do not live within unincorporated Marin County**
- **I don't know**

Polling Question #3

Do you work in Marin County?

- ○ Yes
- ○ No
- ○ I do not work (retired, unemployed, other)

Polling Question #4

How long have you lived in Marin County?

- Less than 1 year
- 1-5 years
- 5-10 years
- 10 + years
- I do not live in Marin County

Polling Question #5

What is your housing situation?

- I own my home
- I rent my home
- I live with family/friends (I do not own nor rent)
- Do not currently have permanent housing

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Polling Question #6

What is your age?

- Under 18
- 18-29
- 30-49
- 50-64
- 65+

Let's test the chat

Provide one word you use to describe living in Marin County.

Place your response in the chat.

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Housing Element Overview

What is a Housing Element?

- **Updated every eight years**

- **Required to be reviewed** by California Housing and Community Development Department (HCD)

- **Adoption deadline:** January 2023

- Housing Element for Marin County only covers the **unincorporated areas**

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Components of Housing Element

Housing Plan

Needs Assessment
- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Previous Accomplish-ments

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

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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 & 3% renters
- People with disabilities: 9% of residents
- Unhoused individuals: 172 people

Marin Population Changes Over Time, by Race/Ethnicity

Population by Race/ Ethnicity

— Marin White — Marin Latino — Marin Black — Marin Asian
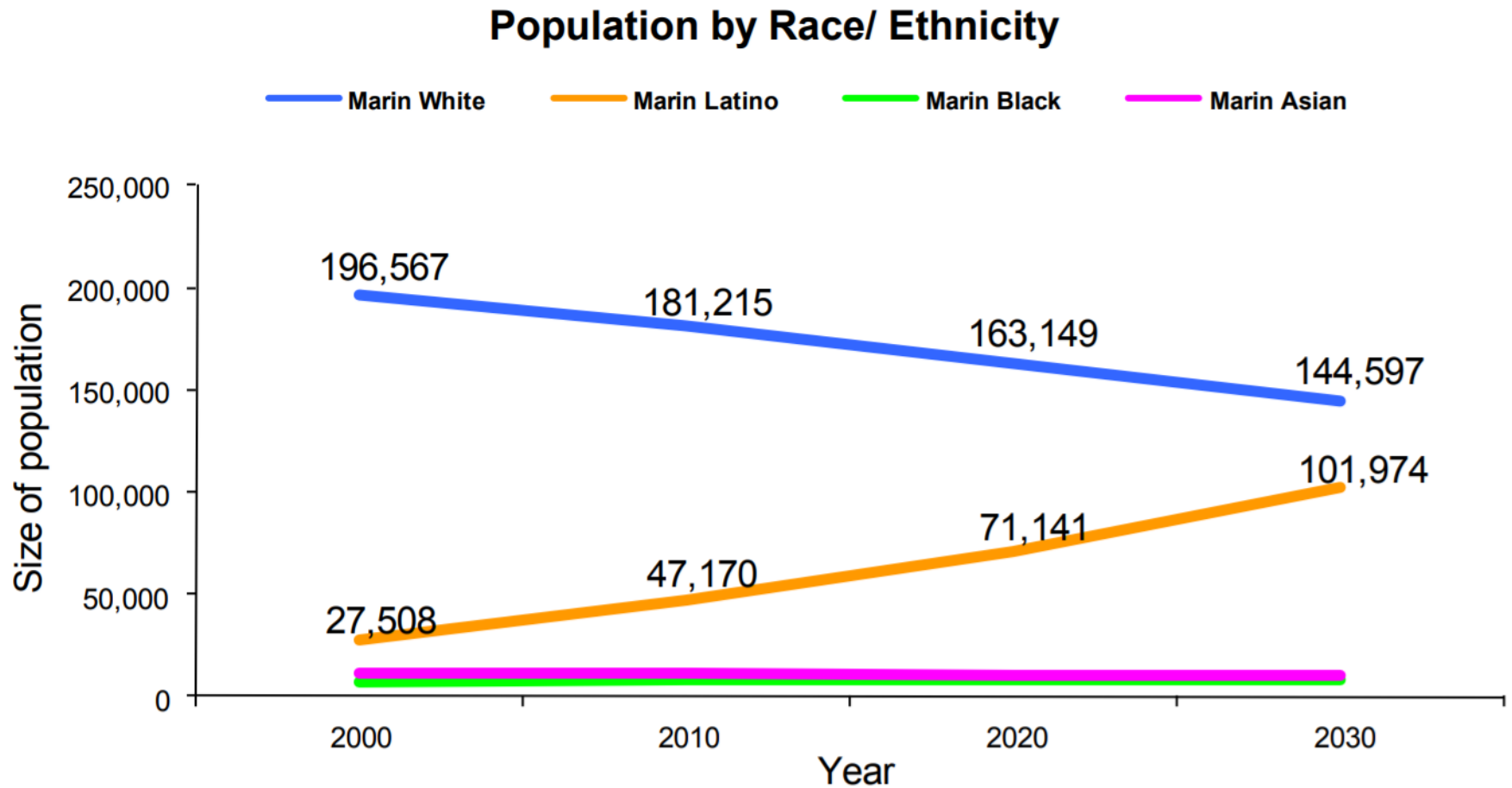
Source: Marin Health & Human Services - 2010 Marin County Data Summary: County of Marin Demographic Profile

