

Revised Draft Housing Element Update 6th Cycle 2023-2031

Marin Countywide Plan
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CHAPTER 1: INTRODUCTION

Housing Element Overview and Purpose

Overview

Marin County offers varied and attractive residential environments due to its unique combination of natural beauty and proximity to San Francisco. However, many low and moderate income households struggle to afford housing and are impacted by low vacancy rates, escalating housing prices and rents and limited availability of affordable housing options. Lack of affordable housing is consistently ranked as a major issue for residents.

State housing and planning laws require all California cities and counties include in their General Plan a housing element that establishes objectives, policies, and programs in response to community housing conditions and needs. The Housing Element is required to be updated periodically according to the statutory deadline set forth in the Government Code (Section 65580). This Housing Element update for the County of Marin represents the 6th update cycle, covering an eight-year planning period from January 31, 2023 through January 31, 2031. This Housing Element has been prepared to satisfy this mandate and local needs by evaluating and addressing housing needs in the unincorporated area of Marin County during the planning period.

The 2007 Marin Countywide Plan (the County's general plan), into which this Housing Element will be incorporated, is based on the principal of sustainability, which is defined as aligning our built environment and socioeconomic activities with the natural systems that support life. The Countywide Plan focuses on the principles of a sustainable community: Environment, Economy, and Equity. Consistent with this focus, the primary objective of the Marin County Housing Element is to plan equitably and environmentally sustainable communities by supplying housing affordable to the full range of our diverse community and workforce. The approach of this Housing Element is to focus on the following areas:

Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, designs and affordability levels.

Goal 3: Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Goal 4: Combat Housing Discrimination, Eliminate Racial Bias, Undo Historic Patterns of Segregation

Lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all local workers and current and future residents of Marin.

Purpose

The purpose of the Housing Element is to offer an adequate supply of decent, safe, and affordable housing for the unincorporated County residents, special needs populations, and workforce. The Housing Element assesses housing needs for all income groups and lays out a plan of actions to meeting these needs. Housing affordability in Marin County and in the Bay Area as a whole has become increasingly important as climate change issues are addressed. The built environment and commute patterns are major contributors to greenhouse gas emissions. The overall goal of the Housing Element is to present goals, objectives, policies, and actions to facilitate housing for existing and future needs.

The Housing Element is divided into five chapters:

Chapter 1: Introduction contains introductory material and an overview of State law requirements for housing elements

Chapter 2: Housing Needs Analysis contains an analysis of housing needs

Chapter 3: Housing Constraints contains a detailed analysis of governmental and non-governmental constraints to housing development

Chapter 4: Housing Resources summarizes the County resources in addressing housing needs, especially capacity for residential development

Chapter 5: Housing Plan contains housing goals and objectives, policies, and implementation programs.

In addition, several appendices provide technical details that supplement the information contained in the Housing Element:

Appendix A: Community Outreach provides a summary of the extensive community outreach efforts conducted

Appendix B: Review of the 2015 Housing Element

Appendix C: Sites Inventory

Appendix D: Affirmatively Furthering Fair Housing

Housing Element Law

Overview

Enacted in 1969, State housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

Unlike the other State-mandated general plan elements, the housing element is subject to detailed statutory requirements regarding its content, and is subject to mandatory review by the California Department of Housing and Community Development (HCD). The housing element must also be updated every eight years, unlike other general plan elements. According to State law, the statutory due date to update the housing element for the 2023-2031 planning period is January 31, 2023.

State law requires that the housing element contain the following information:

- An analysis of population and employment trends and documentation of projections and a quantification of the existing and projected housing needs for all income levels, including extremely low income households.
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential and actual governmental and non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels.
- An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and experiencing homelessness.
- An analysis of opportunities for energy conservation.
- An analysis of existing assisted housing developments that are eligible to change

from low-income housing uses during the next 10 years.

- A statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.

The housing element establishes an action plan that details the actions, or programs, that will implement the goals and policies. For each program, the action plan must identify the agency responsible and the timeframe for implementation. The County's housing objectives and primary areas of housing need are outlined in the four main goals of this Housing Element.

Preparation of the Housing Element Update

The housing element must identify community involvement and decision-making processes and techniques that constitute affirmative steps for obtaining input from all socioeconomic segments of the community, especially low income persons, as well as those historically excluded from decision making and households with special needs. A summary of the community outreach process and outcomes is provided in Appendix A of this Housing Element. Key findings include:

Housing Supply

- Increased need for affordable units and housing types beside single unit homes.
- Difficulties in finding and retaining housing, particularly for members of populations protected under fair housing laws¹.
- Prospect of leaving the County, for both renters and homeowners, to find housing that is affordable and meets household needs.

Infrastructure

- Limited infrastructure capacity to support more housing development.
- Insufficient clean water and septic infrastructure.
- Insufficient evacuation capacity and ingress/egress for emergency vehicles.
- Insufficient infrastructure for pedestrians and bicyclists.

In response to these comments, this Housing Element introduces programs to expand and preserve the County's affordable housing inventory, to create a diverse range of housing choices, and to mitigate infrastructure constraints.

¹ California fair housing laws prohibit discrimination *because of* race, color, national origin, religion, sex, familial status, disability/medical conditions, source of income, sexual orientation, marital status, age, immigration status, arbitrary characteristics and gender identity and expression.

Relationship of the Housing Element to Other Countywide Plan Elements

The Countywide Plan serves as the constitution for land use in the unincorporated portions of Marin County. This long-range planning document describes goals, policies, and programs to guide land use decision-making. State law requires a community's general plan to be internally consistent. This means that the housing element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall general plan, with consistency between it and the other general plan elements. Once the general plan is adopted, all development-related decisions in unincorporated areas must be consistent with the plan. If a development proposal is not consistent with the plan, the proposal must be revised or the plan itself must be amended. To maintain internal consistency, any proposed amendments to other elements of the general plan and to the development code are reviewed for consistency with the housing element in advance of adoption by the Board of Supervisors. If a proposed amendment is not consistent with the Housing Element, then the proposed amendment is revised or expanded as needed to maintain consistency.

The updated Countywide Plan is structured around the goal of building sustainable communities. Each of the three other elements in the Plan addresses sustainability: the Natural Systems and Agriculture Element, the Built Environment Element, and the Socioeconomic Element. The Marin Countywide Plan Update Guiding Principles related to housing are excerpted below.

- Supply housing affordable to the full range of our workforce and diverse community. We will provide and maintain well designed, energy efficient, diverse housing close to job centers, shopping, and transportation links. We will pursue innovative opportunities to finance senior, workforce, and special needs housing, promote infill development, and reuse and redevelop underutilized sites.
- Provide efficient and effective transportation. We will expand our public transportation systems to better connect jobs, housing, schools, shopping, and recreational facilities. We will provide affordable and convenient transportation alternatives that reduce our dependence on single occupancy vehicles, conserve resources, improve air quality, and reduce traffic congestion.
- Foster businesses that create economic, environmental, and social benefits. We will retain, expand, and attract a diversity of businesses that meet the needs of our residents and strengthen our economic base. We will partner with local employers to address transportation and housing needs.

There are over 20 community areas in the unincorporated area, all of which have adopted community or special area plans. These plans further detail the policies of the Countywide Plan as they pertain to specific areas. Policies contained in the community and special area plans, including those related to housing, must be consistent with those

in the Countywide Plan, and, by extension, its Housing Element. The following is a list of community and special area plans and the date of their last adopted/amended plan.

Black Point (2016)	Paradise Drive (1999)
Bolinas (1978)	Paradise Ranch Estates Restoration Plan (1981)
Bolinas Gridded Mesa (1984)	Point Reyes Station (2001)
Dillon Beach (1989)	Point San Quentin Village (1985)
East Shore (Tomales Bay) (1997)	Richardson Bay (1984)
Green Point (2016)	San Geronimo Valley (1997)
Indian Valley (2003)	Santa Venetia (2017)
Inverness Ridge (1983)	Strawberry (1973) (1982)
Kentfield/Greenbrae (1987)	Stinson Beach (1985)
Kent Woodlands (1995)	Tamalpais (1992)
Marin City (1992)	Tomales (1997)
Muir Beach (1972)	

Many of these existing plans contains goals, policies, and programs that are not consistent with the Countywide Plan (CWP). When inconsistencies exist, the CWP prevails. Concurrent with the Housing Element update, the CWP Land Use and Safety Elements are also being amended to designate additional areas for residential development and to address new State law requirements. In the future, as other elements of the CWP are being updated, the County will review the Housing Element for internal consistency.

Public Participation

The County implemented a comprehensive public participation program to obtain input from all socioeconomic segments of the unincorporated County, with a focus on including people of color and special needs populations. A detailed summary of the public participation program and outcomes is provided in Appendix A. In direct response to public input received during the development of the Draft Housing Element, these new programs have been included in the 2023-2031 Housing Element (see

Section 5: Housing Plan):

- Program 5: SB 9 Mapping Tool
- Program 7: Religious and Institutional Facility Housing Overlay
- Program 17: Housing for Seniors
- Program 18: Short-Term Rentals
- Program 31: Tenant Protection Strategies
- Program 33: Community Engagement

The Draft Housing Element [was](#) available for public review [on](#) June 2, 2022. On June 14, 2022, a joint session was conducted with the Board of Supervisors and Planning Commission to review the Draft Housing Element and to receive public input.

During the 30-day public review of the Draft Housing Element, the County received comments from residents, property owners, and the following agencies and organizations with an interest in housing:

- Age Forward
- Canal Alliance
- Community Action Marin
- Community Land Trust of West Marin (CLAM)
- Early Care and Education
- Fair Housing Advocates of Northern California
- Habitat for Humanity Greater San Francisco
- Housing Crisis Action
- Legal Aid of Marin
- Marin Conservation League
- Marin Organizing Committee
- North Marin Community Services

A detailed summary of public comments received during the 30-day review of the Draft Housing Element is available on the County's website. Below is a brief summary of comments received and the County's responses.

[The Draft Housing Element was submitted to HCD on July 19, 2022, and the County received HCD's comments on October 17, 2022. This Draft Housing Element was revised to address HCD comments.](#)

Table H-1.1: Summary of Comments and Responses

Comment Theme	Responses
<p>Concerns relating to the Regional Housing Needs Assessment (RHNA).</p>	<p>RHNA is a State mandate and the County must comply with State law by planning for the full RHNA.</p> <p>Program 33: Community Engagement has been expanded to include a component to educate the public about the need for and benefits of additional housing.</p>
<p>Concerns relating to environmental and infrastructure constraints such as fire hazards, traffic, schools, recreation, and septic and water use.</p>	<p>Development of the sites inventory for RHNA took into consideration potential environmental and infrastructure constraints. As part of the EIR being prepared for the Housing and Safety Elements, the County <u>has addressed</u> these issues and <u>identified</u> mitigation measures as appropriate.</p> <p>The Housing Element also includes programs to address water and sewer capacity (see Program 11: Water Availability and Program 12: Septic for Multi-Unit Housing).</p>
<p>Additional housing opportunities, especially affordable housing at locations along transit corridors. Stronger emphasis should be placed on extremely low income households, and housing appropriate for families with children.</p>	<p>Development of the sites inventory took into consideration declining retail uses and access to transit. The Housing Element also proposes a number of programs to enhance housing affordability:</p> <ul style="list-style-type: none"> ▪ Program 15: Housing for Farmworkers and Hospitality Workers ▪ Program 16: Project Homekey ▪ Program 17: Housing for Seniors ▪ Program 24: Inclusionary Housing ▪ Program 25: Incentives for Affordable Housing ▪ Program 26: Below Market Rate (BMR) Homeownership Program ▪ Program 27: Community Land Trust ▪ Program 28: Affordable Housing Funding Sources <p>Most programs that benefit lower income households include extremely low income households. Program 25: Incentives for Affordable Housing has been revised to encourage housing with child care facilities. Several programs also aim to assist seniors to age in place or age in community. These included:</p> <ul style="list-style-type: none"> ▪ Program 13: Reasonable Accommodation ▪ Program 14: Universal Design and Visitability ▪ Program 17: Housing for Seniors

Table H-1.1: Summary of Comments and Responses

Comment Theme	Responses
	<ul style="list-style-type: none"> ▪ Program 21: Rehabilitation Assistance
Facilitate the development of housing for the education workforce.	Program 7: Religious and Institutional Facility Housing Overlay address housing on school and hospital properties.
Specific property owners <u>and members of the public</u> commented on the intention to continue the existing uses.	The County <u>adjusted</u> the sites inventory to reflect comments on specific sites and to provide supplemental information requested, as feasible.
Strengthen the efforts to enhance affordability by reducing risk and costs of development; using land efficiently; upzoning additional properties; expanding scope of by-right approval; and removing discriminatory language in zoning and land use policies, etc.	<p>All these efforts are included in the Draft Housing Element. Specific programs include:</p> <ul style="list-style-type: none"> ▪ Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss ▪ Program 2: By Right Approval ▪ Program 4: Accessory Dwelling Units ▪ Program 5: SB 9 Mapping Tool ▪ Program 6: Efficient Use of Multi-Unit Land ▪ Program 7: Religious and Institutional Facility Housing Overlay ▪ Program 32: Comprehensive Review of Zoning and Planning Policies <p>Program 6: Efficient Use of Multi-Unit Land <u>was</u> revised to specify the rounding up to the whole number in calculating density.</p>
Accessory Dwelling Units represent an important source for affordable housing. Pre-approved plans can save pre-development costs for homeowners. In affluent communities, ADUs are often not occupied as housing units.	<p>Program 4: Accessory Dwelling Units <u>was</u> revised to include an action to develop pre-approved plans.</p> <p>Program 4: Accessory Dwelling Units and Program 19: Vacant Home Tax <u>were</u> revised to include actions related to encouraging the use of ADUs as housing units.</p>
Affordable homeownership offers unique intergenerational and community benefits and helps bridge the growing racial wealth gap. The County should set a meaningful target for affordable homeownership opportunities.	<p>Program 25: Incentives for Affordable Housing, which works hand-in-hand with Program 28: Affordable Housing Funding Sources, <u>was</u> revised to a goal of 300 affordable units to lower income households.</p> <p>Program 26: Below Market Rate (BMR) Homeownership <u>was</u> revised to include a component to pursue additional funding to assist with homeownership.</p>

Table H-1.1: Summary of Comments and Responses

Comment Theme	Responses
<p>Tenant protection policies should be strengthened, and fair housing related actions should be moved up in timeline.</p>	<p>Program 31: Tenant Protection Strategies has been expanded to include specific actions to the extent feasible. Timeline for Program 32: Comprehensive Review of Zoning and Planning Policies has been moved up. Program 33: Community Engagement has been expanded to include a regional collaboration component.</p>
<p>Expand SB 9 to the coastal zone.</p>	<p>Program 5: SB 9 Mapping Tool has been expanded to assess the feasibility of applying SB 9 within the coastal zone. The timing for the program has also been moved up.</p>

CHAPTER 2: HOUSING NEEDS ANALYSIS

Overview of Marin County

Marin County is located immediately north of San Francisco, across the Golden Gate Bridge. The County encompasses 606 square miles and is home to 257,774 residents¹. Most of the population lives along the County's urban east side, primarily in the County's 11 incorporated cities and towns. The City of San Rafael is the County seat.

Marin County's population is primarily affluent, educated, and relatively racially homogenous. Data for 2019 (represented 2015-2019 ACS estimates) shows that White residents make up more than three-fourths of the unincorporated County population. The balance of the population is as follows: Hispanics comprise 10%, Asian and Pacific Islanders account for 5.5%, African Americans make up 3% and residents that are another race or two or more races total 5%. The 2021 median household income is \$149,600, 1.7 times the median household income for California as a whole.² Marin County has one of the highest median household incomes among California's 58 counties.³ While Marin is a wealthy county overall, it is also home to populations impacted by the high cost of living. According to the Insight Center, the cost of basic expenses rose by 16% between 2018 and 2021.^{4,5} The Insight Center also reported that 37% of households in the County did not get paid enough compared to the cost of living, despite recent increases to minimum wage. The high cost of living in Marin County, in conjunction with the continued rising costs of other basic necessities, has resulted in the inability of many working families to meet their basic housing, food, and childcare needs.

Overview of Unincorporated Marin County

This section of the Housing Element evaluates and addresses housing needs in the unincorporated areas of Marin County for the 2023-2031 planning period. Given the large geographic areas covered by the unincorporated County, data is presented for the entire unincorporated County area as well as for 11 communities within the

¹ California Department of Finance, E-5 series, 2021.

² California Department of Housing and Community Development (HCD). Median household income in California is \$90,100 (HCD 2021: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>)

³ California Department of Housing and Community Development (HCD).

⁴ Insight Center; The Cost of Being California in 2021- Bay Area Key Findings: Marin County.

⁵ <https://insightccd.org/the-cost-of-being-californian-marin-county-fact-sheet/> According to the Insight Center's Family Needs Calculator, "Basic Needs" include the cost of housing, food, childcare, health care, transportation, and taxes—without accounting for public or private assistance.

⁵ For Marin County households with two adults, one school-age child, and a preschooler.

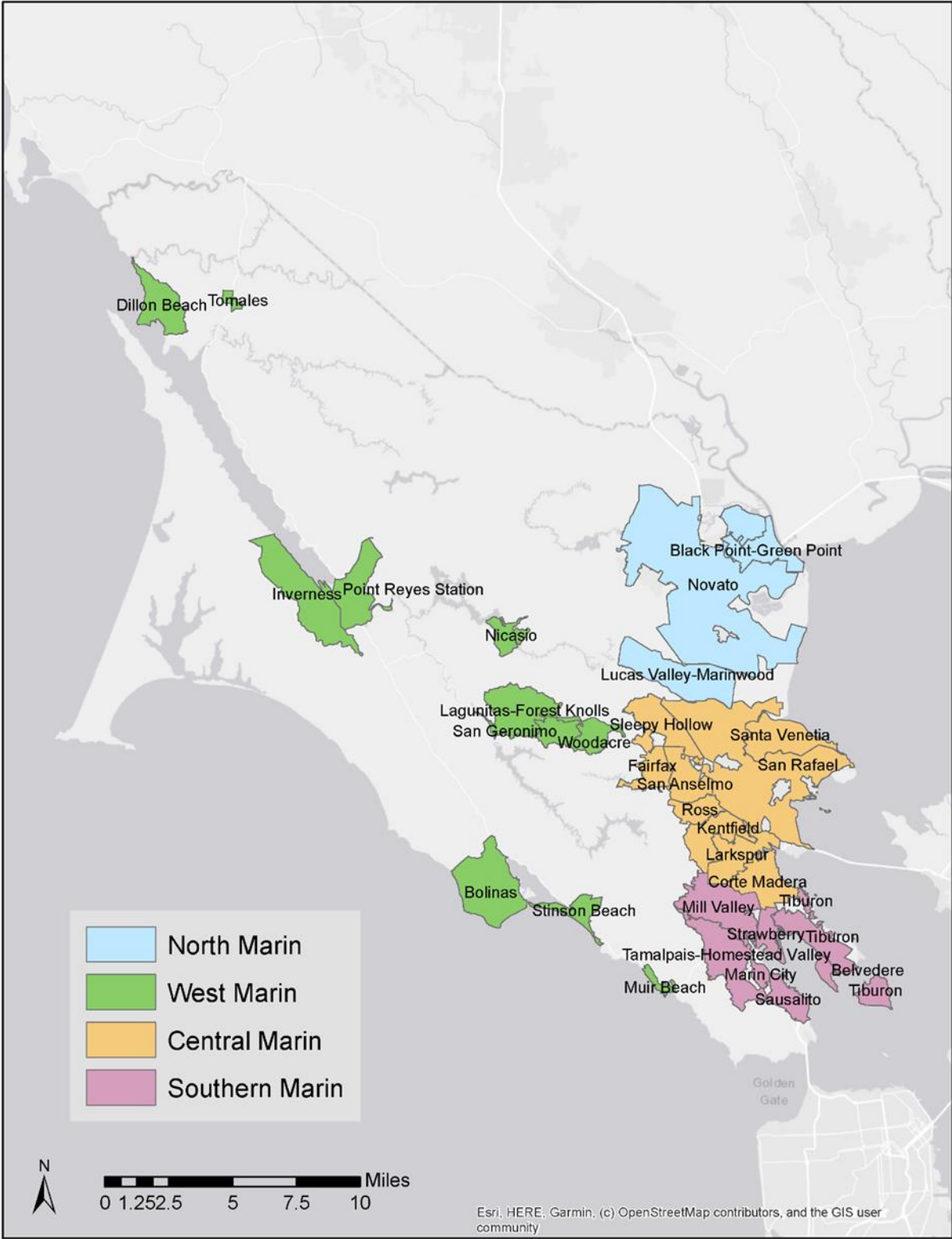
unincorporated areas. Each community is made up of the following Census Designated Places (CDP):

Table H-2.1: Marin Unincorporated County Communities

Community Name	CDPs included
Black Point-Green Point	Black Point – Green Point
Northern Coastal West Marin	Dillon Beach, Tomales
Central Coastal West Marin	Point Reyes, Inverness
The San Geronimo Valley	Nicasio, San Geronimo Valley, Woodacre, Lagunitas-Forest Knolls
Southern Coastal West Marin	Stinson Beach, Bolinas, Muir Beach
Marinwood/Lucas Valley	Lucas Valley, Marinwood
Santa Venetia/Los Ranchitos	Santa Venetia
Kentfield/Greenbrae	Kentfield
Strawberry	Strawberry
Tam Valley	Tamalpais-Homestead Valley
Marin City	Marin City

Figure II-1 shows the locations of the unincorporated County’s 11 communities. The communities are divided into north, west, central and southern geographical areas.

Figure H-2.1: Marin Communities



Sources of Information

The County used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics
 - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS)
- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and American Community Survey (ACS)
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI)
- Marin County 2020-2024 Consolidated Plan
- California Department of Finance, E-5 Series Population and Housing Estimates.

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population taken over the course of the whole year. Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the first source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2014-2019 ACS reports are cited more frequently, and 2013-2017 CHAS estimates were used.

The County also used findings and data from a variety of locally gathered and available information, such as a surveys, local history and community outreach responses. This information was included as local context throughout this chapter.

Regional Housing Need Allocation

The Regional Housing Needs Allocation (RHNA) is a critical part of State housing element law (Government Code Section 65580). The process for determining the RHNA is briefly described below⁶:

- The State Department of Housing and Community Development uses a California Department of Finance growth projection and other factors to determine the number of housing units that are needed statewide over an eight-year planning period (for Marin County and other Bay Area jurisdictions, this time period is years 2023-2031).
- This statewide housing unit number (called the Regional Housing Needs Determination, or RHND), is divided into regions. Marin County is located within the Association of Bay Area Governments (ABAG) region.
- ABAG is responsible for creating a methodology to distribute the RHND among all of its cities and counties. Each jurisdiction's housing unit number is called the Regional Housing Needs Allocation (RHNA).
- The RHNA is the number of units that a jurisdiction must plan for in the Housing Element update. The units are divided into four different categories based on median income: very low (earn <50% of the area median income), low (earn between 51% and 80% of the area median income), moderate (earn between 81% and 120% of the area median income) and above moderate (earn 121% or more of the area median income). These categories are explained and examined in greater detail later in this section.

Almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last housing element cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

[Table H-2.2](#) illustrates the unincorporated area of Marin County's RHNA by income category for the 2023-2031 planning period. Per State law, local jurisdictions are also required to provide an estimate for their projected extremely low income households (those earning 30% or less of the area median income). Jurisdictions can use half of their very low income RHNA allocation to make this projection. Therefore, unincorporated Marin County is dividing the very low income allocation of 1,100 units in half to meet this state requirement.

⁶ ABAG/MTC Staff and Baird + Driskell Community Planning; Housing Needs Data Report: Unincorporated Marin.; April 2, 2021.

Table H-2.2: Housing Need by Income Category, Unincorporated Marin County

Extremely Low (0-30% AMI)	Very Low (30-50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (121%+ AMI)	Total RHNA
550	550	634	512	1,323	3,569

Source: Association of Bay Area Governments; Final Regional Housing Needs Allocation (RHNA) Methodology and Draft Allocations:

https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_2023-2031_Draft_RHNA_Plan.pdf

Population Trends

In 2021, Marin County's total population was 257,774, 66,888 of whom lived within unincorporated areas.⁷ The total population of unincorporated Marin County decreased by 539 between 2010 and 2021 (Table H-2.3). While population in both the unincorporated County and the County grew in the first half of the 2010s, since 2017 the population has decreased in both areas, with the most significant drop occurring in the most recent year (Table H-2.4). Between 2020 and 2021, the population in the unincorporated County decreased by 2.6%, over twice as much as in the County as whole (1.2%). The Association Bay Area of Governments (ABAG) projects that the population in the unincorporated County will grow by only 2% in the next two decades. Tam Valley, Kentfield/Greenbrae, and the Marinwood/Lucas Valley communities are the most populous areas within the unincorporated County (Table H-2.5).

Despite these population projections, according to ABAG, housing production has not kept up with demand for several decades in the Bay Area, including Marin, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In unincorporated Marin County, the largest proportion of the housing stock was built from 1960 to 1979, with 10,258 units constructed during this period (see Table H-2.18 Table H-2.18:). Since 2010, 1.2% of the current housing stock was built, which equates to 360 units. In addition, as described later in this chapter, finding housing in the unincorporated County is impacted by: (1) the number of housing units used as vacation homes or short-term rentals, (2) high housing costs and lack of diverse housing typologies. A majority of housing units in Marin County are detached houses. As mentioned above, almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last housing element cycle,

⁷ California Department of Finance, E-5 series, 2021.

primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

Table H-2.3: Population Growth Trends, Unincorporated County

Year	Population	Number	% Change Projected
2010	67,427	N/A	N/A
2021	66,888	-539	-0.8%
2030*	66,870	-18	0.0%
2040*	68,265	1,395	2.1%

Source: California Department of Finance, E-5 series, 2010 and 2021. *Association of Bay Area Governments (ABAG) Plan Bay Area Projections 2040, November 2018.

Table H-2.4: Population Growth Trends - Unincorporated Marin County and Marin County

Year	Unincorporated Marin	% Change	Marin County	% Change from previous year
2010	67,427	---	252,409	---
2011	68,172	1.1%	254,428	0.8%
2012	68,202	0.0%	256,662	0.9%
2013	68,069	-0.2%	258,133	0.6%
2014	68,831	1.1%	261,001	1.1%
2015	69,275	0.6%	262,743	0.7%
2016	69,152	-0.2%	263,327	0.2%
2017	69,098	-0.1%	263,018	-0.1%
2018	68,942	-0.2%	262,652	-0.1%
2019	68,902	-0.1%	262,240	-0.2%
2020	68,659	-0.4%	260,831	-0.5%
2021	66,888	-2.6%	257,774	-1.2%

Source: California Department of Finance, E-5 series, 2010-2021.

Table H-2.5: Population by Unincorporated County Community

Community	Population	% of Unincorporated County
Black Point-Green Point	1,622	2.4%
Northern Coastal West Marin	445	0.6%
Central Coastal West Marin	1,385	2.0%
The San Geronimo Valley	3,412	5.0%
Southern Coastal West Marin	2,010	2.9%
Marinwood/Lucas Valley	6,686	9.7%
Santa Venetia/Los Ranchitos	4,474	6.5%
Kentfield/Greenbrae	7,020	10.2%
Strawberry	5,527	8.0%
Tam Valley	11,689	17.0%
Marin City	3,126	4.5%
Unincorporated County	68,902	100.0%

Source: American Community Survey (ACS), 2015-2019 5 Year Estimates. California Department of Finance, E-5 series.

Note: ACS 2019 data is the most recent data available by Census Designated Place (CDP), which is needed to calculate the population by community.

Age

The distribution of age groups in a community shapes what types of housing the community may need in the near future. An increase in the older population may signal a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. Ageing in place or downsizing to stay within a community has become a growing trend, which can illustrate the need for more multi-family and accessible units. In unincorporated Marin County, the median age in 2000 was 41.1; by 2019, this figure had increased to 47 years.

The proportion of population by age group in unincorporated Marin County is similar to the County as a whole, but with a slightly higher percentage of people 45 years old and over (54% in unincorporated Marin County area, 53% in the overall County). According to 2019 American Community Survey (ACS) data, 22% of the unincorporated County's

population is age 65 or older. The data also illustrates disparities in geography by age group. For example, more than a third of the population in Central Coastal West Marin, The San Geronimo Valley, Southern Coastal West Marin is over 65 years old.

Additionally, Central Coastal West Marin and Southern Coastal West Marin have the lowest proportion of people under the age of 24, 9% and 11% , respectively. By contrast, in Marinwood/Lucas Valley, Kentfield Greenbrae, Tam Valley, and Marin City, about a third of the population is younger than 24.

Table H-2.6: Population by Age

Community	Under 18	18-24	25-44	45-65	65+	Total	Median Age
Black Point- Green Point	8.0%	12.5%	11.3%	38.3%	29.8%	1,622	56.1
Northern Costal West Marin	19.6%	3.4%	28.3%	26.3%	22.5%	445	50.6
Central Coastal West Marin	5.9%	3.2%	10.7%	32.4%	47.7%	1,385	64.8
The San Geronimo Valley	19.0%	1.1%	20.9%	28.5%	30.6%	3,412	49.0
Southern Coastal West Marin	9.8%	1.3%	19.7%	27.0%	42.3%	2,010	58.3
Marinwood/Lucas Valley	24.2%	4.9%	17.1%	31.1%	22.7%	6,686	47.8
Santa Venetia/ Los Ranchitos	16.0%	9.0%	18.9%	31.5%	24.6%	4,474	49.6
Kentfield/ Greenbrae	25.5%	7.0%	16.7%	30.1%	20.7%	7,020	45.4
Strawberry	20.1%	10.8%	18.2%	31.6%	19.3%	5,527	45.5
Tam Valley	23.7%	5.0%	17.5%	34.5%	19.3%	11,689	47.1
Marin City	27.7%	4.0%	28.3%	30.1%	9.8%	3,126	36.0
Unincorporated County	19.8%	6.7%	19.5%	31.8%	22.2%	68,252	47.0
Marin County	20.2%	6.5%	20.6%	31.0%	21.6%	259,943	46.8

Median age is calculated as the average of median ages among CDPs that form a community.

Source: American Community Survey (ACS), 2015-2019 5 Year Estimates. Table B01001; Association of Bay Area Governments (ABAG) Housing Needs Data Packet: Marin County, 2021.

Note: Please refer to Table II-1 and Figure II-1 for the census designated places included in the unincorporated communities.

Race/Ethnicity

Understanding the racial makeup of a community and region is important for designing and implementing effective housing policies and programs that respond to specific needs and barriers. Disparities in wealth and housing are shaped by both market factors and historic government actions such as exclusionary zoning, discriminatory lending practices, and displacement of more vulnerable communities, such as communities of color, that continues today. Since 2000, the percentage of residents in unincorporated Marin County identifying as White has decreased and the percentage of residents of all other races and ethnicities has increased—by 5.3 percentage points. In absolute terms, the Other Race, Non-Hispanic population increased the most, while the White, Non-Hispanic population decreased the most.

Table H-2.7: Population by Race, Unincorporated Marin County, 2000-2019

Race	2000	2010	2019
American Indian or Alaska Native	0.4%	0.3%	0.3%
Asian / API	4.2%	5.0%	5.5%
Black or African American	6.3%	5.3%	3.0%
White, Non-Hispanic	81.3%	76.7%	76.0%
Other Race	0.4%	3.3%	5.0%
Hispanic or Latinx	7.5%	9.4%	10.3%
Total Population	67,192	67,427	68,252

Note:

- Data for 2019 represents 2015-2019 ACS estimates.

-The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this table, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

“Other race” refers to persons that identified as, some other race or two or more races but not Hispanic/Latinx

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

In the unincorporated area, Marin City has the largest proportion of Hispanic residents, 25%, significantly greater than all the unincorporated County areas (10%) and Marin County as a whole (16%). The communities of Northern Coastal West Marin, the San Geronimo Valley, and Marinwood/Lucas Valley have a Hispanic population representing 10 to 13% of the total population while the percentage of Hispanic residents in all other communities is less than 10% of the total population.

Marin City, a historic African American enclave, is also home to the County’s largest Black/African American population, at 22%, and is considerably higher than any other community in Marin County. The community has experienced significant gentrification pressures and displacement of Black/African American residents. Since 2010, Marin City’s Black/African American decreased by half, from roughly 40% to 22% (2010 Census, ACS 5-year data). With COVID-19, these trends have been accelerated, and illustrate the communities that are at increasingly at risk- Hispanic/Latinx populations represent about 16% of the County population, but 34% of Rental Assistance requests, while Black/African American residents represent about 2% of the County population, but 8.5% of Rental Assistance requests. Please refer to the Affirmatively Furthering Fair Housing (AFFH) appendix of this document for additional information.

Table H-2.8: Population by Race, Unincorporated Marin County Communities

Community	American Indian or Alaska Native	Asian / API	Black or African American	White, Non-Hispanic	Other Race	Hispanic or Latinx	Total
Black Point- Green Point	0.0%	9.3%	0.0%	80.3%	3.2%	7.2%	1,622
Northern Coastal West Marin	0.0%	4.9%	0.0%	84.9%	0.0%	10.1%	445
Central Coastal West Marin	0.0%	0.0%	0.0%	91.3%	0.9%	7.9%	1,385
The San Geronimo Valley	0.6%	0.8%	0.1%	85.9%	1.7%	10.9%	3,412
Southern Coastal West Marin	0.0%	0.8%	0.0%	89.2%	5.1%	4.9%	2,010
Marinwood/Lucas Valley	0.0%	6.0%	0.1%	73.6%	7.1%	13.3%	6,686
Santa Venetia/ Los Ranchitos	0.0%	10.1%	3.7%	71.2%	9.3%	5.7%	4,474
Kentfield/ Greenbrae	0.0%	4.0%	0.0%	86.7%	3.4%	5.9%	7,020
Strawberry	0.0%	13.2%	1.2%	73.3%	4.7%	7.7%	5,527
Tam Valley	0.0%	5.8%	1.3%	82.3%	5.0%	5.6%	11,689
Marin City	0.0%	6.9%	21.7%	32.9%	13.8%	24.8%	3,126

Table H-2.8: Population by Race, Unincorporated Marin County Communities

Community	American Indian or Alaska Native	Asian / API	Black or African American	White, Non-Hispanic	Other Race	Hispanic or Latinx	Total
Unincorporated Marin	0.3%	5.5%	3.0%	76.0%	5.0%	10.3%	68,252
Marin County	0.2%	5.9%	2.1%	71.2%	4.7%	16.0%	259,943

Note: For the purposes of this table, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

“Other race” refers to persons that identified as some other race or two or more races but not Hispanic/Latinx

Source: American Community Survey 5-Year Data (2015-2019), Table B03002

Note: Please refer to Table II-1 and Figure II-1 for the census designated places included in the unincorporated communities

Employment Trends

The Marin County resident workforce is predominantly composed of professional workers. Over 93% of the County’s residents age 25 or older have at least a high school diploma, compared with about 83% statewide; 60% in this same age group have a bachelor’s degree or higher in the County (33% in the State).⁸ These higher than average educational levels directly correlate with a low poverty rate of 7.2 % in the County compared with 13% statewide.⁹ The County’s largest employers include County government, Kaiser Permanente, BioMarin Pharmaceutical, San Quentin prison, and Marin General Hospital.¹⁰ Over 30% of the unincorporated County’s working population is employed in Health and Educational Services industries, and the most common occupations of unincorporated Marin residents are in the Management, Business, Science, and Arts professions ([Table H-2.9](#) and [Table H-2.10](#)).

⁸ ACS, 2015-2019 5-year estimates. Table S1501.

⁹ ACS, 2015-2019 5-year estimates. Table S1701.

¹⁰ County of Marin 2020 Comprehensive Annual Financial Report

Table H-2.9: Resident Employment by Industry

Geography	Agriculture & Natural Resources	Construction	Financial & Professional Services	Health & Educational Services	Information	Manufacturing, Wholesale & Transportation	Retail	Other
Unincorporated Marin	1.2%	5.6%	30.7%	31.6%	3.5%	10.8%	7.2%	9.4%
Marin County	0.7%	5.8%	30.9%	30.2%	3.7%	10.3%	9.1%	9.2%
Bay Area	0.7%	5.6%	25.8%	29.7%	4.0%	16.7%	9.3%	8.2%

Notes:

-The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not).

-Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source:

U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

Table H-2.10: Resident Employment by Occupation

Geography	Management, Business, Science, And Arts Occupations	Natural Resources, Construction, And Maintenance Occupations	Production, Transportation, And Material Moving Occupations	Sales And Office Occupations	Service Occupations
Unincorporated Marin	58.6%	5.1%	4.0%	18.6%	13.6%
Marin County	55.3%	5.3%	5.0%	19.6%	14.8%
Bay Area	49.5%	6.5%	8.7%	18.9%	16.3%

Notes:

-The data displayed shows the occupations of jurisdiction residents, regardless of the location where those residents are employed (whether within the jurisdiction or not).

-Categories are derived from the following source tables: management, business, science, and arts occupations: C24010_003E, C24010_039E; service occupations: C24010_019E, C24010_055E; sales and office occupations: C24010_027E, C24010_063E; natural resources, construction, and maintenance occupations: C24010_030E, C24010_066E; production, transportation, and material moving occupations: C24010_034E, C24010_070E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24010

Balance of Jobs to Workers

As indicated in the notes for Table II-9 and Table II-10, the data shows the occupations of unincorporated County residents regardless of the location of the job. Between 2010 and 2018, the number of jobs in unincorporated Marin County increased by 16.7% from 15,938 to 18,601 jobs.¹¹

The ABAG Housing Needs Report noted that unincorporated Marin County is considered a net exporter of workers due to a jobs-to-resident workers ratio of 0.71 (22,519 jobs and 31,805 employed residents¹²). This signifies the unincorporated County has a surplus of workers and “exports” workers to other parts of the region.

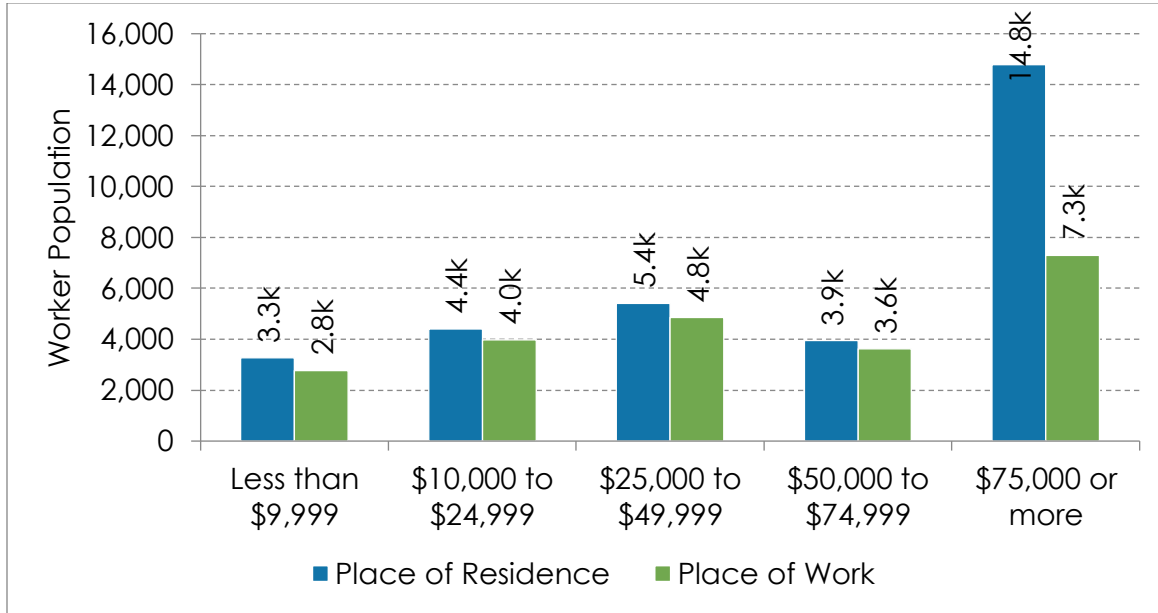
Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. [Figure H-2.2](#) shows that unincorporated Marin County has

¹¹ The data is tabulated by place of work, regardless of where a worker lives. Source: ABAG Housing Data Needs Report 2021; U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2010-2018.

¹² Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). These data differ from the 18,601 jobs cited in the previous paragraph due to different data sources. Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

more residents in all wage groups than jobs, with a particularly greater imbalance at the highest wage category; the unincorporated County has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000). Surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, although over time, sub-regional imbalances may appear.

Figure H-2.2: Workers by Earnings, Unincorporated County as Place of Work and Place of Residence



According to ABAG, this measure of the relationship between jobs and workers “may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.” If there are more jobs than employed residents, it means a city or county is relatively jobs-rich, typically also with a high jobs-to-household ratio. Unincorporated Marin County is a jobs-poor area (more residents than jobs) and has a relatively low jobs-to-household ratio (0.7 in 2018) compared to 1.06 in Marin County.¹³ However, the jobs-to-household ratio in the unincorporated County has increased similarly as Marin County between 2010 and 2018 (by 0.10).

¹³ This jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. Source: ABAG Housing Needs Report, 2021. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

A balance between jobs and employed residents can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption, and can result in improved air quality. A jobs-housing balance can also provide savings in travel time for businesses and individuals. However, a one-to-one ratio between jobs and employed residents does not guarantee a reduction in commute trips. Marin County nearly has a 1:1 ratio, but the disparity between the types of jobs and the cost of housing contributes to this imbalance.

According to the U.S. Bureau of Labor Statistics, the average wage earned at a Marin County-based job as of the first quarter of 2021 was \$90,168 a year, which is considered below the low income threshold for a household of one.^{14,15} Additionally, according to the ACS, the median income of a single person household in Marin of \$62,606.¹⁶ The median home sale price of a single-family detached home of \$1.91 million or of a condominium of \$740,088¹⁷ is out-of-reach for a significant portion of the population. Even with a 1:1 ratio of jobs to housing, Marin County will continue to import workers from neighboring counties where more affordable housing is located. Therefore, a focus of this Housing Element is to address the issue of matching housing costs and types to the needs and incomes of the community's workforce.

Unemployment

In unincorporated Marin County, the unemployment rate increased 0.6 percentage points between January 2010 and January 2021, from 5.5% to 6.1%. Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 ([Figure H-2.3](#)).

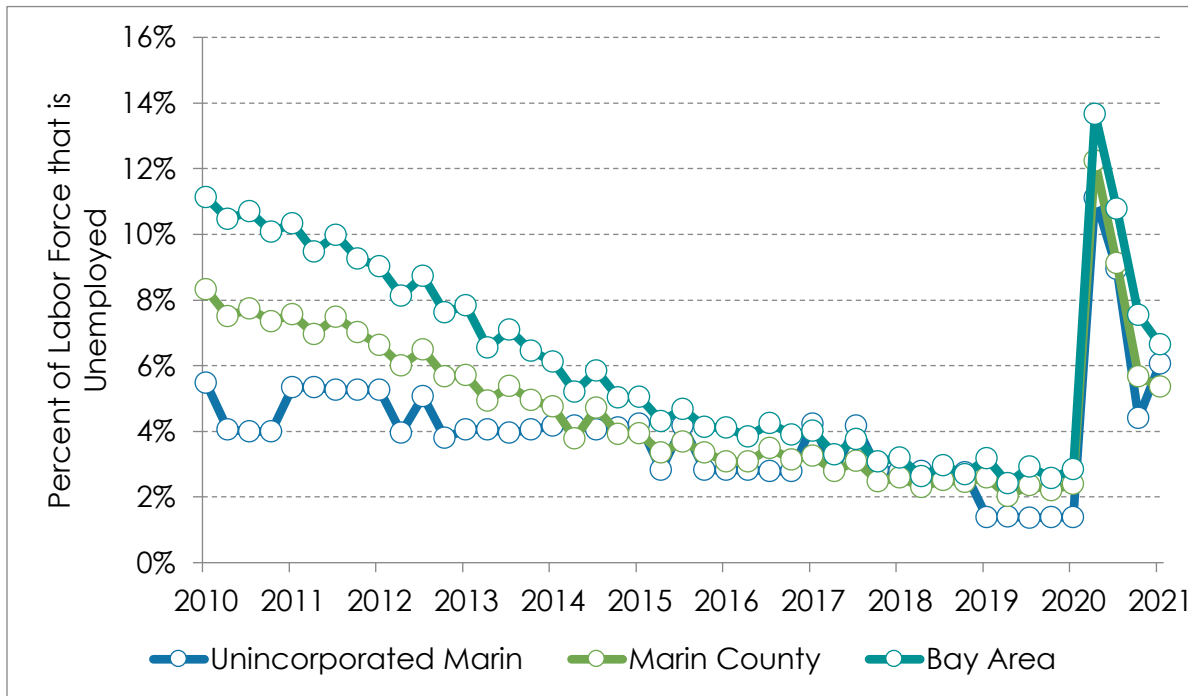
¹⁴ From the Average Weekly pay for all industries (\$1,734). Quarterly Census of Employment and Wages, U.S. Department of Labor, September 2021.

¹⁵ California Department of Housing and Community Development (HCD). (HCD 2021: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>)

¹⁶ Nonfamily household. American Community Survey 2015-2019, Five-Year Estimates. Table S1903.

¹⁷ County of Marin Assessor Real Estate Sales Data, August 2021.

Figure H-2.3: Unemployment Rate



Notes:

-Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data.

-Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Household Characteristics

Household Tenure

The U.S. Census Bureau defines a household as all persons who occupy a housing unit, including families, single people, or unrelated persons. Persons living in licensed facilities or dormitories are not considered households. As of 2019, there were 25,850 households in unincorporated Marin County, a decrease of 343 from the 2010 level of 26,193. Of these 25,850 households, 72% own the home they live in and 28% rent (Table H-2.11). This ownership percentage has increased by 3% since 2010 while renter households decreased by 11% during this same time period. Among the communities in

the unincorporated County, Black Point-Green Point, Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Kentfield/Greenbrae have the highest proportion of owner-households (over 80%, [Table H-2.11](#)). By contrast, Marin City and Strawberry have the highest proportion of renter-households (73% and 53%, respectively).

Table H-2.11: Households by Tenure

	Owner occupied	Renter occupied	Total
Black Point-Green Point	80.7%	19.3%	617
Northern Coastal West Marin	75.5%	24.5%	212
Central Coastal West Marin	62.1%	37.9%	853
The San Geronimo Valley	74.2%	25.8%	1,500
Southern Coastal West Marin	64.5%	35.5%	1,026
Marinwood/Lucas Valley	88.6%	11.4%	2,412
Santa Venetia/Los Ranchitos	82.6%	17.4%	1,717
Kentfield/Greenbrae	80.9%	19.1%	2,567
Strawberry	46.8%	53.2%	2,391
Tam Valley	76.4%	23.6%	4,617
Marin City	26.7%	73.3%	1,377
Unincorporated Marin	72.0%	28.0%	25,850
Marin County	63.7%	36.3%	105,432

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Note: Please refer to Table II-1 and Figure II-1 for the census designated places included in the unincorporated communities

Homeownership rates often vary across race and ethnicity. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.¹⁸ According to ACS, in 2019 19.5% of Black households owned

¹⁸ ABAG/MTC Staff and Baird + Driskell Community Planning; Housing Needs Data Report: Unincorporated Marin (page 26); April 2, 2021.

their homes, while homeownership rates were 66.6% for Asian households, 55.5% for Latinx households, and 75.0% for White households in unincorporated Marin County.¹⁹

Household Types

About 54% of unincorporated Marin County’s households consist of married-couple families with or without children ([Table H-2.12](#)).

The unincorporated County has a higher share of married-couple family households than the County and the Bay Area (about 51%). Approximately 27% of households are occupied by people living alone in the unincorporated County. This percentage was slightly lower than the Marin County figure of 29.9% but higher than the Bay Area figure of 24. %. Among the communities within the unincorporated County, all but four (Black Point-Green Point, Marin/Lucas Valley, Kentfield/Greenbrae, and Tam Valley) have higher shares of single-person households than the unincorporated County, Marin County, and Bay Area. The remaining households in unincorporated Marin County include: male householder with no spouse present (about 4%), female householder with no spouse present (7.6%) and other non-family households (7%).

Table H-2.12: Household Types

	Married-Couple Family	Male Householder, No Spouse Present	Female Householder, No Spouse Present	Single-Person Households	Other Non-Family Households	Total
Black Point-Green Point	65.2%	2.8%	0.0%	21.2%	10.9%	617
Northern Costal West Marin	47.2%	9.9%	3.8%	33.0%	6.1%	212
Central Coastal West Marin	42.3%	0.7%	1.6%	50.4%	4.9%	853
The San Geronimo Valley	40.5%	7.6%	3.1%	35.0%	13.7%	1,500
Southern Coastal West Marin	34.8%	5.6%	3.6%	40.6%	15.4%	1,026
Marinwood/Lucas Valley	60.4%	3.5%	9.2%	20.9%	6.0%	2,412
Santa Venetia/Los Ranchitos	51.6%	0.0%	9.6%	33.4%	5.4%	1,717
Kentfield/Greenbrae	63.9%	2.7%	6.4%	21.8%	5.2%	2,567

¹⁹ See footnote 19.

Table H-2.12: Household Types

	Married-Couple Family	Male Householder, No Spouse Present	Female Householder, No Spouse Present	Single-Person Households	Other Non-Family Households	Total
Strawberry	42.1%	2.8%	11.5%	39.4%	4.2%	2,391
Tam Valley	55.9%	5.7%	7.8%	24.1%	6.5%	4,617
Marin City	28.0%	5.6%	17.1%	37.8%	11.5%	1,377
Unincorporated Marin	54.3%	4.1%	7.6%	27.0%	7.0%	25,850
Marin County	51.4%	3.6%	7.7%	29.9%	7.4%	105,432
Bay Area	51.2%	4.8%	10.4%	24.7%	8.9%	2,731,434

Source: For Marin County and Unincorporated Marin California Department of Finance, E-5 series, 2019. For Unincorporated Communities, American Community Survey Five Year Estimates, 2015-2019, Table B11001.

Note: Please refer to Table H-2.1 and Figure H2.2 for the census designated places included in the unincorporated communities

As shown in Table H-2.12, more than a quarter of the unincorporated County's population are single-person households. The County needs more housing units to serve this population, as the primary stock of housing in the unincorporated County is single-family homes, almost exclusively affordable to above-moderate income households (see Housing Units by Type and Production). There is a shortage of rental housing, including multi-family, single-family, accessory dwelling units, and Single Room Occupancy (SRO) units. In addition, opportunities for smaller, more moderately priced homeownership units are needed to serve singles, senior citizens, and lower income families.

The housing type best suited to serve the workforce of Marin, those with an income of approximately \$90,168 a year,²⁰ is often multi-family rental housing and smaller units located close to transportation and services. Examples of this type of housing include the Fireside and San Clemente developments, which provide rental housing at a range of affordability levels.²¹ These housing developments are close to transit and services and help to reduce commute costs to the low income residents. Mixed-use

²⁰ From the Average Weekly pay for all industries (\$1,734). Quarterly Census of Employment and Wages, U.S. Department of Labor, September 2021.

²¹ Fireside Apartments includes 50 units; 18 of which are Supportive Housing (10 for families and 8 for formerly homeless seniors). Source: Eden Housing.

developments, like Strawberry Village, are other examples of housing types that may address the needs of Marin’s workforce.

Household Size

According to the 2019 ACS 2019, the average household size in Marin County is 2.40 persons, an increase from 2.34 in 2010 ([Table H-2.13](#)).²² While owner-household size has remained almost the same since 2010 (2.42 versus 2.43), the size of renter-households in Marin County has increased in the past decade from 2.20 to 2.33 persons per household. It is possible that high housing prices are forcing people to share living accommodations, thereby increasing household size. Throughout the unincorporated County, and especially in West Marin, people are afraid to speak out about housing conditions due to a fear of retaliation.

Table H-2.13: Household Size by Tenure, Marin County 2010 and 2019

	2010	2019
Average Household Size	2.34	2.40
Renter-Occupied	2.20	2.33
Owner-Occupied	2.42	2.43

Source: 2010 U.S. Census Bureau, 2015-2019 American Community Survey, 5-Year Estimates.

Housing Stock Characteristics

Housing Units by Type and Production

Based on 2021 data from the California Department of Finance (DOF), the unincorporated area of Marin has 24,778 single-family homes constituting 83% of the total housing stock, 4,452 multi-family homes comprising 15% of all housing, and 588 mobile homes, for a total of 29,818 homes ([Table H-2.14](#)). Single-family homes are slightly less dominant countywide and make up just over 71 % of the County’s total housing stock. [Table H-2.14](#) and [Table H-2.15](#) show the distribution of housing by type for the unincorporated County and the County as a whole. These proportions have not changed significantly in the past Housing Element planning period from 2013 to 2021.

According to ABAG, most housing produced in the region and across the State in recent years consisted of single-family homes and larger multi-unit buildings. However, some households are showing a need for “missing middle housing,” including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These

²² Average household size for unincorporated area is not available.

housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place. In unincorporated Marin County, the housing type that experienced the most growth between 2013 and 2021 was single-family housing with an increase of 163 units. Two- to four-unit housing increased by 53 units. Single-family homes also experienced the highest absolute growth in the overall County followed by multi-family housing with five or more units ([Table H-2.15](#)).

Table H-2.14: Housing Units by Type, Unincorporated County

Unit Type	2013		2021		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	24,615	83.2%	24,778	83.1%	163	0.7%
2-4 units	1,406	4.8%	1,459	4.9%	53	3.8%
5+ units	2,993	10.1%	2,993	10.0%	0	0.0%
Mobile homes	567	1.9%	588	2.0%	21	3.7%
Total	29,581	100.0%	29,818	100.0%	237	0.8%

Source: Department of Finance E-5 County/State Population and Housing Estimates

Table H-2.15: Housing Units by Type, Countywide

Unit Type	2013		2021		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	79,639	71.4%	80,146	71.1%	507	0.6%
2-4 units	8,222	7.4%	8,503	7.5%	281	3.4%
5+ units	21,704	19.5%	22,046	19.6%	342	1.6%
Mobile homes	1,974	1.8%	1,995	1.8%	21	1.1%
Total	111,539	100.0%	112,690	100.0%	1,151	1.0%

Source: Department of Finance E-5 County/State Population and Housing Estimates

Single-unit housing (attached and detached) makes up close to or over 90% of housing stock in all unincorporated communities except Marin City, where only a third of its stock is single-unit, as shown in [Table H-2.16](#). ABAG's 2021 Housing Needs report

concluded that production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region.

Table H-2.16: Housing Units by Type, Unincorporated Communities

Community	Single-Family (Detached & Attached)	2-4 Units	5+ Units	Mobile Homes	Total
Black Point-Green Point	100.0%	0.0%	0.0%	0.0%	617
Northern Coastal West Marin	95.8%	0.0%	0.0%	4.2%	212
Central Coastal West Marin	95.3%	0.0%	4.7%	0.0%	853
The San Geronimo Valley	92.9%	4.1%	0.7%	2.3%	1,500
Southern Coastal West Marin	94.2%	4.6%	1.2%	0.0%	1,026
Marinwood/Lucas Valley	97.7%	2.3%	0.0%	0.0%	2,412
Santa Venetia/Los Ranchitos	88.4%	7.4%	4.3%	0.0%	1,717
Kentfield/Greenbrae	89.1%	3.4%	7.6%	0.0%	2,567
Strawberry	49.4%	8.1%	42.0%	0.0%	2,391
Tam Valley	90.8%	4.0%	4.5%	0.7%	4,617
Marin City	28.6%	10.0%	61.4%	0.0%	1,377

Source: American Community Survey, 2015-2019. Table B 25124

Note: Please refer to [Table H-2.1](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

The median home sales prices of single-family homes across the unincorporated County increased from \$966,000 to \$1.91 million between 2013 and 2021.²³ This represents almost a 100 % increase in prices, while median household income increased by 45%,²⁴ meaning home values increased significantly more than area incomes. While condominiums and townhomes are more affordable with a median home sales price of \$740,088²⁵, they are still unaffordable for low and moderate income households.

²³ County of Marin Assessor, Real Estate Sales Data. Annual 2013, August 2021.

²⁴ Based on 2013 and 2021 HCD State Income Limits. Area Median Incomes for four-person households.

²⁵ County of Marin Assessor, Real Estate Sales Data. August 2021.

Affordable and Assisted Housing

Marin County is served by one housing authority, the Marin Housing Authority (MHA). MHA is a public corporation authorized to provide decent, safe, and sanitary housing for low income people. The Marin Housing Authority operates and administers 496 property units in six locations and receives funding for housing programs from the Department of Housing and Urban Development (HUD).²⁶

Approximately 6,125 existing affordable housing units have received some combination of local, federal, or State assistance, representing approximately 5% of the County's total housing units. However, this represents only 14% of the 42,462 low income households in the County. These units typically target renter-households earning 60% of area median income or below and serve populations including low and very low income families, households with disabilities, formerly homeless adults, and older adults. Affordable homeownership units typically serve moderate income households. Affordable housing developers and developers with nonprofit arms manage approximately 4,100 of these units. Nearly 3,000 of these units are assisted through the Marin Housing Authority's Section 8 and public housing programs. Of the public housing units, 296 units serve families, and 200 units serve senior and disabled households.

[Table H-2.17](#) shows the types of affordable housing units by type, the 6,125 units consist of the following types:

Table H-2.17: Affordable Housing Units, 2020

Public Housing	496
Seniors	1,126
Family Housing	2,791
Disabled	207
Home Ownership	832
Permanent Supportive Housing	337
Transitional & Shelter	336
Total	6,125

Source: Marin County 2020-2024 Consolidated Plan

As of October 2021, 793 active applicants were on the Housing Choice Voucher/Section 8 waitlist. MHA has housed 124 applicants from the waiting list between 2019 and 2021; in late 2021, 31 applicants were searching for housing with an issued voucher. Most are

²⁶ County of Marin Analysis of Impediments to Fair Housing Choice, January 2020.

struggling to find rental units with rents that fall within the payment standard and landlords willing to accept Section 8 vouchers, despite both State and local Source of Income Protection laws that prohibit discrimination against Section 8 voucher holders. MHA's Housing Choice Voucher/Section 8 waitlist opened in September 2008, and 11,200 applications were received. More than 6,000 of the applicants were removed from the waiting list due to lack of current mailing address and/or non-eligibility. Additionally, MHA has 734 applicants on the Public Housing waiting list that last opened in early 2013. The need for additional Section 8 housing was identified as an issue, particularly in West Marin, by Housing Element focus group participants.

Age and Condition of Housing Stock

Most of the housing stock in Marin County is more than 30 years old. Approximately 86% of the existing homes throughout the County were built prior to 1990, as demonstrated by [Table H-2.18](#). The housing stock in the unincorporated County is similarly aged, with 88% of housing units built before 1990. Among the unincorporated County communities, the San Geronimo Valley and Tam Valley have the oldest housing stock (over 93% over 30 years old); Black Point-Green Point has the newest housing stock (only 78% of units are older than 30 years) ([Table H-2.19](#)).

Table H-2.18: Year Structure Built, Unincorporated County and Marin County

Year Built	Unincorporated	Marin County
2010 or later	1.2%	1.4%
Built 2000 to 2010	3.9%	5.1%
Built 1990 to 1999	6.9%	7.4%
Built 1980 to 1989	10.3%	10.1%
Built 1970 to 1979	16.6%	18.1%
Built 1960 to 1969	18.8%	20.2%
Built 1950 to 1959	23.5%	18.8%
Built 1940 to 1949	7.1%	6.3%
Built 1939 or earlier	11.6%	12.6%
Total	28,973	113,084

Source: American Community Survey, 2015-2019 Five-Year Survey. Table B25034

Table H-2.19: Year Structure Built, Unincorporated County Community Areas

	2010 or Later	2000 to 2010	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or Earlier	Total
Black Point-Green Point	0.0%	16.9%	4.9%	16.6%	20.6%	6.4%	15.5%	6.9%	12.3%	627
Northern Costal West Marin	3.6%	0.0%	12.8%	19.9%	25.4%	12.1%	3.6%	0.0%	22.8%	619
Central Coastal West Marin	1.5%	3.0%	14.8%	12.1%	9.6%	17.3%	8.0%	7.4%	26.3%	1,491
The San Geronimo Valley	0.0%	5.2%	2.2%	5.5%	13.8%	14.3%	9.5%	7.4%	42.1%	1,624
Southern Coastal West Marin	4.4%	3.5%	4.3%	12.9%	14.4%	17.9%	11.8%	11.7%	19.1%	1,807
Marinwood/Lucas Valley	0.0%	2.2%	4.0%	5.0%	10.4%	38.1%	39.2%	1.0%	0.0%	2,412
Santa Venetia/Los Ranchitos	1.8%	0.8%	7.8%	6.9%	11.5%	10.9%	47.5%	7.2%	5.6%	1,717
Kentfield/Greenbrae	2.6%	5.2%	2.7%	4.8%	6.2%	18.7%	32.2%	12.0%	15.6%	2,698
Strawberry	1.0%	2.7%	10.2%	9.0%	28.7%	18.2%	22.2%	6.3%	1.6%	2,528
Tam Valley	0.6%	3.4%	5.3%	7.1%	21.8%	19.4%	23.7%	8.1%	10.5%	4,760
Marin City	0.0%	4.1%	14.4%	28.7%	11.5%	21.4%	7.4%	6.4%	6.1%	1,417

Source: American Community Survey, 2015-2019 Five-Year Survey. Table B25034.

Note: Please refer to [Table H-2.1](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

Some ACS data may be less reliable due to small survey sizes. For this reason, readers should keep in mind that the potential for data error and may not be reflective of complete development figures.

The 2019 ACS provides data about the condition of the existing housing stock countywide and in the unincorporated County ([Table H-2.20](#)). In general, the condition of the housing stock in Marin County is good, with only 2.6% of occupied housing units having substandard conditions (one or more lacking amenities). In the unincorporated County, 2.3% of the housing stock has one or more potential housing problem, which is slightly lower than the countywide percentage of 2.6%. The most common substandard condition is a lack of telephone service for both owners and renters. However, in today's

digital world, this measure may be outdated as many households have eliminated landline services and opted to rely primarily on mobile devices.

Both countywide and in the unincorporated County, a higher renter-occupied units have substandard conditions than owner-occupied units. As shown in the table below, approximately 5% of renter units have substandard conditions versus approximately 1% of owner units.

Table H-2.20: Substandard Housing Conditions

Amenity	Unincorporated County			Marin County		
	Owner	Renter	All	Owner	Renter	All
Lacking complete kitchen facilities	0.2%	1.4%	0.5%	0.2%	2.4%	1.0%
Lacking plumbing facilities	0.3%	0.8%	0.4%	0.3%	0.6%	0.4%
No telephone service available	0.8%	2.7%	1.4%	0.8%	2.2%	1.3%
All Units with Problem	1.3%	4.9%	2.3%	1.2%	5.1%	2.6%
Total Units	18,611	7,239	25,850	67,115	38,317	105,432

Note:

Survey asked whether telephone service was available in the house, apartment, or mobile home. A telephone must be in working order and service available in the house, apartment, or mobile home that allows the respondent to both make and receive calls.

Source: American Community Survey, 2015-2019. Tables B25053, B25043, and B25049.

Note: Please refer to [Table H-2.1:](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

The Marin County Housing Authority (MHA) conducts housing quality inspections (HQS inspections) on their properties. Below is the annual percentage of units that MHA found to be substandard:

- 2021 31%
- 2020 40%
- 2019 32%
- 2018 28%
- 2017 28%

The County’s Code Enforcement division is complaint driven and most complaints related to substandard housing are neighbors complaining about an animal or insect infestation close by. Most of these complaints are not able to be substantiated. In recent informal windshield surveys conducted by code enforcement staff, 1-3% of residences have looked substandard. However, this does not account for properties that are

setback from the street, behind a locked gate, or contain accessory buildings, etc. The Environmental Health Services (EHS) Division inspects all multi-family complexes with three or more units every other year on a biennial schedule. While common areas can be inspected, units are only inspected if authorization is given by the tenant. Normally, about 25-30% of all units are inspected. Of those inspected, EHS has reported that very few units are substandard. Under an enhanced inspection program authorized by the Board of Supervisors in 2018, EHS would inspect all units if the owner fails to correct minor or major environmental health code violations within a timely manner, if authorization is given by the tenant. This is particularly the case in West Marin. According to the Marin Housing Authority's Housing Quality Standards (HQS) inspection program, which is undertaken for units using Section 8 vouchers, public housing units, and HUD Mental Health Agency (MHA) units, over the past five years, 26% of units inspected did not meet the definition for decent, safe, and sanitary housing. Examples include missing or inoperable smoke detectors, appliances not working, or windows and doors not operating as designed. The Housing Plan includes Program 22 for the County to consider expanding the inspection services to cover the entire housing stock.

Housing Construction Prices and Trends

Throughout Marin County, new housing construction is increasing the size and already high proportion of single-family units relative to other unit types. In Fiscal Year 2020, 38% the new residential construction permits issued were for single-family homes and none for multi-family developments.²⁷ The average size of these homes was 3,056 square feet, which reflects the predominant development pattern in unincorporated Marin County of large, custom-built, single-family homes. Smaller units, which are usually more affordable, have a higher price per square foot than do larger homes because of land prices.²⁸ This may act as a disincentive to construct smaller, more modest homes, unless developed a higher density.

The existing construction trends contribute to the increasing imbalance between the wages earned in Marin County and the housing costs of new and existing homes. Due to the high cost of land and limited available stock, these trends were not significantly impacted by the economic downturn associated with the COVID-19 pandemic. Housing costs continue to rise in Marin County, making it increasingly difficult for those at lower and moderate income levels to find affordable housing options.

²⁷ From the 2020 Annual Progress Report. Table A2 Building Activity (Entitled, Permitted, and Completed Units). 38 % single-family, 58 % accessory dwelling units, and four % mobile homes.

²⁸ Inclusionary Zoning In-Lieu Fee Analysis, March 2008 by Vernazza Wolf Associates

Vacancy Rate Trends

Data from the 2019 ACS illustrates Marin's homeowner vacancy rate at 0.6% and rental vacancy rate at 2.7%, which are among the lowest in the entire Bay Area region. [Table H-2.21](#) below shows the different types of vacancies with the most common type being For Seasonal, Recreational, Or Occasional Use (vacancy rate of 57.1%). According to ABAG's Housing Needs Report, the Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the ACS or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnBs or VRBO are likely to fall in this category. Based on the Marin County Department of Finance data, 509 units in the unincorporated County were listed as short-term rental properties in January 2022, which is likely an undercount since a number of short-term rentals do not register with the County. For several unincorporated communities, the number of short-term rentals is a significant percentage of the community's overall residential units. This is the case for Muir Beach (35%), Dillon Beach and Marshall (25%) and Stinson Beach (21%²⁹). The focus groups held for this Housing Element update emphasized that short-term rentals impact the housing market, particularly in West Marin.

The County will explore options in this housing element cycle to limit short-term rentals in order to preserve housing for permanent residential units. Another program will look at possibly establishing a vacant home tax in the unincorporated County. Details of the programs are included in Section 5 of this element. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.³⁰ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions. [Table H-2.21](#) shows that vacant long-term rental properties in unincorporated Marin County. [Table H-2.21](#) also shows that differences in the type of vacant units between the unincorporated County than Marin County. While the unincorporated County has higher overall vacancy rates than Marin County, it has a lower for-rent vacancy rate (6.3%) than the County (14.2%).

²⁹ Marin County Housing and Federal Grants. Measure W Working Group Data Package.

³⁰ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

Table H-2.21: Vacant Units by Type

Geography	Unincorporated Marin	Marin County
For Rent	6.3%	14.2%
For Sale	2.1%	4.6%
For Seasonal, Recreational, Or Occasional Use	57.1%	33.1%
Other Vacant	30.7%	40.6%
Rented, Not Occupied	2.5%	4.2%
Sold, Not Occupied	1.4%	3.3%
Total Vacant out of Total Housing Units	10.8%	6.8%

Source: American Community Survey, 2015-2019. Tables B25002 and B25004.