Existing Housing Stock in Unincorporated Marin County
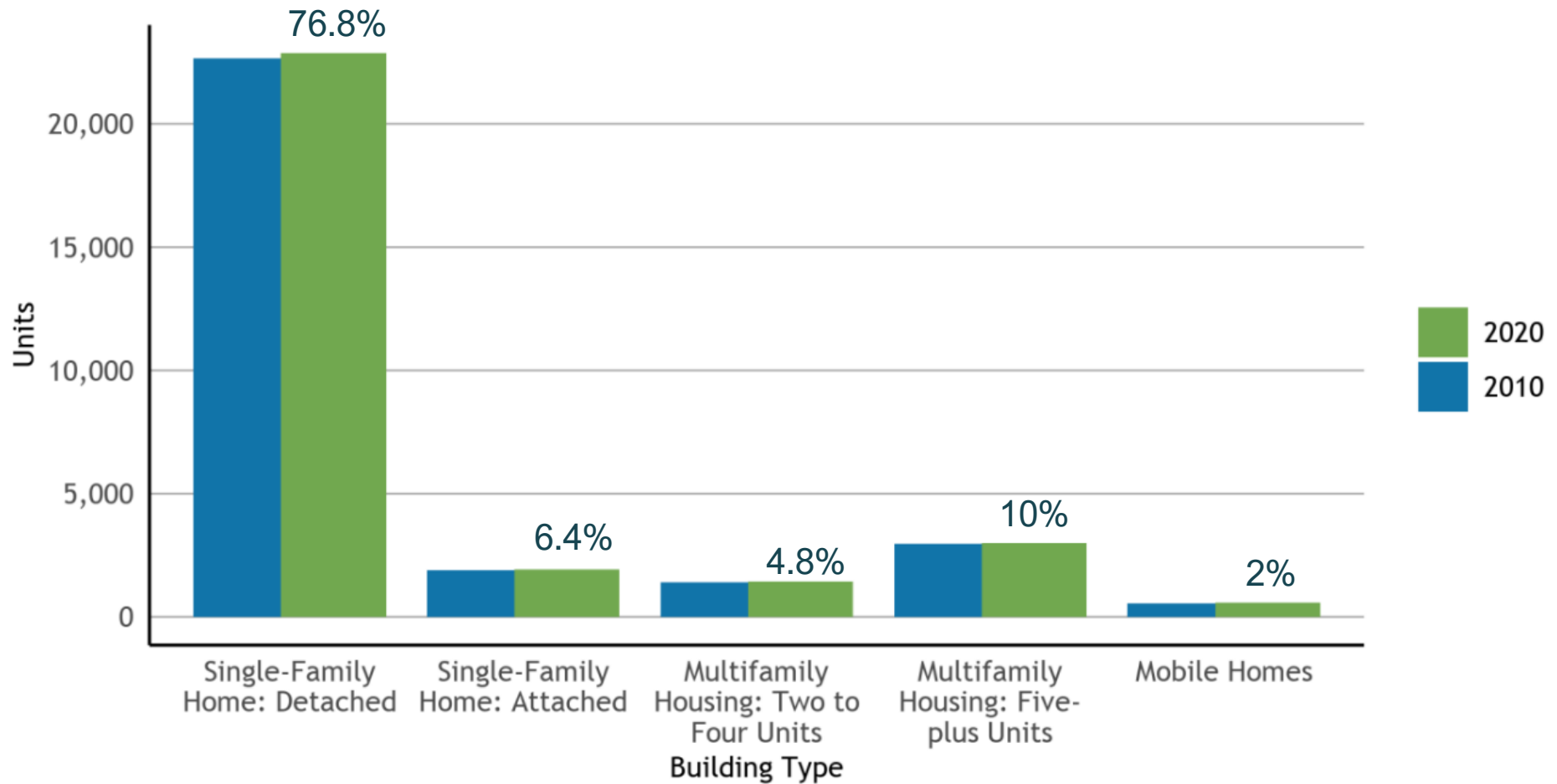
Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin

Tenure in Unincorporated Marin County

28%
Renter Households

Owner Households

72%

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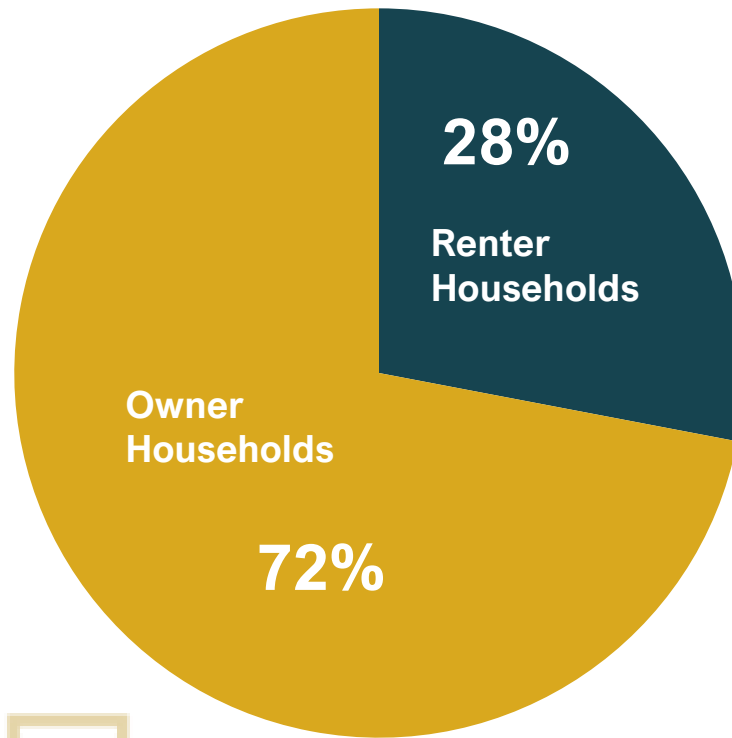
What is Affordable Housing?

- 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

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State Income Thresholds for Affordable Housing in Marin County

Income Level	1-Person	2-Person	3-Person	4-Person
Extremely Low 0-30% AMI	$38,400	$43,850	$49,350	$54,800
Very Low 31-50% AMI	$63,950	$73,100	$82,250	$91,350
Low 51-80% AMI	$102,450	$117,100	$131,750	$146,350
Moderate 81-120% AMI	$125,650	$143,600	$161,550	$179,500
Area Median Income	$104,700	$119,700	$134,650	$149,600

Source: CA HCD 2021 Income Limits

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Affordable Housing in Marin County