In general, a higher vacancy rate is considered necessary by housing experts to assure adequate choice in the marketplace and to temper the rise in home prices. A minimum five % rental vacancy rate is considered crucial to permit ordinary rental mobility. In a housing market with a lower vacancy rate, strong market pressure will inflate rents, and tenants will have difficulty locating appropriate units. The 2000s saw a significant tightening in the local housing market due to the recession, a phenomenon that was also experienced in many Bay Area communities. Nationwide, there was a sharp drop in multi-family housing construction during the since the 1990s but especially in the past 20 years, which has also contributed to low vacancy rates and rising rents.

According to Fair Housing Advocates of Northern California (FHANC)³¹, Marin County's low vacancy rate also increases the tendency for landlords to discriminate against potential renters. Between 2020 and 2021, 68 complaints were from unincorporated communities. Overall, Marin City had the highest incidence of reported discrimination complaints, making up about 45.6% of all the complaints in the unincorporated County (please refer to AFFH appendix for additional information). The focus groups for this Housing Element update expressed that discrimination is experienced by people of color and families and that many people do not speak out about housing conditions because of retaliation concerns. FHANC's staff attorney advocates for tenants and negotiates with landlords to find reasonable accommodations for thousands of persons with disabilities, to enable them to live in accessible housing. They also educate landowners on fair housing laws, provides seminars and brochures in English, Spanish,

³¹ The Fair Housing Advocates of Northern California (FHANC) is a civil rights organization that investigates housing discrimination, including discrimination based on race, national origin, disability, gender, and children.

and Vietnamese on how to prepare for a housing search and recognize discrimination, and sponsors school programs aimed at encouraging tolerance.

Housing Costs, Household Income, and Ability to Pay for Housing

Household Income

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare and other medical insurance benefits, are not included as income. For housing to be considered affordable, housing costs should not exceed 30% of income. Housing costs include rent and utilities for renters, and principal, interest, property taxes, and insurance for homeowners. It is therefore critical to understand the relationship between household incomes and housing costs to determine how affordable or unaffordable housing really is.

An estimated 38% of unincorporated Marin County households fall in the extremely low, very low, and low income categories, earning less than 80% of median income ([Table H-2.22](#)). In comparison, approximately 41% of all Marin County households and 39% of Bay Area households earn less than 80% of median income. There is an even greater proportion of extremely low, very low, and low income households among renters. Estimates from 2017 report that 57% of all renters in unincorporated Marin County were in the extremely low, very low, and low income categories.³²

³² Association of Bay Area Governments Metropolitan Transportation Commission, Housing Needs Data Report: Unincorporated Marin, April 2, 2021.

Table H-2.22: Households by Income Level- Unincorporated County and Marin County

	Unincorporated Marin		Marin County	
	Number	Percent	Number	Percent
Extremely Low (0%-30% of AMI)	3,623	14.0%	15613	14.9%
Very Low (31%-50% of AMI)	2,773	10.7%	11749	11.2%
Low (51%-80% of AMI)	3,537	13.6%	15100	14.4%
Median (81%-100% of AMI)	2,185	8.4%	9385	9.0%
Moderate and Above (Greater than 100% of AMI)	13,826	53.3%	53004	50.6%
Total Households	25,944	100.0%	104,851	100.0%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release in ABAG Housing Needs Data Packet.

Note: Please refer to [Table H-2.1:](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

For the unincorporated communities, [Table H-2.23](#) illustrates that five communities have a majority (more than 50 %) of above moderate income households. The Kentfield/Greenbrae community has the highest percentage (68.7) of above moderate income households. A significant percentage of lower income households are found in Northern-Coastal West Marin, Central-Coastal West Marin, the San Geronimo Valley, Santa Venetia/Los Ranchitos, Strawberry, and Marin City. The communities of Central-Coastal West Marin and Marin City have the highest percentages of extremely low income households (29% and 39.7%, respectively).

Table H-2.23: Households by Household Income Level, Unincorporated Communities

Community	0%-30% of AMI	31%-50% of AMI	51%-80% of AMI	81%-100% of AMI	Greater than 100% of AMI	Total
Black Point-Green Point	8.5%	8.5%	14.5%	6.8%	61.5%	585
Northern Costal West Marin	23.3%	14.0%	4.7%	7.0%	51.2%	215
Central Coastal West Marin	29.0%	14.0%	18.8%	7.5%	30.6%	930
The San Geronimo Valley	15.1%	11.9%	16.4%	14.0%	42.6%	1,641
Southern Coastal West Marin	18.3%	10.3%	17.3%	7.5%	46.7%	975
Marinwood/Lucas Valley	8.4%	11.1%	12.1%	15.0%	53.5%	2,440
Santa Venetia/Los Ranchitos	14.6%	14.3%	17.1%	13.7%	40.3%	1,750
Kentfield/Greenbrae	10.0%	7.5%	8.8%	5.0%	68.7%	2,605
Strawberry	18.8%	9.0%	15.1%	9.4%	47.8%	2,450
Tam Valley	9.6%	6.0%	9.0%	7.3%	68.0%	4,365
Marin City	39.7%	23.0%	8.3%	5.2%	23.8%	1,260

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Note: Please refer to [Table H-2.1](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

In Marin County, the median income as of 2021 for a family of four is \$149,600, which is a 45% increase from the median income in 2013. A household of four with an income less than \$54,800 is considered extremely low income.³³ As of 2017, more than 15,600 households countywide, or 15% of total households, were extremely low income. In the unincorporated County, an estimated 3,623 households were classified as extremely low income, representing 14% of households.³⁴

Information on household income by household size is maintained by the U.S. Department of Housing and Urban Development (HUD) for each county and is updated annually. The California Department of Housing and Community Development (HCD) adjusts each county's median income to at least equal the state non-metropolitan county

³³ California Department of Housing and Community Development, effective April 26, 2021

³⁴ See footnote 24

median income. The State Income Limits for 2021 were published in April 2021 and are shown below.

Table H-2. 24: FY 2021 Marin County Income Limits (HCD)

Household Size	Extremely Low (<30% AMI)	Very Low (30%-50% AMI)	Low (50%-80% AMI)	Median	Moderate (80%-120% AMI)
1	38,400	63,950	102,450	104,700	125,650
2	43,850	73,100	117,100	119,700	143,600
3	49,350	82,250	131,750	134,650	161,550
4	54,800	91,350	146,350	149,600	179,500
5	59,200	98,700	158,100	161,550	193,850
6	63,600	106,000	169,800	173,550	208,200
7	68,000	113,300	181,500	185,500	222,600
8	72,350	120,600	193,200	197,450	236,950

Source: California Department of Housing and Community Development, State Income Limits for 2021, April 26, 2021.

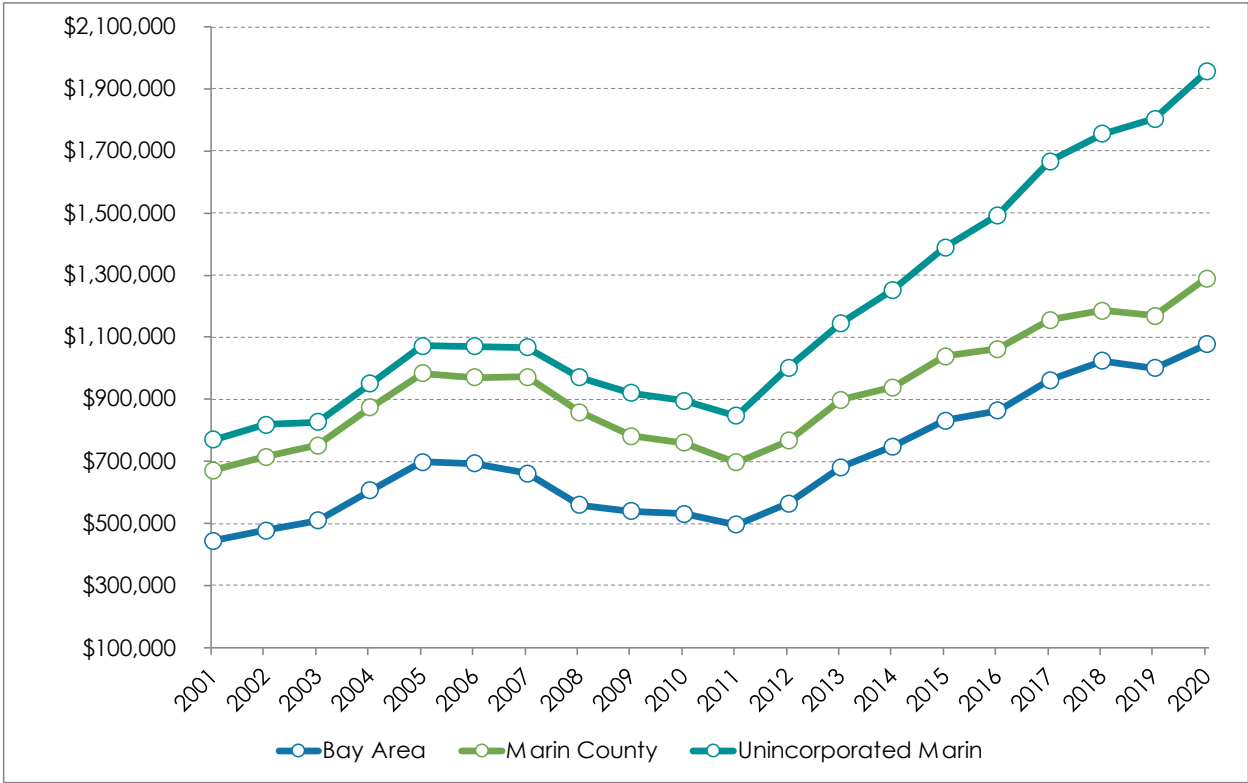
Note: AMI = Area Median Income

The "Median Income" schedule shown above is based on the FY2021 median family income for Marin County, CA of \$149,600 for a four-person household. HCD adjusts each county's area median income to at least equal the state non-metropolitan county median income, as published by HUD.

Home Sales Prices

In December 2020, the typical home value in unincorporated Marin County was estimated at \$1,955,764 per data from Zillow³⁵. The largest proportion of homes were valued between \$1 million to \$1.5 million. By comparison, the typical home value is \$1,288,807 in Marin County and \$1,077,233 the Bay Area, with the largest share of units valued \$750,000 to \$1 million (county) and \$500,000 to \$750,000 (region).³⁶ After securing a 20% down payment, a household would need to be able to afford a monthly house payment of about \$6,620 (plus utilities) to afford a home at the median value. This amount is above affordability for all low and moderate income households in unincorporated Marin.

Figure H-2.4: Home Values in Marin County and the Bay Area



Zillow data is also available by ZIP code, and recent trends are shown for the unincorporated communities in [Table H-2.25](#). In 2020, the range of home values was between \$916,518 to \$3,416,244, and all communities experienced significant increases in home values since 2013 (minimum of 29 % increase in value).

³⁵ Typical home value – Zillow describes the Zillow Home Value Index (ZHVI) as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range and includes all owner-occupied housing units, including both single-family homes and condominiums.

³⁶ Housing Needs Data Report: Unincorporated Marin. AGAG/MTC Staff and Baird+Driskell Community Planning, April 2, 2021.

Table H-2.25: Home Values, Unincorporated Communities

Community Name	Zip Code	Home Value - Dec. 2013	Home Value - Dec. 2020	% Change in Value
Black Point-Green Point	94945	\$670,899	\$927,428	38.2%
Northern Coastal West Marin	94929	\$757,012	\$1,049,628	38.7%
	94971	\$662,154	\$961,486	45.2%
Central Coastal West Marin	94956	\$827,089	\$1,290,055	56.0%
	94937	\$807,195	\$1,271,424	57.5%
The San Geronimo Valley	94946	\$1,322,537	\$1,706,118	29.0%
	94963	\$860,519	\$1,234,562	43.5%
	94973	\$677,232	\$971,882	43.5%
	94938	\$705,037	\$1,025,663	45.5%
	94933	\$645,740	\$916,518	41.9%
Southern Coastal West Marin	94970	\$1,744,475	\$3,416,244	95.8%
	94924	\$1,066,412	\$1,656,332	55.3%
	94965	\$1,036,162	\$1,418,479	36.9%
Marinwood/Lucas Valley	94946	\$1,322,537	\$1,706,118	29.0%
	94903	\$773,354	\$1,144,075	47.9%
Santa Venetia/Los Ranchitos	94903	\$773,354	\$1,144,075	47.9%
Kentfield/Greenbrae	94904	\$1,450,420	\$2,001,013	38.0%
Strawberry	94941	\$1,221,218	\$1,744,308	42.8%
Tam Valley	94941	\$1,221,218	\$1,744,308	42.8%
Marin City	94965	\$1,036,162	\$1,418,479	36.9%

Source: Zillow, Zillow Home Value Index (ZHVI).

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

Note: Please refer to [Table H-2.1:](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

Rental Prices

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. The U.S. Census provides information on median contract rents. The following table shows these rents for the unincorporated communities and the unincorporated County in 2010 and 2019. The contract median rents in the unincorporated area increased from \$1,536 a month in 2010 to \$1,774 in 2019, representing a 15% increase. While information was not available for all of the unincorporated communities, the Black Point-Green Point area saw the largest rent increases, from \$679 to \$1,965 in a nine-year period.

Table H-2. 26: Median Contract Rents, Unincorporated Communities

Community/Area	2010	2019
Black Point-Green Point	\$679	\$1,965
Northern Coastal West Marin (Dillon Beach area)	n/a	\$2,605
Central Coastal West Marin	\$967-\$1536	\$1610 - \$1858
The San Geronimo Valley (Woodacre and Lagunitas-Forest Knolls areas)	\$1433-\$2000	\$1349-\$2198
Southern Coastal West Marin	\$1110-\$2000	\$1574-\$1841
Marinwood/Lucas Valley	\$2,000	\$2,194
Santa Venetia/Los Ranchitos	\$1,488	n/a
Kentfield/Greenbrae	\$1,324	\$2,091
Strawberry	\$1,512	\$2,089
Tam Valley	\$2,000	\$2,699
Marin City	\$1,211	\$1,622
Unincorporated Marin County	\$1,536	\$1,774

Sources: ABAG Housing Needs Data Packet ; 2015-2019 ACS, 2010 ACS Table B25058 (renter occupied housing units paying cash rent).

Note: Please refer to [Table H-2.1:](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

Because the ACS data may not fully reflect current rent trends, an online rent survey was conducted in February 2022. The rents for apartments are shown [Table H-2.27](#). The median rent for a one-bedroom apartment was \$2,450 while the median rent for two-bedrooms was \$3,151.

Table H-2.27: Apartment Rent Survey, Unincorporated County

# of Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments/Condos/Duplex			
1 Bedroom	9	\$1,750-\$3,800	\$2,450
2 Bedrooms	8	\$2,600-\$7,000	\$3,151

Sources: *Rentcafe.com, Craigslist.com, Apartments.com; accessed 2/9/22*

Only a few houses were listed for rent in February 2022. The prices were as follows:

- One-bedroom home listed at \$2,650/month
- One-bedroom home listed at \$2,800/month
- Two-bedroom home listed at \$4,950/month
- Three-bedroom home listed at \$7,995/month
- Four-bedroom home listed at \$4,890/month

Housing Affordability by Household Income

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2021, the Area Median Income (AMI) in Marin County was \$149,600 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10%) and spends no greater than 30% of their income on housing expenses (i.e., mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents Marin County are shown in [Table H-2.28](#) below.

Table H-2.28: Housing Affordability Matrix Marin County (2021)

Annual Income	Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price		
	Rent	Own	Rent	Own	Taxes/ Insurance /HOA	Rent	Purchase	
Extremely Low Income (30% of AMI)								
One Person	\$38,400	\$960	\$960	\$280	\$306	\$336	\$680	\$83,824
Small Family	\$49,350	\$1,234	\$1,234	\$329	\$371	\$432	\$905	\$113,659
Large Family	\$59,200	\$1,480	\$1,480	\$408	\$476	\$518	\$1,072	\$128,117
Very Low Income (50% of AMI)								
One Person	\$63,950	\$1,599	\$1,599	\$280	\$306	\$560	\$1,318	\$193,245
Small Family	\$82,250	\$2,056	\$2,056	\$329	\$371	\$720	\$1,727	\$254,556
Large Family	\$98,700	\$2,468	\$2,468	\$408	\$476	\$864	\$2,060	\$297,280
Low Income (80% of AMI)								
One Person	\$102,450	\$2,561	\$2,561	\$280	\$306	\$896	\$2,281	\$358,124
Small Family	\$131,750	\$3,294	\$3,294	\$329	\$371	\$1,153	\$2,965	\$466,544
Large Family	\$158,100	\$3,953	\$3,953	\$408	\$476	\$1,383	\$3,545	\$551,665
Moderate Income (120% of AM)								
One Person	\$125,650	\$3,141	\$3,141	\$280	\$306	\$1,099	\$2,861	\$457,480
Small Family	\$161,550	\$4,039	\$4,039	\$329	\$371	\$1,414	\$3,710	\$594,165
Large Family	\$193,850	\$4,846	\$4,846	\$408	\$476	\$1,696	\$4,438	\$704,768

1. Small family =3-person household.

2. Large family= 5-person household.

Source: California Department of Housing and Community Development, 2021 Income limits; and Veronica Tam and Associates.

Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10.0% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Marin Housing Authority Utility Allowance, 2021. Utility allowances based on the combined average assuming all electric and all natural gas appliances.

Comparing the information from [Table H-2.28](#) with the rental and purchase prices described earlier in this section, the following assumptions can be made about affordability in Marin County:

- Home Purchases: Based on the home value range between \$916,518 to \$3,416,244 listed in Table II-25, purchasing a home is beyond the reach of all low and moderate income households. The affordability limit for a large moderate income family is \$704,768.
- Home Rentals: The limited home rental information that was found included a range of \$2,650 for a one-bedroom to \$7,995.00 for a three-bedroom home. These rents are not affordable for lower income households. While a one-person moderate household can afford a one-bedroom home rental, larger households are not able to afford larger units.
- Apartment Rentals: The rental survey described above showed a median rent of \$2,450 for a one-bedroom apartment and \$3,151 for a two-bedroom unit. These rental prices are affordable for moderate income households.

The Housing Plan (Section 5) includes programs for the County to continue to try and facilitate affordable home ownership and rental housing. This includes the Below Market Rate Homeownership program and the Community Land Trust rental program.

Ability to Pay for Housing/Cost Burden

According to HUD, affordable housing costs should equal 30% or less of a household's income. Because household incomes and sizes vary, the affordable price for each household also varies. For example, a double income household with no children could afford a different level of housing cost than a large family with one lower income wage earner.

The cost of housing, particularly for homeownership, was a consistent theme in the public outreach for this Housing Element. The following is a summary of information from the community survey:

- 59% of respondents selected "Increase the amount of housing that is affordable to moderate, low, and very low income residents" as a top housing priority.
- 47% of respondents selected "Increase homeownership opportunities for moderate, low and very low income residents" as a top housing priority.
- 55% of survey respondents felt there was limited availability of affordable units
- Regarding insufficient housing in their community:
 - 59% selected insufficient housing for low income households
 - 35% selected insufficient housing for families with children
 - 34% selected insufficient housing for older adults.

Per federal criteria, households are considered to be overpaying, or cost burdened, when they pay more than 30% of their income for housing. Severe cost burden is when households spend 50% or more on housing. In 2019, approximately 20% of households in unincorporated Marin, Marin County and the Bay Area all experienced overpayment ([Table H-2.29](#)). Severe cost burden impacted 17% unincorporated Marin households, 18% of Marin County households, and 16% in the Bay Area.

Table H-2.29: Cost Burden Severity

	0%-30% of Income Used for Housing		30%-50% of Income Used for Housing		50%+ of Income Used for Housing	
	Units	Percent	Units	Percent	Units	Percent
Unincorporated Marin	15,349	61.5%	5,195	20.8%	4,404	17.7%
Marin County	61,813	60.1%	21,630	21.0%	19,441	18.9%
Bay Area	1,684,831	63.1%	539,135	20.2%	447,802	16.8%

Source: ABAG Housing Needs Data Report, 2021.

Data is from the US Census Bureau, ACS 2015-2019, Tables B25070, B25091

[Table H-2.30](#) examines cost burden in the unincorporated communities and illustrates that many communities experience both cost burden and severe cost burden at a greater rate than unincorporated Marin overall. Marin City holds the highest percentages, with approximately 25% of households cost burdened, and 25% severely cost burdened.

Table H-2.30: Cost Burden Severity, Unincorporated Communities

Community	0%-30% Income Used for Housing	Cost Burden 30-50%	Cost Burden 50%+
Black Point-Green Point	68.5%	15.2%	16.3%
Northern Costal West Marin	55.8%	25.6%	18.6%
Central Coastal West Marin	56.2%	19.2%	24.6%
The San Geronimo Valley	66.2%	17.1%	16.8%
Southern Coastal West Marin	55.5%	22.3%	22.1%
Marinwood/Lucas Valley	62.4%	23.3%	14.4%
Santa Venetia/Los Ranchitos	69.0%	18.8%	12.2%
Kentfield/Greenbrae	72.1%	11.6%	16.2%
Strawberry	61.1%	19.0%	19.9%
Tam Valley	71.9%	15.0%	13.1%
Marin City	49.8%	24.9%	25.3%

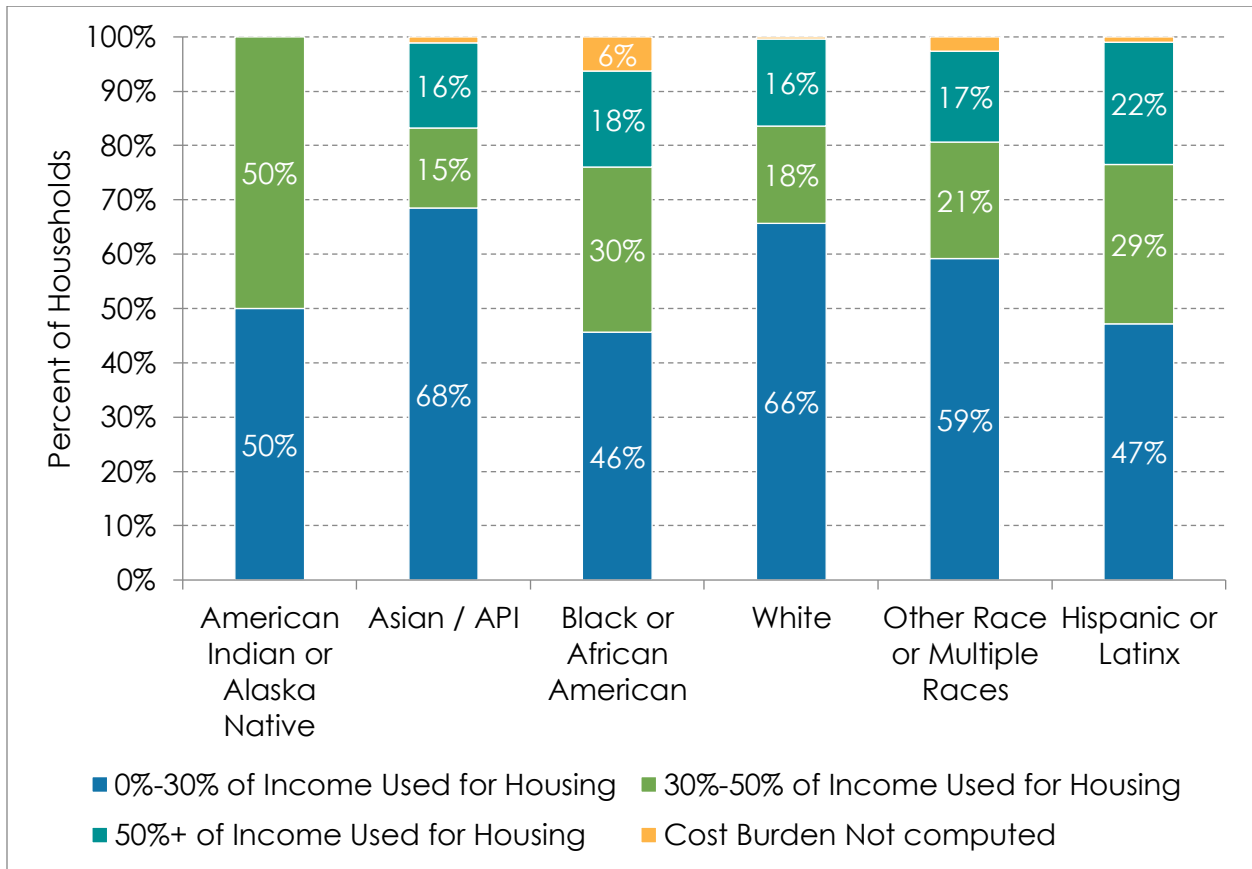
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Note: Please refer to [Table H-2.1](#) for the census designated places included in the unincorporated communities

The ABAG Housing Needs Data Report shows that people of color often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. Many factors contribute to this including federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.³⁷ As shown in [Figure H-2.5](#), American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with half of these residents spending 30% to 50% of their income on housing, and Hispanic or Latin residents are the most severely cost burdened with 22.5% spending more than 50% of their income on housing.