Affordable housing = 30% of household income

Example:
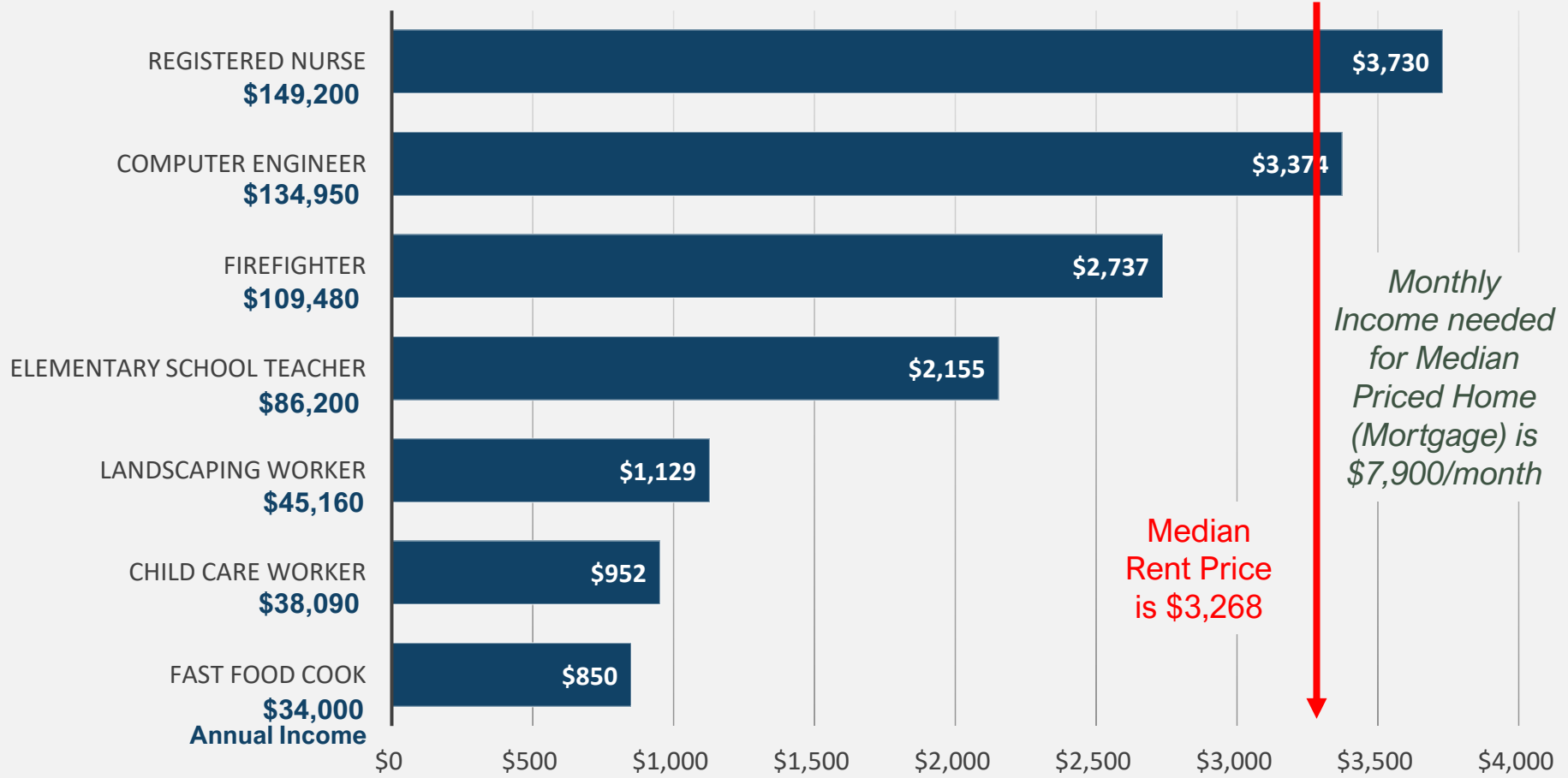
$146,350 x 30% = $43,905 / 12 months

**That is $3,658.75 per month
for affordable housing cost**

AMI = Area Median Income
Marin County AMI = $149,600 (family of 4)

Wage Scale in Marin County

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

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

What is the RHNA?

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

HCD determines RHNAs for each Council of Governments	→	RHNA for **Bay Area region**: 441,176 housing units	→	RHNA for all of **Marin County**: 14,210

Marin County has 3.2% of the Bay Area RHNA total. And unincorporated Marin has 25% of Marin County RHNA total.