³⁷ Housing Needs Data Report: Unincorporated Marin. AGAG/MTC Staff and Baird+Driskell Community Planning, April 2, 2021.

Figure H-2.5: Cost Burden by Race/Ethnicity



In addition to looking at overall cost burden, it is important to examine disparities between renter- and owner-households. [Figure H-2.6](#) shows that 43% of unincorporated renter- households face cost burden issues compared to 35% of owner-households. Additionally, owner households are given tax breaks for mortgage interest payments, which renter households do not receive. The largest and often least recognized federal housing subsidy include mortgage and property tax deductions. However, recent changes to the federal tax law limit total State tax deductions to \$10,000, which is significantly below the costs associated with mortgage interests and property taxes given the high costs of housing in California.

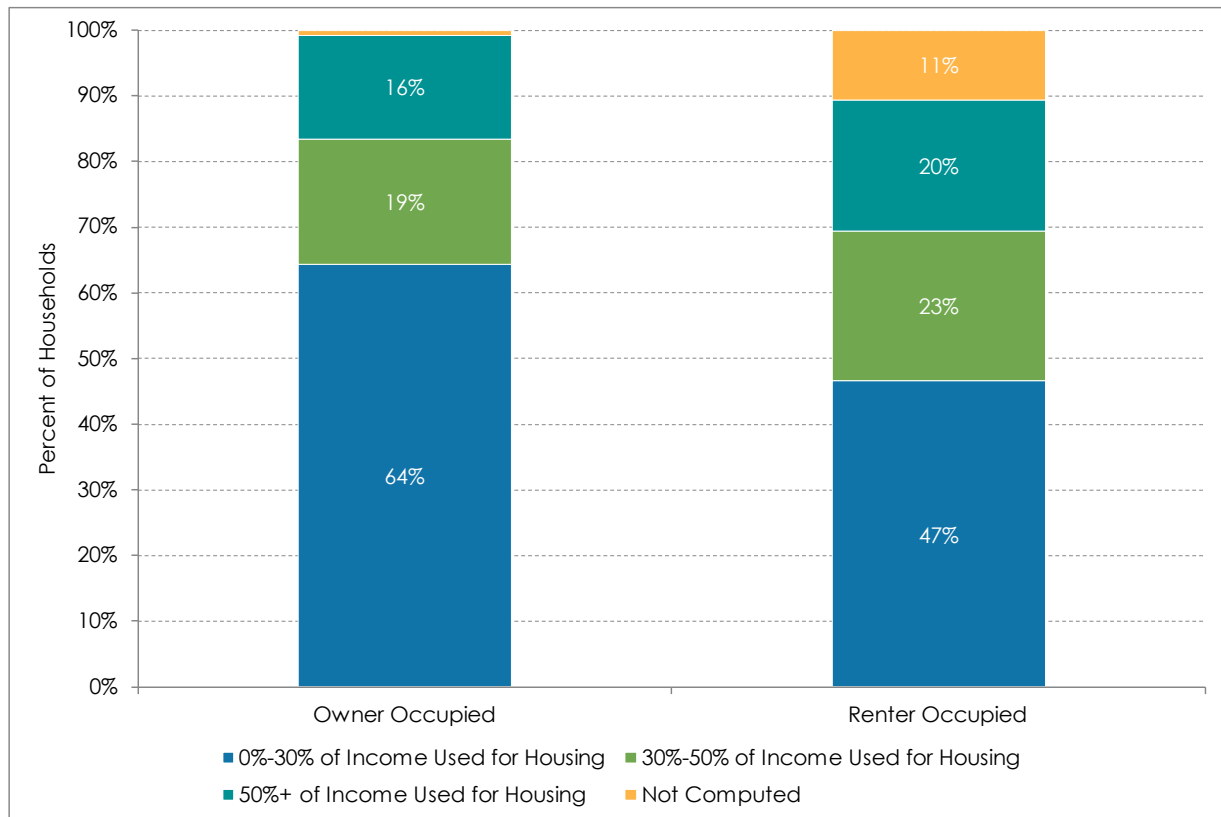
The AFFH appendix in this Housing Element found that trends of disproportionate housing problems and cost burdens for Black and Hispanic residents persist in the unincorporated County. About two-thirds of all Black and Hispanic households experience housing problems and a similar share also experience housing problems. Like in the County, owner households experience housing problems and cost burdens at lower rates than renter households. Also, owner housing problems and cost burden rates are similar for White, Black, and Asian owners, but higher for Hispanic households.

This means that Hispanic households experience housing problems and cost burdens at the highest rates regardless of tenure.

The income level of households also greatly impacts the ability to pay for housing.

[Table H-2.31](#) illustrates that due to high housing costs in the area, lower income households experience much greater levels of cost burden. As previously demonstrated, housing costs continue to outpace household incomes. The incidence of overpayment for very low, low, and moderate income households is likely to increase in the future.

Figure H-2.6: Cost Burden for Homeowners and Renters in Unincorporated Marin County



Source: ABAG Housing Needs Data Packet, 2021.

Data is from the US Census Bureau, ACS 2015-2019, Tables B25070, B25091

Table H-2.31: Income by Cost Burden, Unincorporated County

	Cost Burden > 30%	Percent	Cost Burden > 50%	Percent
Owners				
Household Income <= 30% AMI	4,675	21.5%	3,770	38.4%
Household Income >30% to <=50% AMI	3,695	17.1%	2,265	23.1%
Household Income >50% to <=80% AMI	4,280	19.7%	1,965	20.0%
Household Income >80% to <=100% AMI	2,780	12.8%	895	9.1%
Household Income >100% AMI	6,215	28.7%	910	9.3%
Total	21,645	100%	9,805	100%
Renters				
Household Income <= 30% AMI	7,290	40.6%	6,085	63.2%
Household Income >30% to <=50% AMI	4,605	25.6%	2,500	25.9%
Household Income >50% to <=80% AMI	4,245	23.6%	890	9.2%
Household Income >80% to <=100% AMI	985	5.5%	95	0.9%
Household Income >100% AMI	795	4.4%	55	0.6%
Total	17,920	100%	9,625	100%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table H-2. 32 below translates occupation incomes into affordable rents, by calculating the rents that households would pay if they were to spend 30 % of their income on housing (33% for owner-occupied housing). These numbers demonstrate that market prices for single-family homes are out of reach for many people who work in Marin County.

Table H-2. 32: Income by Occupation, Unincorporated County

Occupation	Average Hourly Wage	Average Annual Income**	Affordable Rent and Utilities
Very Low Income: <\$73,100			
Dishwashers	\$16.70	\$34,734	\$868.35
Landscaping and Groundskeeping Workers	\$20.15	\$41,913	\$1,047.82
Retail Salesperson	\$20.75	\$43,163	\$1,079.07
Construction Laborers	\$26.56	\$55,256	\$1,381.40
Child, Family and School Social Workers	\$26.61	\$55,354	\$1,383.85
Medical Assistant	\$27.19	\$56,562	\$1,414.05
Passenger Vehicle Drivers, Except Bus Drivers	\$27.78	\$57,781	\$1,444.52
Low Income: \$73,100-\$117,100			
Carpenters	\$37.45	\$77,910	\$1,947.75
Paralegals and Legal Assistants	\$39.36	\$81,878	\$2,046.95
Plumbers, Pipefitters, and Steamfitters	\$40.25	\$83,722	\$2,093.05
Elementary School Teachers, Except Special Education		\$92,217	\$2,305.42
Firefighters	\$49.24	\$102,418	\$2,560.45
Moderate Income: \$117,100-\$143,600			
Radiologic Technologists and Technicians	\$56.31	\$117,131	\$2,928.27
Construction Supervisor	\$56.45	\$117,423	\$2,935.57
Dental Hygienists	\$66.55	\$138,428	\$3,460.70
Physician Assistant	\$66.60	\$138,533	\$3,463.32

Source: California Employment Development Department 2021 (Q1) Occupation Profiles, San Rafael Metropolitan District.

*Income categories based on State 2021 Income Limits for 2-person household with one wage earner

**Based on full-time employment

The impact of housing cost burden on low income households can be significant regardless of tenure, as illustrated in [Table H-2.31](#). In particular seniors, many large families, and single-parent or female-headed households are struggling with housing costs. The costs of health care, food, and transportation compound the difficulty of finding and maintaining affordable tenancy or homeownership.

As described in the Affirmatively Furthering Fair Housing (AFFH) appendix, The communities of Central Coastal West Marin and Marin City have the highest percentages of low and moderate income households (62 and 71%, respectively. In addition, both Central Coast West Marin and Marin City the highest percent of extremely low income households (29% and 40%, respectively). This makes the likelihood of housing cost burden much greater in these areas.

In addition to the income-restricted affordable housing units in the County, there are a number of resources and programs available to assist households with cost burdens, housing counseling or other housing problems. Many of these organizations were contacted for feedback and input in the outreach process for this Housing Element update (please refer to Appendix A , Public Outreach).

Overcrowding

Overcrowded housing is defined by the U.S. Census as units with more than one inhabitant per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded. In 2019, as shown in [Table H-2.33](#), the incidence of overcrowding in unincorporated Marin County was 0.9% for owner-occupied units and 13.4% for rental units. Severe overcrowding impacted 0.4% of owner-occupied units and 5% of rental units. However, it is likely that these Census counts of overcrowding underestimated the actual occurrence, as households living in overcrowded situations were unlikely to provide accurate data on household members who might be living in the unit illegally or in violation of a rental agreement.

Table H-2.33: Overcrowding by Tenure, Unincorporated County

	Number of Occupied Units	Percentage of Units
Owner-Occupied:		
0.50 or less occupants per room	53,239	81.5%
0.51 to 1.00 occupants per room	11,454	17.5%
1.01 to 1.50 occupants per room	348	0.5%
1.51 to 2.00 occupants per room	129	0.2%
2.01 or more occupants per room	155	0.2%
Total	65,325	
Renter-Occupied:		
0.50 or less occupants per room	20,483	51.2%
0.51 to 1.00 occupants per room	14,096	35.3%
1.01 to 1.50 occupants per room	3,374	8.4%
1.51 to 2.00 occupants per room	1,647	4.1%
2.01 or more occupants per room	373	0.9%
Total	39,973	

Source: US Census Bureau, ACS 2015-19 Table B25014

Table H-2.34 shows overcrowding levels in the unincorporated Marin communities. For owner-occupied units, the highest levels of overcrowding are in Southern-Coastal West Marin (five %) and Santa Venetia/Los Ranchitos (4%). Both renter overcrowding and severe overcrowding is seen in the community of Marin City (11 % and nine %, respectively).

Table H-2.34: Overcrowded Households, Unincorporated Communities

Owner-Households	0.50 or less occupants per room	0.51 to 1.00 occupants per room	1.01 to 1.50 occupants per room	1.51 to 2.00 occupants per room	2.01 or more occupants per room
Black Point-Green Point	69.9%	28.3%	0.0%	1.8%	0.0%
Northern Coastal West Marin	94.4%	5.6%	0.0%	0.0%	0.0%
Central Coastal West Marin	87.5%	12.5%	0.0%	0.0%	0.0%
The San Geronimo Valley	71.1%	27.9%	1.1%	0.0%	0.0%
Southern Coastal West Marin	78.9%	16.2%	5.0%	0.0%	0.0%
Marinwood/Lucas Valley	72.8%	25.4%	0.0%	1.8%	0.0%
Santa Venetia/Los Ranchitos	78.2%	17.5%	3.5%	0.9%	0.0%
Kentfield/Greenbrae	76.7%	22.1%	1.2%	0.0%	0.0%
Strawberry	82.7%	17.3%	0.0%	0.0%	0.0%
Tam Valley	78.9%	20.9%	0.2%	0.0%	0.0%
Marin City	70.8%	29.2%	0.0%	0.0%	0.0%
Unincorporated County	81.5%	17.5%	0.5%	0.2%	0.2%
Renter-Households	0.50 or less occupants per room	0.51 to 1.00 occupants per room	1.01 to 1.50 occupants per room	1.51 to 2.00 occupants per room	2.01 or more occupants per room
Black Point-Green Point	100.0%	0.0%	0.0%	0.0%	0.0%
Northern Coastal West Marin	42.3%	36.5%	0.0%	0.0%	21.2 %
Central Coastal West Marin	50.5%	49.5%	0.0%	0.0%	0.0%
The San Geronimo Valley	65.9%	25.1%	0.0%	9.0%	0.0%

Table H-2.34: Overcrowded Households, Unincorporated Communities

Southern Coastal West Marin	68.1%	30.5%	1.4%	0.0%	0.0%
Marinwood/Lucas Valley	50.2%	49.8%	0.0%	0.0%	0.0%
Santa Venetia/Los Ranchitos	73.8%	26.2%	0.0%	0.0%	0.0%
Kentfield/Greenbrae	58.5%	39.7%	0.0%	1.8%	0.0%
Strawberry	60.3%	36.4%	2.0%	1.3%	0.0%
Tam Valley	57.7%	41.4%	0.9%	0.0%	0.0%
Marin City	53.9%	34.2%	11.1%	0.9%	0.0%
Unincorporated County	51.2%	35.3%	8.4%	4.1%	0.9%

Source: U.S. Census American Community Survey, 2015-2019, Table B25014.

Studies³⁸ show that overcrowding results in negative public health indicators, including increased transmission of tuberculosis and hepatitis and, most recently, COVID-19. In addition, studies show increases in domestic violence, sexual assault, mental health problems, and substance abuse related to overcrowded living conditions. Overcrowded conditions are common among large-family, single-parent, and female-headed households that subsist on low incomes. In addition, overcrowded conditions can sometimes occur on ranches that employ agricultural workers, especially during peak harvest times when seasonal or migrant workers are utilized.

Managers of income-restricted affordable units, whether private or through the Marin Housing Authority, must ensure that the unit is an appropriate size for the intended household size. For households participating in the Section 8 program, the Marin Housing Authority provides search assistance for the difficult to house and special needs populations, such as large households or households with a person with disabilities. The rehabilitation and replacement of agricultural units, undertaken by the Marin Workforce Housing Trust and California Human Development and funded by the Marin Community Foundation, USDA, State, and County sources, seek to improve health and safety conditions for agricultural workers. To qualify for the program, participating ranches must ensure quality maintenance and not allow overcrowding.

³⁸ Bashir, Samiya A. 2009. Home Is Where the Harm Is: Inadequate Housing as a Public Health Crisis

Special Needs Housing

Overview

In addition to overall housing needs, the County plans for housing for special needs groups, which includes seniors, people living with disabilities, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, singles with no children, large households, agricultural workers and their families, people experiencing homelessness, and the local workforce. To meet the community's special needs housing, Marin County must look to new ways of increasing the supply, diversity, and affordability of specialized housing stock.

A continuum of housing types addresses special needs, including independent living (owning or renting), supportive housing, assisted living, group home and skilled nursing facilities, transitional housing, residential treatment (licensed facilities), detoxification programs, Safe Haven, and emergency shelters. One of the most effective housing options for special needs housing is supportive housing where services are offered to tenants, often on site, to help achieve and maintain housing security. However, there is an inadequate supply of supportive housing units and affordable units in general to meet the needs of the community. This was a priority issue in the focus groups and community survey for the Housing Element update.

Seniors

The need for senior housing can be determined by age distribution, housing characteristics and demographic projections. On a countywide level, these determinants indicate that Marin County (ACS 5-Year Estimates):

- Has one of the oldest populations in the State, with 22% of the population over 65 years old and a median age of 46.8, compared to 14% of the population over 65 and a median age of 36.5 statewide
- Over one-third of County households have at least one senior present, 26% of households are senior homeowners, and eight % of households are senior renters ([Table H-2.35](#))
- The majority of the existing housing stock are single-family homes ([Table H-2.14](#) and [Table H-2.15](#))

The proportion of seniors out of the total population and out of households in unincorporated Marin are similar to those countywide, with 22% of of the unincorporated population over 65 years old and 37% of households with at least one person over 65 years old present ([Table H-2.35](#)). Within the unincorporated County, the Central Coastal West Marin, Valley, and Southern Coastal West Marin communities have

the oldest populations; over one-third of their populations are over 65 years old and about 50% of their households have at least one senior present.

Table H-2.35: Senior Population or Households by Tenure

Community	Population	All HHs	Owner HHs	Owner Living Alone	Renter HHs	Renter Living Alone
Black Point- Green Point	29.8%	41.5%	35.7%	11.8%	5.8%	4.4%
Northern Coastal West Marin	22.5%	32.5%	22.2%	18.4%	10.4%	10.4%
Central Coastal West Marin	47.7%	55.3%	41.5%	19.9%	13.8%	13.1%
The San Geronimo Valley	30.6%	46.4%	39.1%	15.2%	7.3%	5.3%
Southern Coastal West Marin	42.3%	54.2%	44.8%	16.2%	9.4%	5.5%
Marinwood/Lucas Valley	22.7%	38.7%	35.1%	10.7%	3.6%	3.6%
Santa Venetia/ Los Ranchitos	24.6%	37.6%	31.8%	19.6%	5.8%	4.8%
Kentfield/ Greenbrae	20.7%	34.5%	28.9%	6.7%	5.6%	5.2%
Strawberry	19.3%	34.4%	17.1%	7.5%	17.2%	16.6%
Tam Valley	19.3%	30.7%	28.2%	8.3%	2.5%	1.1%
Marin City	9.8%	16.8%	8.6%	5.0%	8.3%	4.4%
Unincorporated County	22.2%	36.7%	30.3%	10.1%	6.4%	4.8%
Marin County	21.6%	34.6%	26.3%	10.2%	8.3%	5.9%

HHs = Households

Source: American Community Survey, 2015-2019. Tables B25011 and Table B01001; Association of Bay Area Governments (ABAG) Housing Needs Data Packet : Marin County, 2021

Note: Please refer to [Table H-2.1](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities.

However, the figures above alone do not account for the types of accommodations necessary to provide for the older population. Given that senior income drops precipitously with age and Marin County is one of the most expensive places for seniors to live, particular needs include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal

services provided.³⁹ In addition, a continuum of care is needed as older adult households develop health care needs.

According to the 2013-2017 CHAS data, there were 104,840 households in Marin County, of which 39,980 (38%) had had a householder aged 65 or older. Of these households, 41% had lower incomes (less than 80% AMI). In the unincorporated County, of the 10,398 senior households in the unincorporated County, 4,840 (47%) had lower incomes. The percentage of senior households with lower incomes (47%) is also higher than the unincorporated County's overall share of lower income households (38%).

Understanding how seniors might be cost burdened is of particular importance due to their special housing needs, particularly for low income seniors. According to ABAG's Housing Needs Report for Marin County, 55% of seniors making less than 30% of AMI are spending more than 30% of their income on housing ([Table H-2.36](#)). For seniors making more than 100% of AMI, only four percent are cost burdened, spending more than 30% of their income on housing.

Table H-2.36: Cost-Burdened Senior Households by Income Level

Income Group	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing	Total Senior Households
0%-30% of AMI	7.1%	15.3%	49.7%	16.4%
31%-50% of AMI	10.3%	20.3%	21.3%	14.2%
51%-80% of AMI	14.2%	19.8%	17.8%	15.9%
81%-100% of AMI	8.3%	17.7%	6.9%	9.9%
Greater than 100% of AMI	60.1%	26.9%	4.3%	43.6%
Totals	6,504	2,008	1,886	10,398

Notes:

-For the purposes of this graph, senior households are those with a householder who is aged 62 or older.

-Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

³⁹ Elder Economic Security Standard by County 2007, Center for Community and Economic Development.

-Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release in the Association of Bay Area Governments (ABAG) Housing Needs Data Packet: Marin County, 2021

In many cases, seniors are living in large, oversized houses. Housing types to meet the needs of seniors include smaller attached or detached housing for independent living (both market rate and below market rate), Accessory Dwelling Units, age-restricted subsidized rental developments, shared housing, congregate care facilities, licensed facilities, Alzheimer's and other specialty facilities, and skilled nursing homes. There is also a need for senior housing where an in-home caregiver can reside.

In addition, the nexus between living arrangements for seniors and senior-oriented services must reinforce the ability for seniors to achieve a high quality of life, with access to local amenities, transportation, choices in housing, health care, and activities, and full integration into the community. A well-balanced community is one in which these elements are implicit and guaranteed for all members of the community, with particular recognition of the needs of specific demographic groups such as seniors. As such, the Older Americans Act provides funding for services that:

- Enable older individuals to secure and maintain independence and dignity in their homes
- Remove barriers to personal and economic independence
- Provide a continuum of care for vulnerable older persons
- Secure the opportunity for older individuals to receive managed in-home care and community- based long-term care services

The County's Division of Aging and Adult Services supports a variety of services that are provided to a network of local nonprofit organizations and governmental agencies throughout Marin County. [Table H-2.37 b](#) below summarizes available senior services.

Table H-2.37: Countywide Services Offered for Seniors: 2021

Service	Description
Aging and Disability Resource Connection/ One Door	Streamlines access to services through a person-centered interactive network of agencies with coordinated points of entry.
Assisted transportation	Provides assistance and transportation to persons who have difficulties (physical or cognitive) using regular vehicular transportation.
Caregiver registry	Maintains a list of qualified workers to refer to clients and follow-up to assure service was received.
Congregate meals	Serves healthy meals in a group setting, helping to maintain and improve physical, psychological, and social well-being. Can also be served as grab-and-go.
Elder abuse prevention	Educates the public and professionals to develop, strengthen and carry out programs that prevent and detect elder abuse.
Employment Services	Assists clients in maintaining or obtaining full-time employment through job development and skill training.
Family Caregiver Support	Provides emotional support, education, training, and respite care for family caregivers.
Health Insurance Counseling and Advocacy Program	Provides formation and counseling on Medicare, Medi-Cal, managed care and long-term care.
Health promotion and disease prevention	Evidence-based health promotion programs that can prevent and mitigate chronic disease.
Home-Delivered Meals	Delivers nutritious meals to home-bound clients while providing personal contact.
Information and Assistance	Links older adults and their family members to appropriate services through information and referrals.
Legal Assistance	Provides seniors with legal services and education on older persons' rights, entitlements, and benefits.
Long-Term Care Ombudsman	Ensures the rights and protection of older persons at risk for abuse, neglect or exploitation while living in long-term care facilities.

Table H-2.37: Countywide Services Offered for Seniors: 2021

Service	Description
Nutrition Education	Promotes better health by providing accurate and culturally sensitive nutrition information and educational materials.
Rural Case Management	Assesses client needs and assists in development of care plans and coordination of services among providers.
Rural visiting	Provides contact and safety checks through visiting and support.
Senior Center Activities	Provides education and activities, including trips that enhance both health and well-being.

Source: Marin County Aging and Adult Services

The County's Human and Health Services website also has an online Community Resource Guide residents can browse for information, services, and resources. A direct link to the guide is here: <https://www.marinhhs.org/community-resource-guide>

Many seniors in Marin County are over-housed, which means living in a home far larger than they need. This phenomenon will become more pronounced in the coming years, as the unincorporated County's population will continue to age. According to the ACS 5-year estimates, approximately 32% of the current population is between the ages of 45 and 65 years old. These residents will become part of the senior population over the next twenty years. During the public outreach for this Housing Element, insufficient housing options for seniors was one of the top concerns. Some may be willing to vacate their home for a smaller unit, thus increasing housing options for families. A program has been included in this Housing Element for the County to pursue a variety of housing options for seniors. The goal is to allow seniors to trade down their current homes for other housing that requires less maintenance, is designed to accommodate the mobility needs of seniors, and is more affordable.

The Age-Friendly County of Marin Action Plan from January 2020 looked at how the County can interact and work together for a community that is experiencing a rapid growth rate among its older generations. Through the public outreach for this plan, which included surveys, interviews and focus groups, the following challenges emerged regarding older adults:

- Lack of affordable housing impacts older adults and their families as well as the local workforce.

- Limited accessible housing stock means older adults must invest more into home modifications and take greater risks in order to age in place.
- Older renters have a greater challenge in homes and units that need age-friendly modifications.

Low and very low income seniors often cannot afford the cost of licensed facilities in Marin County. According to the Marin County Health and Human Services, long-term care in a licensed Residential Care Facility for the Elderly costs anywhere from \$4,500 - \$9,500 a month and higher.⁴⁰ The lower range would be a shared room in a small facility with fewer amenities and the higher range would be for a private apartment with higher levels of care in a facility with a lot of amenities.

Through a 2003 County ordinance, the development of licensed senior facilities, such as assisted living facilities, is subject to the jobs/housing linkage fee, whereby funds are contributed to the County's Affordable Housing Trust Fund based on the number of low and moderate income jobs anticipated for the new development.

Marin County's Aging and Adult Services office acts as the Area Agency on Aging for Marin County, and publishes an Area Plan every four years. The Area Plan involves qualitative and quantitative research on the demographics, experiences and perspectives of older adults in their service area of Marin County.

People Living with Disabilities

People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability. Special consideration should be given to income and affordability, as many people with disabilities are living on fixed incomes. Some of the considerations and accommodations that are important in serving individuals and families with disabilities are: (1) the design of barrier-free housing, (2) accessibility modifications, (3) proximity to services and transit, (4) on-site services, and (5) mixed income diversity and group living opportunities.

Some people with disabilities can live most successfully in housing that provides a semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if long-term services and support are available. Different types of housing that can serve these populations include: (1) single-room occupancy (SRO) units, (2) single-family and group homes specifically dedicated to each population and their required supportive services, (3) set-asides in larger, more traditional affordable housing developments, and (4) transitional housing or crisis shelters.

⁴⁰ Information from the County Health and Human Services, Supervisor of the Long-Term Care Ombudsman Program. Example: Villa Martin (\$165/day or \$5,115 per month for Assisted Living or Skilled Nursing. \$330/day or \$10,230/month if medical exclusion/preexisting condition).

Federal sources of financing could include Multi-family Housing/Supportive Housing, Mental Health Services Act, Transitional Age Youth, and Section 8 project-based vouchers, which can be leveraged with local funds.

As the population ages, the need for accessible housing will increase. Consideration can be given to accessible dwelling conversion (or adaptability) and appropriate site design. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choice and is often required by State and federal fair housing laws. Barriers to applying for building and planning approvals for reasonable accommodation modifications to units could be removed by providing over-the-counter approvals and streamlining the application process.

The unincorporated County's population with a disability is similar to that of the County and Bay Area. According to 2019 ACS data, approximately 9.2% of the unincorporated County's population has a disability of some kind⁴¹, compared to 9.1% and 9.6% of Marin County and the Bay Area's population. [Table H-2.38](#) shows the rates at which different disabilities are present among residents of unincorporated Marin County and its community areas. Among the unincorporated County communities, the San Geronimo Valley, Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Marin City have a higher proportion of persons with a disability than the unincorporated County. However, across all communities, ambulatory difficulties were the most prominent.

⁴¹ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Table H-2.38: Persons with Disabilities by Disability Type

Community	With Disability	With a Hearing Difficulty	With a Vision Difficulty	With a Cognitive Difficulty	With an Ambulatory Difficulty	With a Self-Care Difficulty	With an Independent Living Difficulty
Black Point-Green Point	9.4%	4.6%	0.6%	2.2%	4.3%	2.0%	4.0%
N. Costal West Marin	5.8%	3.8%	2.0%	3.8%	5.8%	3.8%	3.8%
Central Coastal West Marin	10.3%	3.4%	2.2%	1.6%	4.3%	0.9%	1.6%
The San Geronimo Valley	11.2%	4.7%	2.8%	4.2%	7.2%	2.2%	2.6%
Southern Coastal West Marin	6.9%	3.1%	0.6%	2.1%	2.4%	0.0%	0.2%
Marinwood/Lucas Valley	12.0%	3.3%	1.4%	3.2%	6.8%	1.9%	6.7%
Santa Venetia/Los Ranchitos	16.0%	3.0%	4.7%	7.4%	8.1%	4.5%	9.5%
Kentfield/Greenbrae	7.1%	2.1%	0.5%	2.5%	2.9%	2.3%	3.6%
Strawberry	7.6%	2.2%	0.6%	2.0%	3.6%	2.1%	1.6%
Tam Valley	8.6%	3.0%	1.8%	2.5%	3.1%	1.8%	2.3%
Marin City	12.6%	0.4%	2.7%	6.1%	4.8%	1.9%	6.2%
Unincorporated	9.2%	2.6%	1.4%	2.8%	4.0%	1.7%	3.0%

Source: American Community Survey 5-Year Estimates, 2015-2019:

Note: Please refer to [Table H-2.1](#) for the census designated places included in the unincorporated communities

Senate Bill 812, which took effect January 2011, requires housing elements to include an analysis of the special housing needs of the developmentally disabled in accordance with Government Code Section 65583(e). Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severely impaired intellectual and adaptive functioning. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and/or live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities. While there are no estimates of the population with developmental disabilities, according to the ABAG Housing Needs report, as of 2020 the

California Department of Developmental Services served 384 individuals with a developmental disability in the unincorporated County. Of these individuals with a developmental disability, children under the age of 18 made up 29%, while adults accounted for 71%. The Department of Developmental Services estimated that a majority (57%) of individuals with developmental disabilities resided with a parent/guardian, while 21% live in independent/ supportive living facilities and 17% in community care facilities ([Table H-2.39](#)).

Table H-2.39: Population with Developmental Disabilities by Residence

Residence Type	% of Persons Served
Home of Parent /Family /Guardian	56.7%
Independent /Supported Living	21.2%
Community Care Facility	17.1%
Intermediate Care Facility	2.5%
Other	2.2%
Foster /Family Home	0.3%
Totals	363

Notes:

-The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were cross walked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

- Totals differed at source (i.e. total Population with Developmental Disabilities by age as presented in ABAG's Housing Needs Report was 384).

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

The total number of persons served in unincorporated County communities cannot be estimated because the Department of Developmental Services does not give exact number of consumers when fewer than 11 persons are served ([Table H-2.40](#)). However, based on the September 2020 Quarterly Consumer Reports, the communities of Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Black -Point - Green Point have the greater population of persons with developmental disabilities, as evidenced by the higher number of consumers from their ZIP codes.

Table H-2.40: Consumer Count by California ZIP Code and Age Group

Community	CPD	Zip Code	0-17 yrs	18+ yrs	Total
Black Point-Green Point	Black Point – Green Point	94945	39	91	130
Northern Coastal West Marin	Dillon Beach	94929	0	<11	>0
	Tomales	94971	0	0	0
Central Coastal West Marin	Point Reyes Station	94956	<11	<11	>0
	Inverness	94937	0	<11	>0
The San Geronimo Valley	Nicasio	94946	<11	<11	>0
	San Geronimo Valley	94963	0	<11	>0
	Woodacre	94973	<11	<11	>0
	Lagunitas	94938	0	0	0
	Forest Knolls	94933	<11	<11	>0
Southern Coastal West Marin	Stinson Beach	94970	0	0	0
	Bolinas	94924	<11	<11	>0
	Muir Beach	94965	12	25	37
Marinwood/Lucas Valley	Lucas Valley	N/A	N/A	N/A	N/A
	Marinwood	94903	62	223	285
Santa Venetia/ Los Ranchitos	Santa Venetia	94903	62	223	285
Kentfield/Greenbrae	Kentfield	94904	17	16	33
Strawberry	Strawberry	95375	0	0	0
Tam Valley	Tamalpais-Homestead Valley	94941	32	67	99
Marin City	Marin City	94965	12	25	37

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

The needs of individuals with developmental disabilities are similar to those with other disabilities, and they face similar challenges in finding affordable housing. Many individuals with developmentally disabilities are on fixed incomes and cannot afford market rate rents. In addition, supportive services are often beneficial to maintain housing stability.

Large Families

Large-family households are defined by the U.S. Census Bureau as households containing five or more persons. The 2019 ACS data reflect that 7% of Marin’s households meet the definition of a large family (five or more people) and that over half (55%) of large-family households in the County live in owner-occupied homes ([Table H-2.41](#) [Table H-2.41](#)). In the unincorporated area of the County, there are about 2,071 large-family households, which make up 8% of all households in the unincorporated County. Of these households, 69% are owner-occupied households and 31% are renters.

Among the community areas, Black Point-Green Point, Marinwood/Lucas Valley, and Kentfield/ Greenbrae have the highest percentages of large family households. In these communities, over 10% of households have five or more persons.

Table H-2.41: Large-Family Households (5 or more persons) by Tenure

Community	Owner-Occupied Households		Renter-Occupied Households		Total Large Family Households		Total Households
	Number	Percent	Number	Percent	Number	Percent	Number
Black pPoint-Green Point	54	80.6%	13	19.4%	67	10.9%	617
Northern Costal West Marin	9	100.0%	0	0.0%	9	4.2%	212
Central Coastal West Marin	0	0.0%	0	0.0%	0	0.0%	853
The San Geronimo Valley	67	56.3%	52	43.7%	119	7.9%	1,500
Southern Coastal West Marin	11	100.0%	0	0.0%	11	1.1%	1,026
Marinwood/ Lucas Valley	227	74.7%	77	25.3%	304	12.6%	2,412
Santa Venetia/ Los Ranchitos	128	88.3%	17	11.7%	145	8.4%	1,717
Kentfield/ Greenbrae	258	87.5%	37	12.5%	295	11.5%	2,567
Strawberry	110	75.9%	35	24.1%	145	6.1%	2,391
Tam Valley	270	71.2%	109	28.8%	379	8.2%	4,617

Table H-2.41: Large-Family Households (5 or more persons) by Tenure

Community	Owner-Occupied Households		Renter-Occupied Households		Total Large Family Households		Total Households
	Number	Percent	Number	Percent	Number	Percent	Number
Marin City	10	20.8%	38	79.2%	48	3.5%	1,377
Unincorporated Marin	1,434	69.2%	637	30.8%	2,071	8.0%	25,850
Marin County all	4,150	54.9%	3,411	45.1%	7,561	7.2%	105,432

Source: American Community Survey 5-Year Estimates, 2015-2019, Table B25009.

Note: Please refer to [Table H-2.1](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

Housing Units Available for Large Families

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are an estimated 17,363 units in unincorporated Marin County, accounting for 67% of housing stock. Among these large units with three or more bedrooms, 85% are owner-occupied and 15% are renter-occupied ([Table H-2.42](#)). The unincorporated County has a higher percentage of housing units with three or more bedrooms than the County as a whole (67% and 58%, respectively). The communities of Central Coast West Marin, The San Geronimo Valley, Southern Coastal West Marin, Strawberry, and Marin City have a significantly lower share of housing units with three or more bedrooms than other communities and the unincorporated County. [Table H-2.42](#) also illustrates the shortage of large units is primarily in the rental category, as the share of the housing stock with three or more bedrooms is less than 21% for all areas but Marin City.

Table H-2.42: Units with Three or More Bedrooms by Tenure

Community	Owner Units		Renter Units		Total Units with 3+ Bedrooms	
	Number	Percent	Number	Percent	Number	Percent
Black Point-Green Point	410	91.1%	40	8.9%	450	72.9%
Northern Coastal West Marin	137	81.5%	31	18.5%	168	79.2%
Central Coastal West Marin	211	79.0%	56	21.0%	267	31.3%
The San Geronimo Valley	694	92.7%	55	7.3%	749	49.9%
Southern Coastal West Marin	324	81.8%	72	18.2%	396	38.6%
Marinwood/Lucas Valley	1,956	91.6%	179	8.4%	2,135	88.5%
Santa Venetia/ Los Ranchitos	1,165	90.6%	121	9.4%	1,286	74.9%
Kentfield/ Greenbrae	1,871	92.4%	154	7.6%	2,025	78.9%
Strawberry	913	83.8%	177	16.2%	1,090	45.6%
Tam Valley	2,777	84.2%	520	15.8%	3,297	71.4%
Marin City	175	41.2%	250	58.8%	425	30.9%
Unincorporated Marin	14,833	85.4%	2,530	14.6%	17,363	67.2%
Marin County	52,576	85.4%	9,012	14.6%	61,588	58.4%

Source: Source: American Community Survey 5-Year Estimates, 2015-2019, Table B25009, Table B25042.

Note: Please refer to [Table H-2.1](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

Although enough units appear to be available to meet the demand for large households (i.e., there are 2,071 large family households and 17,363 units with three or more bedrooms), available large units may be unaffordable to large families (see income section/refer to income section), or as is the case in many jurisdictions, large units are not always occupied by large-family households. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face additional difficulty in locating housing that is adequately sized and affordably priced. As mentioned in the Seniors section above, many older residents are aging in place and are “overhoused”, which may further limit the availability of units for larger households. In Marin County, adequate market-rate homeownership opportunities exist, but these homes are out of reach economically for moderate and low income families.

The AFFH Appendix of this Housing Element found that large renter households experience a greater rate of housing problems with physical defects (lacking complete kitchen or bathroom or are living in overcrowded conditions) compared to other renter households.

Female-Headed and Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households fall into one of three primary groups in Marin County: single professional women, single parents, and seniors. The last two groups in particular may have a need for affordable housing. The housing needs of senior residents are discussed above in the section on Seniors. The needs of female-headed households with children are particularly acute. As stated in the ABAG Housing Needs Data Packet, female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. The need for additional housing options for families with children was a priority identified by community members during the Housing Element public outreach process.

As shown in [Table H-2.43](#), there are a total of 25,850 households in the unincorporated area of the County, of which 6,745 (26%) are female-headed households. Moreover, approximately 800 (3%) of the total households are female-headed households with children under the age of 18. The percent of family households living in poverty that are female headed in the unincorporated County is less than 1% (approximately 150 households), which is lower than the 3% (approximately 480) of all family households overall that are living in poverty. Compared to the County, unincorporated County has a lower percentage of female headed households, female-headed households with children, and lower rates of poverty for all families and for female-headed households.

Table H-2.43: Female-Headed County and Marin County

	Unincorporated	Marin County
Total households	25,850	105,432
Total Female-Headed Households	26.1%	28.2%
With children	3.1%	3.3%
Total Families	17,061	66,052
Total families under the poverty level	2.8%	3.8%
Female-Headed Households under the poverty level	0.9%	1.5%
With children	0.6%	1.1%

Source: American Community Survey, 5-Year Estimates 2015-2019, Tables DP02 and B17012.

Within the unincorporated County, Marin City has the highest percentage of female-headed households (42% of all households are female-headed households) and female-headed households with children (11%). Marin City also has the highest poverty rates compared to all community areas and the unincorporated County; about 16% of all family households are living below the federal poverty line. Female-headed households also have higher rates of poverty (11%) in Marin City compared to other community areas. About 6% of all households in the Marin City are female-headed family household with children living below the poverty line. As discussed earlier in this chapter, Marin City also has one of the highest percentage of non-white residents.

Table H-2.44: Female-Headed Households (FHH) - Unincorporated County Communities

Community	Total households (HH)	Total FHH	FHH w/ children	Total Families	Total families under the poverty level	FHH under the poverty level	FHH w/ child
Black Point-Green Point	617	12.0%	0.0%	419	1.9%	0.0%	0.0%
Northern Coastal West Marin	212	36.8%	0.0%	129	0.0%	0.0%	0.0%
Central Coastal West Marin	853	39.4%	0.0%	381	4.2%	1.6%	0.0%
The San Geronimo Valley	1,500	28.9%	2.4%	769	6.2%	0.0%	0.0%
Southern Coastal West Marin	1,026	32.0%	1.2%	451	4.7%	1.8%	0.0%
Marinwood/Lucas Valley	2,412	25.9%	2.0%	1,762	3.2%	1.0%	1.0%
Santa Venetia/Los Ranchitos	1,717	34.7%	1.2%	1,051	0.0%	0.0%	0.0%
Kentfield/Greenbrae	2,567	20.6%	3.7%	1,874	2.2%	0.6%	0.6%
Strawberry	2,391	36.2%	7.2%	1,348	2.7%	0.9%	0.9%
Tam Valley	4,617	24.6%	3.9%	3,202	1.9%	0.0%	0.0%
Marin City	1,377	42.0%	10.5%	698	16.3%	10.5%	6.3%

FHH = Female-Headed Households

Source: American Community Survey, 5-Year Estimates 2015-2019, Tables DP02 and B17012.

Note: Please refer to [Table H-2.1](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities

Agricultural Workers

Marin's agricultural history remains a strong value and source of pride, particularly in the Coastal and Inland Rural Corridors of the County. According to the United States Department of Agriculture (USDA), Marin County farms and ranches encompass approximately 140,075 acres, or about 41% of the County's total land area; land in farms decreased by 18% from 2012 to 2017.⁴² Rural West Marin has an economic base of cattle ranches, dairies, organic vegetable farms, poultry, mariculture, and tourism. Of the

⁴² 2017 Census of Agriculture Marin County Profile,

343 agricultural operations in Marin County, the majority are third- to fifth-generation family-owned farms and are not large by California standards, with an average size of 408 acres.

Agricultural workers are significantly impacted by the high cost of living in Marin County, especially housing costs that are influenced by vacation rentals and high-end tourism. To promote a vibrant and economically sound agriculture base as part of Marin County's future, quality affordable housing for agricultural workers is needed. In almost all cases agricultural housing is tied to employment. If a worker is fired or leaves a job, becomes injured or an agricultural facility stops production, that housing is no longer available. This was identified as a concern during the public outreach for the Housing Element.

Almost all agriculturally zoned land in Marin County is located within unincorporated County areas, so presumably the data available on the agricultural worker population in the County is representative of the unincorporated County. The 2017 USDA Census reported that in Marin County, 1,274 persons were hired farmworkers, which accounts for less than 1% of the Marin County workforce.⁴³

Distinct from other agricultural regions of the State, much of the County's agricultural production primarily requires a year-round, permanent workforce. As a result, the County does not experience a significant influx of seasonal workers during peak harvest times. Agricultural worker housing needs are dictated by the presence of parallel factors:

- The majority of agricultural worker housing units, both for permanent and seasonal workers, are provided on site by the employer-ranchers.
- As a largely permanent workforce, agricultural workers live in multi-person households, often with spouses and children.⁴⁴ Agricultural workers' spouses are often employed in non- agricultural jobs, such as visitor-serving businesses in West Marin.

These factors indicate that the housing needs of agricultural workers are best met through the provision of permanent single- and multi-family affordable housing. Given the existing housing on ranches, two important issues arise:

- Ensuring that the workforce and their families are being housed in safe and healthy conditions is a major priority
- Allowing agricultural worker households to determine the type and location of housing that is most suitable through enhancing housing choices and options
- Additional tenant rights to support agricultural workers

⁴³ Civilian employed population 16 years and over. American Community Survey Five-Year Estimates, 2015-2019. Table S2403.

⁴⁴ Evaluation of the Need for Ranch Worker Housing in Marin County, California, California Human Development Corporation, July 2008

Limited space, septic capacity, and high building costs often make it difficult to house migrant workers, presenting disincentives for employer-ranchers to provide more than basic shelter with minimal amenities. Common challenges faced by agricultural worker households include:

- **Limited Income:** With a mean annual salary of \$41,321,⁴⁵ most agricultural workers fall within very low income groups (the 2021 HCD income limits are \$38,400 and \$63,950 for a one-person household for extremely low and very low income households).
- **Cost Burden/Lack of Affordability:** As described above, HUD considers payment of more than 30% of a household's income for direct housing expenses as overpayment or an undue hardship. According to the California Housing Partnership 2021 Affordable Housing Needs Report,⁴⁶ a Marin County household would have to earn a minimum of \$48.46 an hour in full-time employment to afford the average asking rent⁴⁷ in Marin County. Opportunities for affordable rental housing or opportunities for homeownership are considerably constrained for the agricultural worker population.
- **Overcrowding:** Due to low incomes and lack of inventory, agricultural workers have limited housing choices and are often forced to double up to afford rents. Many such units are not monitored for code enforcement on past development and building approvals unless complaints are lodged.
- **Substandard Housing Conditions:** Many agricultural workers occupy substandard housing, such as informal shacks, illegal garages, barns or storage units, trailers, and other structures generally unsuitable for occupancy. The County's Code Enforcement staff investigates complaints against property owners for code violations but does not actively monitor agricultural worker housing units for code compliance. Few HUD Section 8 vouchers are utilized in West Marin due to the scarcity of affordable units and the inability of these units to pass the required HUD Housing Quality Standards inspection. During the Housing Element public outreach, it was identified that in many cases, existing septic systems cannot accommodate new units on sites in West Marin, including those that house agricultural employees and their families.