For **Unincorporated Marin County**: 3,569 housing units

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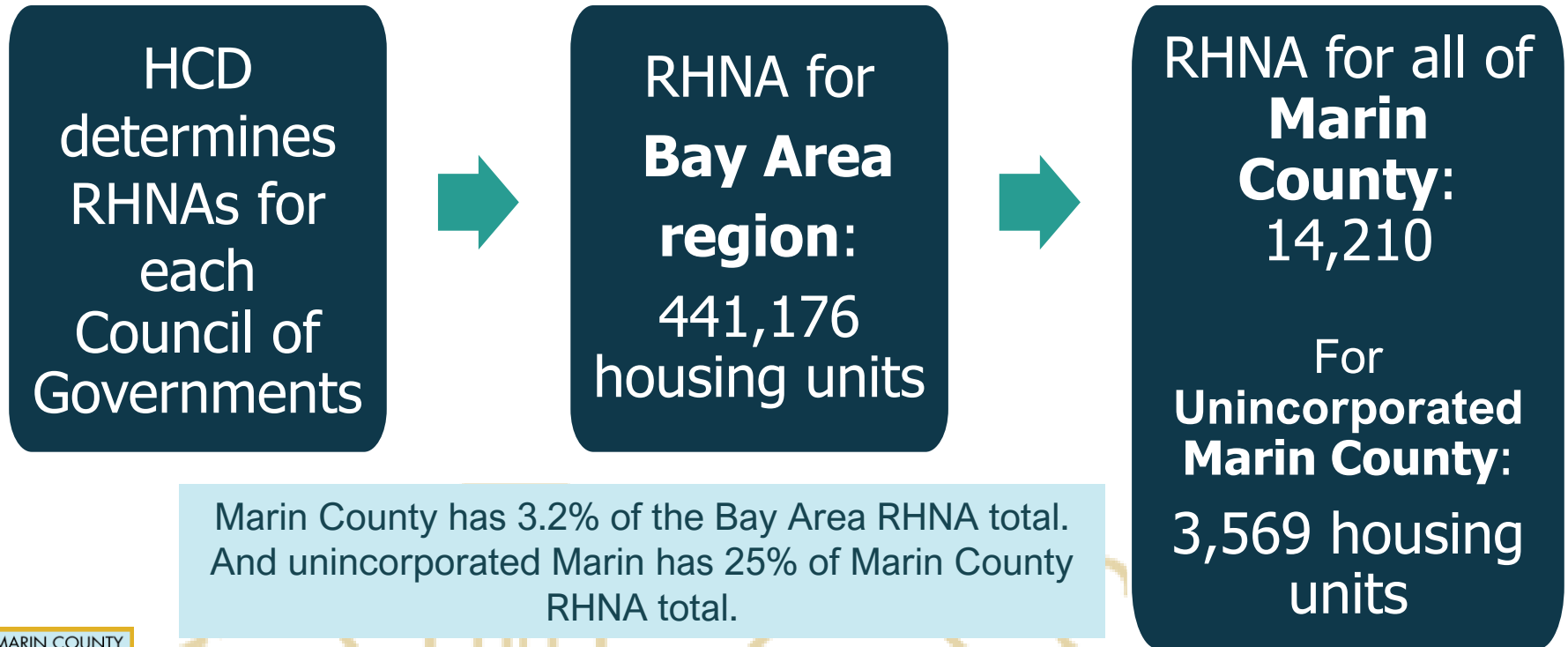
Draft RHNA by Income Group

Number of units for each Income Group to meet RHNA for 2023-2031.

The 2021 MFI for a family of four in Marin County is $149,600. Source: ABAG, 2021; CA HCD 2021 Income Limits

Income Group	% of AMI	Unincorporated Marin County 2023- 2031 RHNA	% Of Units
Very Low	<50%	1,100	31%
Low	50-80%	634	18%
Moderate	80-120%	512	14%
Above Moderate	120% +	1,323	37%
Total		*3,569*	

Source: ABAG, 2021

Meeting the RHNA

- Approved housing and mixed-used projects as of June 2022

- Projects in the application pipeline

- Potential sites
  - Vacant sites
  - Underutilized sites that could be developed
  - Accessory dwelling units
  - Infill sites

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Affirmatively Furthering Fair Housing (AFFH)

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.

AFFH Analysis Structure

- **Five Categories of Analysis**
  - Fair Housing Enforcement and Outreach
  - Integration and Segregation Patterns and Trends
  - Racially and Ethnically Concentrated Areas of Poverty
  - Disparities in Access to Opportunities
  - Disproportionate Housing Needs (including displacement)
- **Existing Conditions and Distribution of RHNA Sites**
- **Meaningful Actions**

Questions

- Please submit your questions through the chat.

Breakout Rooms

Breakout Rooms – 20 minutes

- Each group has a facilitator and note taker

- Please be respectful of others and differing viewpoints

- Use raise hands feature if you want to speak

- Participants will be asked to share:
  - Their **issues and concerns** related to housing in unincorporated Marin County
  - Their **ideas for meeting our housing needs**

- Facilitator will provide highlights when we return to the larger group

Group Reports

- Each facilitator will provide a 1-min summary of their group's comments

- Notes from each group will be reviewed and added to the meeting summary

- **Reminder:** There will continue to be opportunities for input in the upcoming months