⁴⁵ Based on the mean annual wages for Farming, Fishing, and Forestry Occupations in the Marin County (San Rafael MD) as reported in the 2021 First Quarter Occupational Employment and Wage Statistics (OEWS) Survey.

⁴⁶ https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2021/05/Marin_Housing_Report.pdf

⁴⁷ Average asking rent assumed was \$2,520.

The need for the County to facilitate additional housing for agricultural workers was identified as a key priority during preparation of the Housing Element by focus groups, particularly in West Marin.

Currently, the County's provisions for agricultural worker housing is not consistent with State Employee Housing Act. Furthermore, the Development Code does not contain provisions for employee housing. Pursuant to the Employee Housing Act, any housing for six or fewer employees (in any industry) should be permitted as a single-family residential use. The Housing Plan section of the Housing Element contains programs to address these inconsistencies with state law and to help to facilitate more agricultural worker housing in the unincorporated County.

Individuals and Families Experiencing Homelessness

Individuals and families experiencing homelessness have immediate housing needs. Also, many residents lack stable housing but are not considered unhoused, according to the HUD definition⁴⁸. They live doubled up in overcrowded dwellings, often sleeping in shifts or renting closet space or “couch surfing” with family or friends. Although not living on the street, this population often has no means of stable accommodation and may experience periods of being unsheltered. In addition, their living situation affects their ability to access services designated for people experiencing homelessness.

The Marin County 2019 Point in Time Count of people experiencing homelessness was conducted on January 28, 2019 and surveyed 360 unsheltered and sheltered individuals experiencing homelessness to profile their experience and characteristics. This is an on-the-ground survey that is undertaken by a team of County employees and volunteers to determine that number of persons experiencing homeless at a specific point in time (January 28, 2019). According to this survey, in January 2019, 1,034 persons in the County met the Marin County Health and Human Services definition of homeless, of which 172 (17%) resided in the unincorporated County ([Table H-2.45](#)). This represented a 7% decrease from the 2017 countywide population, but a 26% increase in the unincorporated County homeless count. All homeless persons surveyed in the unincorporated County in 2019 were considered unsheltered, while countywide, about 68% are unsheltered. Regionally, North Marin and Central Marin had the highest population of people experiencing homelessness, while in the unincorporated County, West Marin had the highest population of people experiencing homelessness.

In 2019, the number of those experiencing unsheltered homelessness continued to decrease in all regions of the County except for West Marin and South Marin. West Marin saw a population increase of 41 people since 2017, which may be in part due to increased outreach efforts and specialized teams familiar with the communities

⁴⁸ (1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, (2) Individual or family who will imminently lose their primary nighttime residence within 14 days.

conducting the count in this region. With the planned closure of a rotating shelter in 2017, the sheltered number decreased by 20% from 2017 to 326 persons in 2019. Although the sheltered number decreased, the unsheltered number did not increase. Information about the 2021 count of persons experiencing homelessness is included later in this section, in Effects of Covid-19.

Table H-2.45: Total Homeless Count Population, By Jurisdiction and Shelter Status

Jurisdiction	Unsheltered	Sheltered	Total
North Marin	147	163	310
Novato	147	163	310
Central Marin	277	94	371
San Anselmo	20	0	20
San Rafael	161	94	255
Corte Madera	39	0	39
Fairfax	5	0	5
Larkspur	28	0	28
Mill Valley	8	0	8
Unincorporated Central Marin	16	0	16
South Marin	144	0	144
Sausalito	25	0	25
Richardson Bay Anchor Outs	103	0	103
Belvedere	0	0	0
Unincorporated South Marin	16	0	16
West Marin	140	0	140
Unincorporated West Marin	140	0	140
Other	0	69	69
Domestic Violence Shelter	0	69	69
Rotating Shelter	0	0	0
Unincorporated Total	172	0	172
County Total*	708	326	1,034

Table H-2.45: Total Homeless Count Population, By Jurisdiction and Shelter Status

Jurisdiction	Unsheltered	Sheltered	Total
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Source: 2019 Marin County Homeless Count and Survey Comprehensive Report

Note: Please refer to [Table H-2.1:](#) and [Figure H-2.1](#) for the census designated places included in the unincorporated communities. * Total is the sum of North Marin, Central Marin, South Marin and West Marin and “Other.”

Characteristics of the Population Experiencing Homelessness

The Needs Assessment in the County’s 2020-2024 Consolidated Plan estimated that 543 persons were becoming homeless each year (System Performance Measure 5.2), while 199 persons exited homelessness each year (System Performance Measure 7b.1). In addition, the Consolidated Plan estimated that people experience homelessness for over two years (764 days; System Performance Measure 1.2).

During the 2019 Point in Time Count, 54 households with children aged 18 or under were counted, including 61 adults and 81 kids (147 individuals). This is lower than the 75 households with children counted in 2017. Most families reported the following reasons for homelessness: lack of affordable housing, no income/loss of job, alcohol/drug issues, or end of a relationship. About 90% of Marin County families experiencing homelessness reside in shelters or transitional housing programs (66 households).

The 2019 Point in Time count report showed 38% (360) of all homeless adults counted having at least one type of disabling condition, such as a physical or developmental disability, chronic illness, or a substance use disorder. About 62% of these individuals with disabling conditions are unsheltered, while 38% live in emergency or transitional housing. Health issues and mental health issues are not atypical to the population experiencing homelessness. Homelessness is a traumatic event which can cause both physical and psychological difficulties.

Overall, the 2019 Marin County Homeless Count and Survey revealed a diverse homeless population with many different trends and needs. The data presents valuable insights into the population experiencing homelessness in Marin County for both the general population and subpopulations:

- About 31% of those experiencing homelessness were over the age of 50, and 19% were under age 25.

- Those who are Black or African American were overrepresented in the population: 2% of the general population but 17% of the homeless population identified as Black or African American.
- First-time homelessness decreased from 35% in 2017 to 30% in 2019.
- 70% of survey respondents had experienced homelessness for one year or more.
- Economic issues were the most frequently cited cause of homelessness (49%).
- 73% cited a need for rental assistance to get into permanent housing.
- Veterans: More veterans were being sheltered in 2019, 19% were sheltered up from 13% in 2017 and veterans were more likely to report a physical disability (45% of veteran respondents compared 22% of non-veteran respondents).
- Families with Children: The number of families experiencing homelessness decreased 28% from 2017. This may have changed since the Covid-19 pandemic.
- Unaccompanied Children and Transition-Age Youth: There were eight unaccompanied children and 99 unaccompanied transition-age youth (age 18-24) enumerated, accounting for 10% of the population experiencing homelessness in Marin County. Youth respondents were less likely to receive free meals (17%) than those over age 25.
- Older Adults: Older adults comprised 31% of the population experiencing homelessness and over two thirds were unsheltered.

Effects of COVID-19

Due to the COVID-19 pandemic, the County delayed the 2021 on-the-ground count until 2022. The decision was made with a heavy consideration for public safety, for both the unhoused in Marin County and the teams that count them. However, in the continuing effort to monitor homelessness and progress towards its elimination, the Marin County Continuum of Care decided that it would be safe to conduct a vehicle count versus the in person, on the ground count typically done, to partially help understand the current state of homelessness locally. On February 25, 2021, a special team of 41 people comprising local law enforcement, homeless outreach staff, and persons with lived vehicle experience canvassed Marin County to help determine the current prevalence of people living in vehicles. The count found 486 people living in 381 vehicles, a 91% increase over 2019.⁴⁹ Between 2019 and 2021, the number of people living in vehicles decreased in West Marin, while increasing in North, Central and Sothern Marin.

Because people experiencing homelessness are not evenly distributed between living situations and living in a vehicle is often the first place people go when they become homeless, the 91% increase in people living in vehicles does not equal a 91% increase

⁴⁹ Marin Health and Human Services, 2021 Marin Homelessness Vehicle Count, February 25, 2021.

in homelessness overall. However, it does indicate some level of new homelessness in Marin.

Unmet Needs

According to the data collected during the 2019 Point in Time count and the needs assessment conducted to inform the Marin County 2020-2024 Consolidated Plan, the populations most in need of housing include individuals with mental and physical disabilities, families, individuals in the work force, and older adults in the very low and low income range. Those currently housed but at imminent risk of homelessness include those with disabilities, households with children below the federal poverty level, older adults, and farmworkers.

The needs of the homeless population and an outline of ways to address them are contained in the report *A Response to Homelessness in Marin County: Assessing the Need & Taking Action* (2019). Ultimately, the report identified the following priorities and goals through a series of stakeholder discussions:

- End Chronic and Veteran Homelessness in Marin County by 2022
- Create Additional Permanent Housing Opportunities to Address Needs of the Most Vulnerable
- Maintain and Enhance Fidelity to the Principles of Housing First
Improve and Expand Data Sharing Capacity to Provide Comprehensive, Coordinated Care to Persons Experiencing Homelessness

To estimate the unmet need for shelter beds and to document the existing resources for homeless families and individuals, the County used information from the 2021 Homeless Housing, Assistance, and Prevention (HHAP) Grant Program funding application submitted to the State of California's Business, Consumer Services, and Housing Agency. [Table H-2.46](#) identifies which areas of the local homelessness response system (e.g., shelter, rental subsidies, supportive housing) have gaps in resources based on the needs of people experiencing homelessness in the County. During the public outreach for the Housing Element, establishing a coordinated entry system for individuals experiencing homeless, particularly in West Marin, was identified as a need. Focus group participants stated that people in West Marin are living in camper vans and isolated from services.

Table H-2.46: Service Gap Analysis

	Total # of Clients Currently Needing This Service	Total # of Clients Currently Receiving This Service	Remaining Needs
Interim Housing/Shelter Beds	1,034	326	708
Rental Assistance	756	235	521
Supportive Housing (Permanent)	1,076	525	551
Outreach	708	300	408
Prevention/Diversion	2,690	520	2,170

Source: Marin County CoC Homeless Housing, Assistance and Prevention (HHAP) Grant Program Application submitted to Business, Consumer Services, and Housing Agency (BCSH).

[Table H-2.47](#) below provides a summary of the emergency shelter beds and transitional and supportive housing units for homeless people that are located throughout Marin County. The Fireside Affordable Apartments, which provide 18 units of supportive housing (10 for families and 8 for formerly homeless seniors), are located within unincorporated Marin County. Additional transitional or supportive units provided at scattered sites and located within the unincorporated County are unknown at this time.

Table H-2.47: Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	Under Development	Total
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New		
Households with Adult(s) and Child(ren)	55	3	159	155	0	372
Households with Only Adults	149	60	38	492	10	749
Chronically Homeless Households	0	0	0	492	28	520
Veterans	0	0	0	16	0	16
Unaccompanied Youth	0	0	0	0	0	0
Total	204	63	197	1,155	38	1,657

Source: Marin County 2020-2024 Consolidated Plan

Assessment of Unmet Year-Round Need for Emergency Shelter

Marin County estimates that 708 year-round interim housing/emergency shelter beds are needed to meet the needs of the 1,034 unsheltered homeless people in the County. Given the increase in homelessness assumed from the 2021 vehicle county surveys, it is likely that this need is higher due to the COVID-19 pandemic.

Assessment of Unmet Need for Supportive Housing

In Marin County's 2021 HHAP Grant Program Application, the County's Continuum of Care estimates that the County has an unmet need for 551 beds across jurisdictions in permanent housing. There is no breakdown of this unmet need estimate by jurisdiction. However, Marin County has estimated the needed beds based on the percentage of the total number of unsheltered homeless people living in the community. Given that 24% of the total unsheltered homeless people in the County are estimated to reside in unincorporated areas of Marin, the estimated unmet need for supportive housing beds is

133. The program chapter of the Housing Element contains a program to pursue funding for providing permanent supportive housing for the homeless (Project Homekey).

Extremely Low Income Households

Extremely low-income households earn up to 30% of the Area Median Income. This group is considered a special needs groups because of the limited housing options available to them. Extremely low-income households also tend to include a higher proportion of seniors or disabled persons. In unincorporated Marin County, 3,623 households were considered extremely low-income according to the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data by HUD, which represents about 14% of the overall households (Table H-2.22). This is similar to the share of ELI households in Marin County overall (14.9%). Approximately 61% of the extremely low income households were renters. Furthermore, 73% of the extremely low-income households were experiencing at least one housing problem (overcrowding, cost burden, or inadequate housing) (Table H-2.48). Specifically, 68% of the extremely low-income renters and 81% of the extremely low-income owners were experiencing at least one housing problem. Cost burdens are also high for extremely low income households. About 70% of all ELI households are cost burdened. About 62% of ELI renters experience cost burdens compared 81% of ELI owner households.

Among the unincorporated county communities, West Marin communities have the highest concentration of ELI households (Table H-2.23). Marin City has the highest proportion of ELI households 40%), followed by Central Coastal West Marin (30%), Northern Coastal West Marin (23%), and Southern Coastal West Marin (18 percent).

Table H-2.48: Housing Problems and Cost Burden for ELI HH by Tenure- Unincorporated County

	<u>Owners</u>		<u>Renters</u>		<u>All Unincorp. HH</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
<u>ELI</u>	<u>1,128</u>	<u>=</u>	<u>1,768</u>	<u>=</u>	<u>2,896</u>	<u>=</u>
<u>with at least one H problem</u>	<u>918</u>	<u>81.4%</u>	<u>1,203</u>	<u>68.0%</u>	<u>2,121</u>	<u>73.2%</u>
<u>with cost burden</u>	<u>912</u>	<u>80.9%</u>	<u>1,104</u>	<u>62.4%</u>	<u>2,017</u>	<u>69.6%</u>

Source: 2013-2017 HUD CHAS
Data is the sum of the CDPs in Table H-2.1.

The City supports the housing needs of ELI households and lower income households with HUD Community Planning and Development Grants and SB2 Permanent Local Housing Allocation (PLHA). The CDBG can fund a variety of activities such as acquisition and/or disposition of real estate or property, public services, relocation, rehabilitation of housing, and homeownership assistance. HOME funds can be used for activities that provide affordable housing opportunities for low to moderate income households, such as development of new affordable units, owner-occupied housing rehabilitation, homebuyer assistance, and tenant-based rental assistance. The County uses HOME funds to gap-finance affordable housing projects throughout the County. The County anticipates receiving between \$750,000 to \$1,500,000 in PLHA annually that can be used to increase the supply of housing for households at or below 60% of AMI (which includes ELI households) and facilitate housing affordability, particularly for lower and moderate income households.

In addition, the City's Housing Plan includes a program to explore strategies that strengthen tenant protections such as rent stabilization, just cause for eviction, and local relocation assistance (Program 31- Tenant Protection Strategies). Tenant protection strategies benefit the most vulnerable segments of the community such as ELI households. There is also a variety of programs to increase affordable housing supply throughout the County, prioritizing funding to projects that include ELI households.

Units at Risk of Conversion

As of 2022, 24 affordable housing projects totaling 1,148 units (including 877 affordable units) are in unincorporated Marin ([Table H-2.49](#)). Government Code Section 65583 requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low income units that are at risk of losing deed-restricted subsidies in the next 10 years. Two projects (Ponderosa Estates and Parnow House) with 128 affordable units are deemed at risk of conversion during the 2023-2033 at-risk analysis period.

Table H-2.49: Publicly Assisted Multi-Family Affordable Rental Housing

Name	Address	# of Units	# of Afford Units	Utility Type	Non Profit	Expiration Date
Ponderosa Estates	1001 Drake Ave.	56	56		John Stewart	2023
Parnow Friendship House	164 N. San Pedro Rd.	72	72		EAH Housing	2024
The Redwoods II		60	60		Community Church of Mill Valley	2036
Mill Creek Apartments		9	9	Persons with disabilities	North Bay Rehab Services	2039
Village Oduduwa Complex	2 Park Circle	25	25	Seniors	Oakland Community Housing Management	2040
Hilarita	100 Neds Way	91	91		EAH	2045
Dorothea Mitchell Apartments	52 Terrace Dr.	30	30		Bridge	2051
Rotary Valley Senior Village	10 Jeannette Prandi Way #2601	80	80	Seniors	Bridge	2051
Bo Gas	6 Wharf Rd.	8	8		BCLT	2059
Gibson House	20 Wharf Road	7	7		BCLT	2059
Point Reyes Family Homes	12 Giacomini Rd.	27	27		EAH	2060
Mesa Apartments		4	4		CLAM	2061

Table H-2.49: Publicly Assisted Multi-Family Affordable Rental Housing

Name	Address	# of Units	# of Afford Units	Utility Type	Non Profit	Expiration Date
Ridgeway Apartments	141 Donohue St.	225	72		St. Anton Multifamily	2064
Fireside Apartments	115 Shoreline Hwy.	50	50	Families and Seniors	Eden	2065
Toussin Apartments	10 Toussin Avenue	13	13	Seniors	PEP	2065
Anise Turina Apartments	10 La Brea Way	287	287		EAH	2067
Forest Knolls Trailer Court	6690 Sir Francis Drake Blvd.	20	20	Mobile Homes	SGVAHA	2070
21 Calle Del Embarcadero (Ocean Terrace Apartments)	21 Calle del Embarcadero	8	8		CLAM	2071
Walnut Place West Marin	600 A. St.	25	25	Seniors/Disabled	EAH	2073
Sage Lane Senior		6	6		SGVAHA	Forever
Homestead Terrace	100 Linden Lane	28	28	Seniors/Disabled	MHA	
Kruger Pines	47 North Knoll Rd.	56	56	Seniors/Disabled	MHA	
Mt. Burdell		10	10		Habitat for Humanity	
Venetia Oaks	263 North San Pedro Road	36	36	Seniors/Disabled	MHA	
Total		1,148	877			

According to the 2020-2024 Consolidated Plan, Marin Housing Authority manages 340 Below Market Rate (BMR) homeownership units throughout Marin County that are preserved by deed-restriction, of which 90 units are in the unincorporated County. The Marin Housing Authority processes all sales of new units, resales of existing units, refinances, capital improvement evaluations, down payment assistance, and monitoring of the portfolio for compliance with BMR Program requirements. MHA also works with developers at the initial stage to formulate Developer Agreements determining the affordability range and construction requirements for these BMR units. There are an additional 408 BMR units in the City of Novato that are managed by Hello Housing in a similar manner. As of 2020, MHA does not have any anticipated Section 8 contract expirations.

Conversion Risk

The units considered at-risk of conversion in the unincorporated County are all at risk based on the expiration of restrictions for low income use through various financing sources. However, while the units described in [Table H-2.49](#) may meet the definition of at risk of conversion as described in Government Code Section 65583, the risk of conversion is low because they are all owned by non-profits with a mission of providing long term affordable housing. The existing owners all intend to maintain the affordability of the units. There are limited costs associated with rehabilitation as based on regular monitoring and inspections, all of the complexes are in good condition.

Preservation Resources

In order to retain affordable housing, the County must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities will be notified of any future possibilities of units becoming at risk. A list of qualified entities to acquire and manage at-risk units is available through HCD's website and will be relied upon to provide notification of units at risk. However, the majority of these properties are already owned by nonprofit organizations and therefore preservation by transferring ownership to other nonprofits is not necessarily an efficient strategy.

Funding is available to facilitate preservation through the County's Affordable Housing Trust Fund, Permanent Local Housing Allocation (PLHA), HOME and CDBG funds. Preservation is one of the County's priorities for use of these funds.

Costs of Replacement versus Preservation for Units At-Risk During the Planning Period

According to the California Housing Partnership Corporation website, one development is deemed at risk of conversion during the planning period, 56-unit Ponderosa Estates in

Marin City which has 56 units funded through HUD's Section 8 program. However, additional research found that Ponderosa Estates renewed their agreement with HUD in 2004 for an additional 40 years and the current restrictions do not expire until 2044. The property is part of HUD's Property Disposition Program which provides financial assistance for HUD owned housing projects to maintain their affordability. Assistance is provided to existing projects in need of repair as well as projects already in decent, safe, and sanitary conditions. By providing funding for these projects, HUD helps preserve decent, safe, housing affordable for low income families and minimizes displacement.

A second project – 72-unit Parnow Friendship House – is also identified with a potential conversion date of 2024. However, this project is owned and operated by EAH Housing, a nonprofit organization committed to providing permanent affordable housing to low income households. The expiration of deed restriction does not present a risk of conversion.

The high cost of land and construction make affordable housing development in Marin difficult without substantial subsidy. Projects tend to be small in scale due to local zoning which favors lower density development and community opposition to larger housing projects. Small projects are not competitive for many State funding sources and are not able to benefit from economies of scale. This results in higher development costs per unit, and it also results in higher ongoing management costs per rental unit. An example of high development costs is a project currently developing 54 one-bedroom units of affordable housing in Marin with a per unit cost of over \$650,000.⁵⁰ Therefore, the cost to construct 128 new units is estimated at \$83.2 million.

Based on the limited supply of developable land, high cost of construction and lengthy approval process, rehabilitation of existing units instead of new construction is the most economical way of providing housing. The cost of preservation is significantly less. For example, in 2015 the eight-unit Calle del Embarcadero Apartments in Stinson Beach was going to be sold and existing residents, including two tenants using Section 8 housing assistance vouchers, were likely to be displaced because the new owner was expected to raise rents to market rates. A collaboration between the County of Marin, Marin Community Foundation, Community Land Trust Association of West Marin (CLAM) and the Stinson Beach Affordable Housing Committee was formed to enable the creation of the first permanently affordable housing units in Stinson Beach. According to the Marin Community Foundation, mix of grants and loans totaling \$2.85 million was supplied to cover the cost of purchasing the Calle del Embarcadero Apartments by CLAM.⁵¹ Based on the information supplied by the Marin Community Foundation, the per unit cost for the acquisition of the apartments was \$356,250 per

⁵⁰ 2020-2024 Consolidated Plan.

⁵¹ <https://www.marincf.org/buck-family-fund-grants/mcf-loan-fund/case-studies-stinson-beach-affordable-housing>

unit, about half of the costs for new construction. Therefore, the cost of preserve 128 units of high and very high risk units can be estimated at about \$45.6 million.

Disadvantaged Communities

SB 244, codified in Government Code Section 56375, requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. SB 244 defines an unincorporated legacy community as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80% or less than the statewide median household income.