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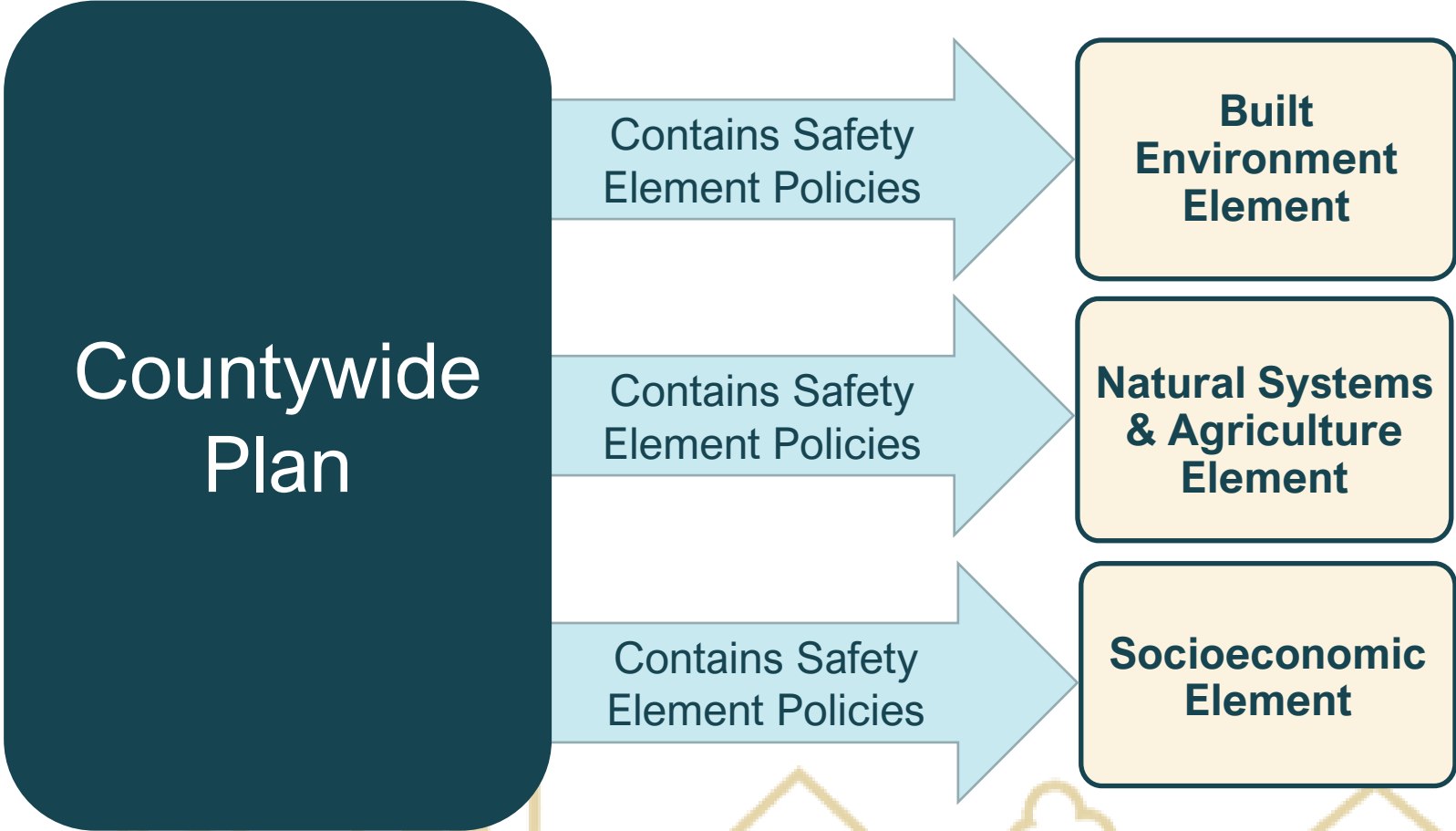HOUSING & SAFETY ELEMENTS

Safety Element Update

What is the Safety Element?

- The Safety Element contains the county's plans **to prepare for and protect the public from the harmful impacts of environmental hazards** like wildfire, flooding, landslides, sea level rise, drought, and extreme heat.

- The policies are included in the Marin Countywide Plan.

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Countywide Plan Elements

Countywide Plan → Contains Safety Element Policies → **Built Environment Element**

Countywide Plan → Contains Safety Element Policies → **Natural Systems & Agriculture Element**

Countywide Plan → Contains Safety Element Policies → **Socioeconomic Element**

Why update the Safety Element?

- Recent state law connects the update of the Housing Element with the update of the Safety Element

- Updates focus on climate change and resiliency planning

  - **Sea level rise, wildfire hazard, and extreme weather events**

- Resilient community and resilient housing go hand in hand

# Developing the Safety Element

Process for Developing the Safety Element

1. Start with existing recent work done by the County.

2. Prepare Vulnerability Assessment

3. Develop Safety Element and implementation programs

Vulnerability Assessment

A vulnerability assessment identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.

Tsunami

Flooding

Storm

Landslide

Climate Change

Wind

Wildfire

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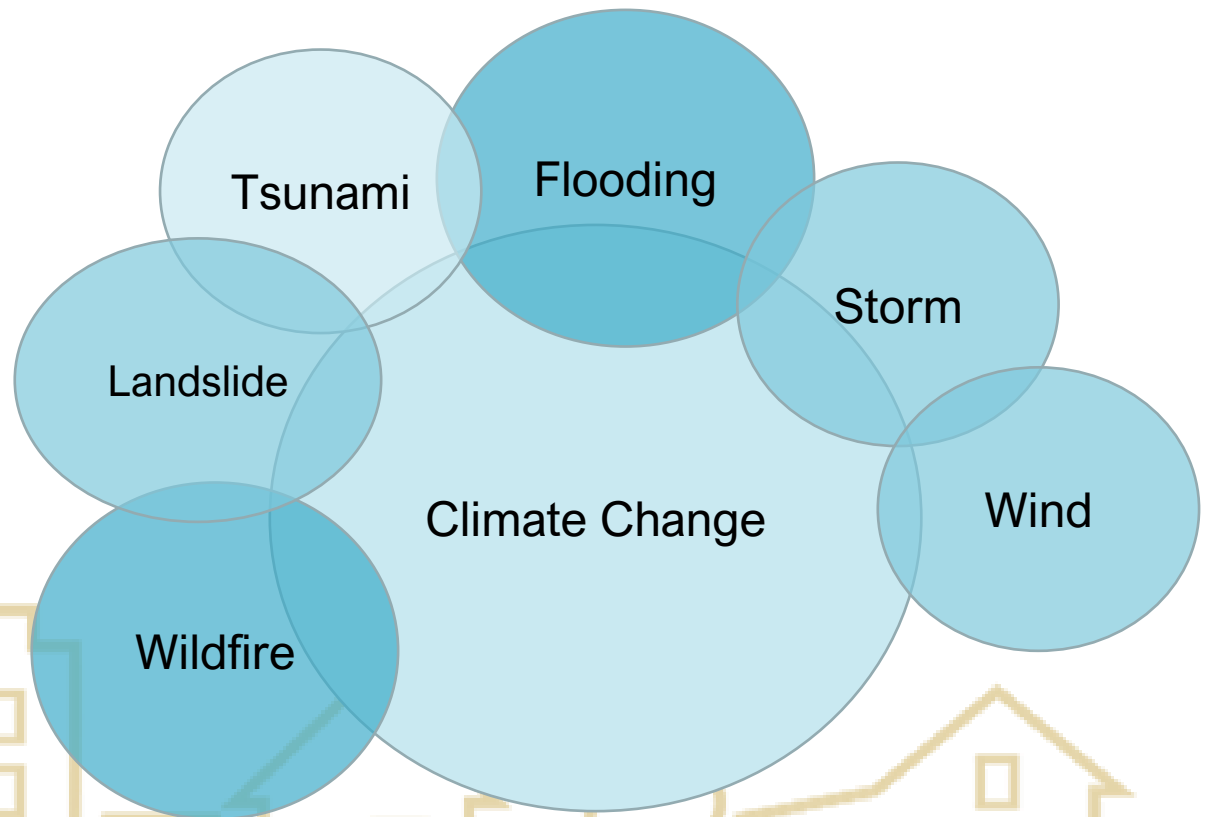
Questions

- Please submit your questions through the chat.

Discussion & Digital Whiteboard

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Discussion – 10 minutes

Discuss safety in the context of extreme weather and natural disasters.

- Issues & Concerns

- Solutions & Strategies

Please put your comments in the chat.

Next Steps

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Upcoming Opportunities for Input

Online and Print Survey

Increase the diversity of housing types in lower density residential zones

Consider-It Discussion Tool

More Community Workshops

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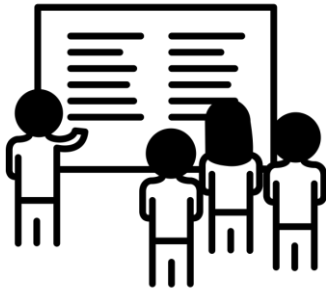# Upcoming Opportunities for Input

Online and Print Survey
– To be launched in October

Consider-It Discussion Tool
– To be launched in October

Community Workshop #2
– Early November TBD

Joint Planning Commission / Board of Supervisors Meeting
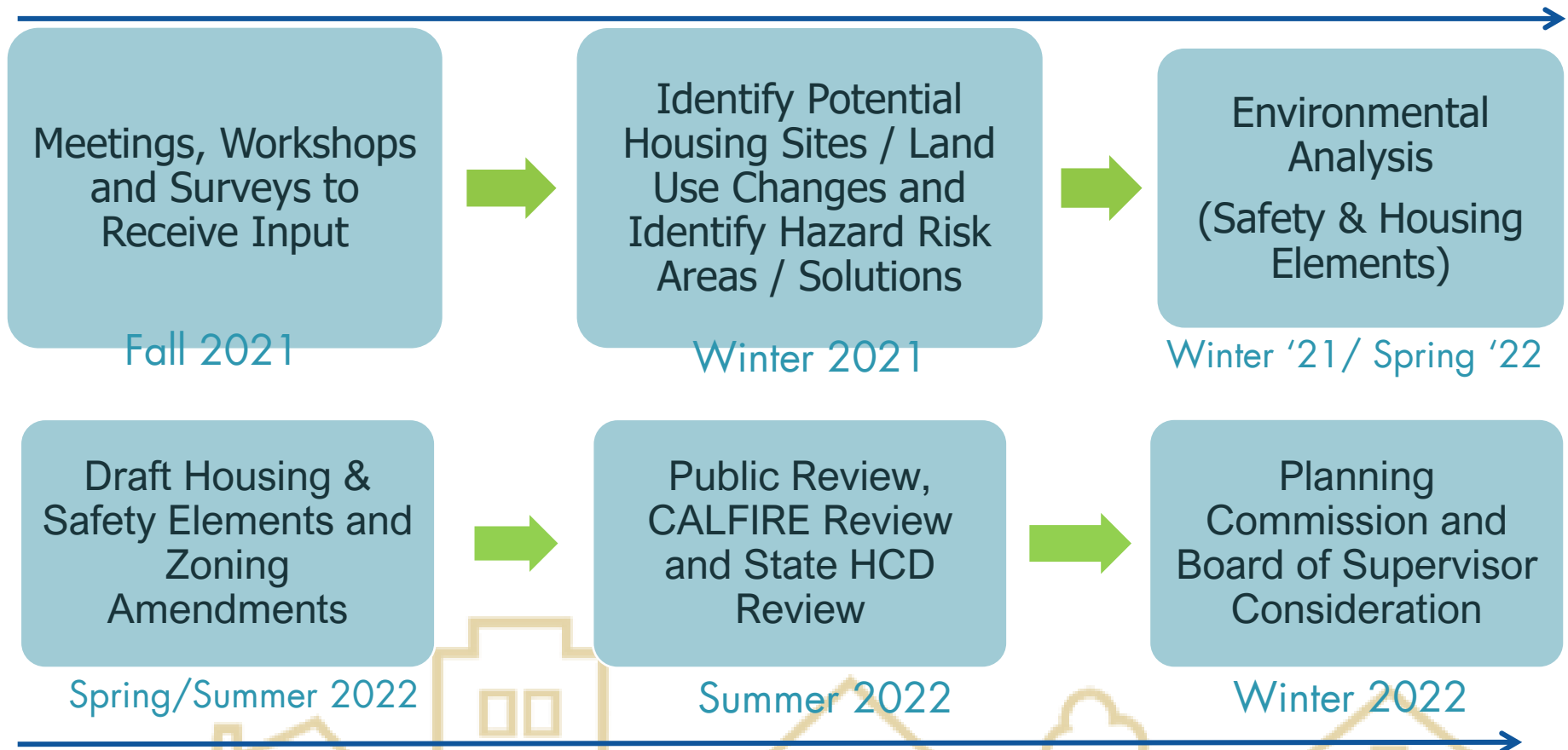– December 7, 2021

Get more information

Sign up for notification emails

www.MarinCounty.org/HousingSafetyElements

Timeline

Public Input

Meetings, Workshops and Surveys to Receive Input	Identify Potential Housing Sites / Land Use Changes and Identify Hazard Risk Areas / Solutions	Environmental Analysis (Safety & Housing Elements)
Fall 2021	Winter 2021	Winter '21/ Spring '22

Draft Housing & Safety Elements and Zoning Amendments	Public Review, CALFIRE Review and State HCD Review	Planning Commission and Board of Supervisor Consideration
Spring/Summer 2022	Summer 2022	Winter 2022

Public Input

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

Closing Comments

Marin RHNA Allocations for 2023-2031

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
MARIN COUNTY					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
Ross	34	20	16	41	111
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	**1,100**	**634**	**512**	**1,323**	**3,569**

Source: ABAG Draft RHNA Methodology Report 2023-2031