Per this definition, no disadvantaged communities are located within the unincorporated area of the County. The Marin Local Agency Formation Commission's Municipal Services Review (MSR) from October 2019 identified one disadvantaged community in several census tracts covering the Canal neighborhood of San Rafael Region that met the disadvantaged community criteria.⁵² However, given this neighborhood is entirely within the San Rafael city limits, it does not qualify as a disadvantaged community in the unincorporated County. The October 2020 reports for the Twin Cities Region, Novato Region, Upper Ross Valley, and Tiburon Peninsula did not identify any disadvantaged communities.

While the community of Marin City does not fall under the definition of SB 244, it still faces many of the same challenges. As discussed in the AFFH appendix, Marin City is defined as a "sensitive community" by the UC Berkeley Urban Displacement project. This means that the share of renters is above 40%, share of people of color is more than 50% as well as a higher share of low income households and severely rent burdened households and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. The Housing Element focus group members were concerned about displacement for residents who cannot find affordable housing.

⁵² https://www.marinlafco.org/files/8fd4604a2/San+Rafael+Reg+MSR_Final+Post+Adoption+Oct.2019%5B2%5D.pdf

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CHAPTER 3: HOUSING CONSTRAINTS

Nongovernmental Constraints

Many factors contribute to the cost of housing, including land and construction costs, financing, community resistance to new development, and available infrastructure capacity. These factors impact the availability of housing, especially affordable housing, in Marin County.

Land and Construction Costs

Nearly 84% of Marin County consists of lands used for open space, watersheds, tidelands, parks, and agriculture. Only 11% of the land area has been developed, and most of the remaining available land is in incorporated cities and towns.¹ The limited amount of land available for development, combined with the County's location in the Bay Area, makes land costs high. Land appraisals indicate how land costs impact overall development costs in Marin County. Land value varies significantly depending on location and development potential. Two key examples are as follows.

1. In November 2020, a 1.23-acre site in San Geronimo was determined to have a market value of \$1,920,000. The land area value was \$352 per square foot, and the unit valuation was \$210,000 per unit.
2. In September 2021, a site in Tomales was valued at \$800,000. The land area valuation was \$32 per square foot and the unit valuation was \$55,000 per unit (13 total units assumed on the property).

Construction costs include materials and labor. In general, land costs per unit can be lowered by increasing the number of units built. According to the Association of Bay Area Governments (ABAG), wood frame construction at 20 to 30 units per acre is generally the most cost-efficient method of residential development. However, local circumstances affecting land costs and market demand will impact the economic feasibility of construction types. The North Bay Fires and the COVID-19 pandemic also disrupted the supply chain and impacted the costs of construction materials.

One indicator of construction costs is Building Valuation Data, compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not account for regional differences nor

¹ Marin Countywide Plan. Prepared by the Marin County Community Development Agency. Adopted November 6, 2007.

include the price of the land upon which the building is built. The most recent Building Valuation Data, dated February 2021, reports the national average for development costs per square foot for apartments and single-family homes as follows:²

- Type I or II, R-2 Residential Multi-family: \$157.74 to \$179.04 per square foot
- Type V Wood Frame, R-2 Residential Multi-family: \$120.47 to \$125.18 per square foot
- Type V Wood Frame, R-3 Residential One- and Two-Family Dwelling: \$130.58 to \$138.79 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range between \$152.25 to \$211.58 per square foot

Additionally, labor costs are influenced by the availability of workers and prevailing wages. State law requires payment of prevailing wages for many private projects constructed under an agreement with a public agency that provides assistance. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction. In addition, a statewide shortage of construction workers can impact the availability and cost of labor to complete housing projects. This shortage may be further exacerbated by limitations and restrictions due to the COVID-19 pandemic. In Marin County, many contractors who cannot afford to live here are not based in the county and travel from outside the area, potentially adding to labor shortages. Although construction costs are a significant factor in the overall cost of development, County of Marin staff has no direct influence over materials and labor costs.

A report in 2020 by the Turner Center for Housing Innovation at UC Berkeley found that materials and labor (also referred to as hard construction costs) accounted for approximately 63% of total development costs for multi-family projects in California between 2010 and 2019.³ The report also found that controlling for project characteristics, compared to the rest of the state, average materials and labor costs were \$81 more expensive per square foot in the Bay Area. The Bay Area has comparatively higher construction wages than elsewhere in California.⁴

In April 2022, the County's Affordable Housing Financial Assessment Study was published. This study looked at the costs of affordable housing production in Marin County, including funding gaps. As part of the analysis, several projects in Marin, Sonoma and Napa Counties were examined for development costs⁵. The following is a summary of the seven projects:

² <https://cdn-web.iccsafe.org/wp-content/uploads/BVD-BSJ-FEB21.pdf>

³ The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, Turner Center for Housing Innovation. March 2020.

⁴ Same as footnote 3.

⁵ Economic & Planning Systems, Inc. Affordable Housing Financial Assessment Study: Marin County Housing Element Technical Support Document. April 5, 2022.

- Average number of units in the project: 85
- Average dwelling units per acre: 63.27
- Average land costs: \$3,174,814; \$37/square foot
- Average construction costs: \$28,383,713; \$345/square foot
- Average project costs: \$47,179,443; \$564/square foot

Identified Densities and Delays in Requesting Building Permits

Requests to develop housing at densities below those anticipated in the Housing Element may be a non-governmental constraint to housing development, when the private sector prefers to develop at lower densities than shown in the housing element. None of the current sites in the 2015-2022 Housing Element have developed. As noted in the June 2021 Memo from Strategic Economics and Vernazza Wolfe Associates to update the County's Inclusionary policies, residential developers participating in this study cited many factors contributing to the complexity of housing development in Marin, including long and unpredictable approval processes, opposition from some community members, lack of available sites, especially those that are zoned for multi-family housing, high land and construction costs, and inadequate or expensive infrastructure. These barriers are addressed in the current Housing Element in a variety of ways, such as Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss and Program 6: Efficient Use of Multi-Unit Land.

As noted above, CWP policies identified as barriers are being deleted and or amended. Specifically, the County, concurrently with adoption of the Housing Element, will:

- Revise the Housing Overlay District as a form-based code to streamline multi-family housing development.
- Provide for ministerial review of projects that meet the requirements of the form-based code and include 20% lower income units.
- Provide for by-right zoning on sites identified in past Housing Elements that are designated for lower income housing.
- Amend the Countywide Plan and Zoning Code to increase densities on opportunity sites identified in the Housing Element and for low income sites have a minimum of 20 units per acre.

In addition, sites are being rezoned to increase densities to 20 to 30 units per acre, and objective design standards will be adopted to facilitate review. The EIR prepared for the housing element evaluated a possible increase in the designated site capacity by 35% to accommodate future density bonuses and ease project environmental review. Together, these changes will address the barriers identified above.

Financing Availability

The availability of financing affects a person's ability to purchase or improve a home. Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. Through analysis of HMDA data, an assessment can be made of the availability of residential financing within Marin County.

Table H-3.1 illustrates the home purchase and improvement loan activity in Marin County in 2020. Data for just the unincorporated areas are not readily available. Of the 23,703 total applications processed in 2020, a majority (80%) were for refinance loans. Overall, the approval rating for all types of loans was 69%, while the denial rate was 10%; 21% were either withdrawn by the applicant or closed for incompleteness. The highest approval ratings were for home purchase loans at 78% for conventional loans and 76% for government-backed loans. Refinance loan approvals were next with a 68% approval rating, while home improvement loans had the lowest approval rating at 56%.

Table H-3.1: Disposition of Home Purchase and Improvement Loan Applications in Marin County (2020)

Loan Type	Total Applications	Approved	Denied	Other
Government-Backed Purchase	93	76.3%	3.2%	20.4%
Conventional Purchase	3,465	78.4%	5.6%	16.0%
Refinance	19,072	68.1%	9.4%	22.5%
Home Improvement	1,073	56.4%	29.6%	14.0%
Total	23,703	69.1%	9.8%	21.1%

Source: 2020 Home Mortgage Disclosure Data. <https://ffiec.cfbp.gov/data-publication/aggregate-reports>

Note: "Approved" loans include loans originated and applications approved but not accepted. "Other" includes loans withdrawn by the applicant or closed for incompleteness.

Community Resistance to New Development

A significant constraint to housing production in Marin County is community resistance to new housing developments at all income levels. Marin County's infrastructure has been strained, and this creates a number of concerns voiced by County residents, such as: 1) new developments may cause increased traffic; 2) long-term sustainability of the local water supply limits new housing production; 3) potential impacts on schools and other local infrastructure; and 4) open space could be lost. Additionally, issues related to

how affordable housing may impact property values, or how affordable housing should be distributed more evenly throughout the County are raised. Additionally, “community character” is often raised, such as how density may adversely affect the visual cohesiveness of the neighborhood or whether multifamily would fit in with existing uses. This is an unquantifiable term that is often found in County findings to approve or deny a Design Review, Master Plan or other development applications. Subjective terms like “neighborhood character” or “community character” can deny critical housing projects with no measurable reasoning. At times, there is tension between fair housing laws and a desire to provide preferential access to affordable housing for local community members and workers. In many cases, it is not possible to target housing to select groups. These concerns are often expressed during project review processes and can present significant political barriers to development.

The County of Marin seeks to address community opposition in a number of ways, including:

- Housing staff will continue to provide presentations and fact sheets about affordable housing. Concerns to be addressed include studies on property values and affordable housing, information on who lives in affordable housing, and traffic data on affordable developments, such as fewer vehicles owned, and fewer vehicle miles traveled by lower income households.
- This Housing Element includes programs for housing staff to continue to coordinate with local nonprofit developers on how to effectively work with community groups, County staff, and elected officials.
- This Housing Element includes programs intended to encourage and facilitate preliminary community planning of major developments to identify and address opposition at an early stage.

Infrastructure

Public infrastructure is generally sufficient to meet projected growth demands. Electric, gas, and telephone services have capacity to meet additional projected need. Transportation, water, and sewer infrastructure are discussed in greater detail below.

Transportation

The County has two main thoroughfares. Highway 101 transverses the County south to north, extending from the Golden Gate Bridge through the City-Centered Corridor to the Sonoma County border at the north end of Novato. Sir Francis Drake Boulevard is the primary east-to-west thoroughfare, extending from Interstate 580 in the east, crossing under Highway 101 and connecting to Highway 1 in the community of Olema. Highway

1 also connects south Marin to the coastal communities. As is the case throughout the Bay Area, the County is impacted by severe traffic conditions.

Marin County is served by a network of bus service, including Golden Gate Transit, which provides inter-county regional bus service, and Marin Transit Authority (MTA), which operates local service and shuttles. Marin County is also linked to San Francisco via ferry service from Larkspur, Sausalito, and Tiburon. As described in Appendix D of this element, there is a need to connect West Marin to the transportation hubs in North, Central, and South Marin. For this reason, MTA operates the West Marin Stagecoach which consists of two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Point Reyes and Inverness. The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the Northern Coastal West Marin area does not have any public transit connection to the south. Bus transit only connects as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the County. Residents in some communities, such as Santa Venetia and Kentfield, have noted that bus service is not adequate.

In addition to its fixed routes, MTA offers several other transportation options, some of which are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes
- West Marin Stage – provides public bus service from West Marin to Highway 101 corridor, which connects with Marin Transit and Golden Gate Transit bus routes
- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days, and same hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles for people at least 80 years old, are 60 and unable to drive, or are eligible for ADA paratransit service.⁶

The Sonoma Marin Area Rail Transit (SMART) system started passenger service in August 2017. The current 45-mile corridor runs parallel to Highway 101. In Marin County, stations are located in Novato, San Rafael, and Larkspur. While no stations are located in unincorporated County areas, the commuter train system is expected to affect the County's interwoven urban corridor areas. Other transit connections, including bus service, are located adjacent to SMART stations.

⁶ County of Marin Analysis of Impediments to Fair Housing Choice. Prepared by the Marin County Community Development Agency. January 2020.

The Marin County Community Development Agency (CDA) works closely with the Transportation Authority of Marin (TAM) and the ABAG to produce informative local data. Representatives from those agencies attend regular area planning directors' meetings.

The Countywide Plan and Inventory of Sites aims to address these conditions by facilitating development of higher density housing in areas which promote the minimization of vehicle miles traveled. These areas are typically in more urbanized locations with wider streets, close to city arterials and greater access to public transit systems. In addition to minimizing vehicle miles traveled, accommodating higher density housing in the more urban areas helps keep development in areas where emergency access and evacuation routes have greater capacity and Wildland Urban Interface (WUI) requirements for egress are more easily achieved. Lower density housing is promoted in the hillside and remote communities where emergency access is more limited and constrained.

Water

Marin County's water supplies include surface water, groundwater, recycled water, and imported water. Surface water is the main source of urban areas in the eastern portion of the County while groundwater and surface water are the primary sources for rural areas. There are approximately six water districts supplying water to Marin residents. The Marin Municipal Water District (MMWD) and the North Marin Water District (NMWD) are the principal entities managing and delivering water to residential and commercial consumers. The Marin Municipal Water District serves the largest customer base in Marin, providing water to the eastern corridor of Marin County from the Golden Gate Bridge northward up to, but not including, Novato, and encompasses an area covering 147 square miles. The NMWD serves the City of Novato and the Point Reyes and Olema areas of West Marin. Imported water is from the Sonoma County Water Agency (SCWA) which serves over 600,000 residents in Sonoma and Marin counties.

Water delivery in West Marin encompasses a range of scales, from the large water districts to small community water districts and smaller, individual systems. The small community water districts include Bolinas Community Public Utility District (BCPUD), Stinson Beach County Water District (SBCWD), Inverness Public Utility District (IPUD), and Muir Beach Community Services District (MBCSD). The community of Dillon Beach is served by two small independent water companies: the California Water Service Company (CWSC, Cal Water) and the Estero Mutual Water System (EMWS). SBCWD, MBCSD, and the Dillon Beach area primarily use groundwater for their water supplies, while IPUD and BCPUD rely mainly on surface water.

Marin County, along with the rest of the state has continued to face drought conditions over recent years; the water year that ended September 30, 2021 was the second driest

on record, due to extreme heat and lack of rain and snow. As of the end of 2021, all 58 counties in California were under a drought emergency proclamation. Marin water agencies monitor local water storage levels, encourage conservation practices and apply various drought restrictions, water use limits and associated penalties as needed.

Analysis:

The Marin Countywide Plan, adopted in 2007 and most recently updated in 2022, supports a land use pattern intended to keep the majority of future dwelling units from environmentally sensitive lands, which are often on septic and/or use well water, to locations within the City-Centered Corridor and rural communities where public water and sewer systems are provided.

Accordingly, the Sites Inventory consists of properties mostly located in the City-Centered Corridor, where services are available, and it is most feasible to meet the County's current default density of 20 units per acre for sites suitable for lower income housing. This is likely to result in less water use per unit but some increase in overall water usage in the MMWD service area (see below). Housing may be developed in West Marin at lower densities as appropriate and may need to utilize wells and septic systems.

Table H-3.2: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
MMWD	All cities and towns along the City-Centered Corridor from the Golden Gate Bridge to the southern border of Novato	<u>20,422</u>	<u>2,712</u>	<u>2,859</u>	<u>23,281</u> 28,564	No	<p><u>MMWD is allowing new connections for development. However, MMWD water supplies have been affected by recent drought. A moratorium on new landscaping installations for new service lines had been in effect due to a Water Shortage Emergency declared in 2021, but was rescinded in May 2022.</u></p>	<p><u>1 St. Vincent's Dr.</u> <u>251 N San Pedro Rd</u> <u>935 Sir Francis Drake</u> <u>018-152-12 (E Sir Francis Drake)</u> <u>155 Marinwood Ave</u> <u>190 A Donahue St</u> <u>2 Jeannette Prandi Way</u> <u>7 Mt Lassen Dr</u> <u>139 Kent Ave</u> <u>200 N San Pedro Rd</u> <u>1565 Vendola Dr</u> <u>1500 Butterfield Rd</u></p>

Table H-3.2: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
								329 Auburn St 200 Phillips Dr 300 Storer Dr 825 Drake Ave Forest Knolls Site Saint Cecelia Church Woodacre Fire Station MLK Academy School And others
NMWD Novato	Novato	2,854	507	262	3,116	No, with condition.	In non-drought years with Sonoma County Water Agency (SCWA) able to provide NMWD's annual entitlement of water, NMWD would have sufficient supply.	800 Atherton 8901 Redwood Blvd 275 Olive Ave 300 Olive Ave

Table H-3.2: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
							<p><u>However, due to the current drought, SCWA has limited availability of water. Additionally, NMWD has a suspension of new connections in the Novato Service area. (Emergency Ordinance 41).</u></p>	
NMWD West Marin	Point Reyes Station, Olema, Bear Valley, Inverness Park, Paradise Ranch Estates	<u>790</u>	<u>220</u>	<u>472</u>	<u>1,262</u>	No, with condition	<p><u>Due to the current drought, NMWD has a suspension of new connections in the West Marin Service area. (Emergency Ordinance 39)</u></p>	<p>54 B St 11445 State Route 1 100 Commodore Webster 9 Giacomini 60 Fifth St 510 Mesa</p>

Table H-3.2: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
BCPUD	Bolinas	722	<u>13</u>	75	797	Yes	Currently at capacity. Due to current moratorium, future water demand anticipated to remain at or near current levels.	31 Wharf Rd 430 Aspen Rd 534 Overlook Dr
SBCWD	Stinson Beach	<u>825</u>	<u>13</u>	<u>60</u>	<u>885</u>	No, with condition.	No restrictions on new connections are identified, however, SBCWD approved a water rationing ordinance in August 2021 in response to drought conditions.	10 Willow Ave 122 Calle del Mar 195-193-35

Table H-3.2: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
MBCSD	Muir Beach	<u>143</u>	0	<u>10</u>	<u>153</u>	N/A	<u>Sufficient water capacity assumed for existing units. In recent drought conservation mandates have been enacted.</u>	None
CSWS (Cal Water)	Dillon Beach	<u>273</u>	0	<u>3</u>	<u>276</u>	N/A	<u>Unknown</u>	None
EMWS	Dillon Beach	<u>133</u>	0	<u>40</u>	173	N/A	<u>Unknown.</u>	None
Unserved Areas	Fallon, Inverness Park, Marshall, Nicasio, Tomales, Valley Ford	<u>356</u>	<u>138</u>	<u>853</u>	1,209	N/A	Water capacity dependent on availability of alternative sources, such as on individual groundwater wells, surface water, or small spring-based systems.	<u>4449 & 5600 Nicasio Valley Rd</u> <u>26825 State Route 1</u> <u>102-080-19 & 20</u> <u>200 Valley Ave</u> <u>29 John St</u> <u>27235 & 27275</u> <u>State Route 1</u>

Table H-3.2: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
								102-062-01 102-075-02, 06 & 07 290 Dillon Beach Rd
Total	Unincorporated Marin	27,141*	3,630**	4,658++	31,799+	N/A	N/A	N/A

*Existing Units from Figure III-1 in Section III: Constraints and Opportunities for Housing Development of Marin County Housing Element 2015-2023. According to Chapter 2: Housing Needs Analysis of this 2023-2031 Housing Element, "Population Trends" section, the total population of unincorporated Marin County decreased by 539 between 2010 and 2021". Therefore, it is assumed the number of existing units in Unincorporated Marin indicated for each water district remains unchanged from the previous Housing Element update.

**Chapter 4: Resources of this 2023-2031 Housing Element, Table H-4.6 "Sites Inventory by Community"

+ Countywide Plan Buildout Units from Figure III-1 in Section III: Constraints and Opportunities for Housing Development of Marin County Housing Element 2015-2023. It is assumed the number of Countywide Plan Buildout units indicated for each water district remains unchanged from the previous Housing Element update.

++ Difference between Countywide Plan Buildout column and Existing Units column.

Despite a limited water supply, water districts have historically indicated sufficient projected supply to meet demand, with the exception of Bolinas Community Public Utility District (BCPUD), where there is a moratorium on new water meters that has been in effect since 1971 and Inverness Public Utility District (IPUD), where the system is dependent upon day-to-day flows, has no storage system and is over design capacity. Availability of IPUD water declined below customer demand during the drought year of 2021 and a Water Shortage Emergency was declared. Sites designated for housing development in BCPUD and IPUD are limited to redevelopment projects which can match or decrease demands to below existing usage within parcels that already have a metered water supply.

Other parts of the unincorporated County are served by North Marin Water District (NMWD), the majority of whose supplies are dependent upon water purchased from Sonoma County Water Agency and piped into the County. In NMWD's West Marin service area, the majority of water supplies are dependent upon water drawn from wells. In addition, parts of the unincorporated County are served by Marin Municipal Water District (MMWD), the majority of whose supplies are dependent upon water stored in Marin County reservoirs. When NMWD, in their Novato service area, and MMWD, have access to full annual water entitlements and full reservoir capacity, they are able to accommodate population growth as indicated in their "2020 Urban Water Management Plan for North Marin Water District" and "MMWD Water Resources Plan 2040."

However, due to drought impacts in Sonoma County, NMWD is not able to receive its full annual entitlement from Sonoma County Water Agency and has adopted an ordinance imposing moratoriums on new connections in order to work within its restricted supply. In the West Marin service area, NMWD has enacted emergency water conservation ordinances which include no new water service connections. Additionally, until recently MMWD had imposed restrictions on connections for irrigation for new development due to water shortages in its reservoirs as a result of multiple years of less than average rainfall. MMWD's restriction on irrigation connections was lifted in 2022 because large storm events in the winter of 2021-2022 filled the reservoirs.

Because there is uncertainty in the future about the amount of water that would be available for the Districts to supply to customers during the current, ongoing drought, and the Districts are in the early stages of seeking alternate water sources, possible multiple new connections for sites designated for housing development could result in demands in excess of available supply during dry and multiple dry years.

The Housing Element's Program 11 describes several strategies to mitigate water supply constraints, including implementing a new State requirement for county jurisdictions to take over very small water connections and wells (less than 20

connections); promoting sustainability strategies; and conducting a strategic water supply assessment to increase supply.

The environmental review conducted for the Marin Countywide Plan in 2007, and in 2022 for the Marin County Housing Element Update, determined that development to the point of buildout would have significant and unavoidable impacts with respect to water supply. While the County's RHNA allocation of 3,569 units for this planning cycle and projected development into the future do not approach the 4,476 additional housing units calculated as future buildout for unincorporated Marin, NMWD recently revised their 2020 Urban Water Management Plan to include updates to anticipated future demands, and determined that the provision of water will be dependent upon return to pre-drought supply levels or finding alternate water sources. Additionally, the environmental review in 2022 determined that while four of Marin's water districts, including those that serve the largest customer bases, face capacity concerns given current supplies, alternative measures are being investigated as part of the districts' long-term plans. Alternative measures being investigated include, but are not limited to, expanding recycled water use, winter water from Sonoma County Water Agency, the construction of infrastructure to import water purchased from third parties and water from potential future permanent local or regional desalination facilities. At present, however, the housing sites included in the Bolinas and Inverness Districts have water meters and are able to obtain water for housing development when the water demand for the development is equal to or less than existing demand. The other districts have adequate capacity to serve the County's assigned regional housing needs.

In addition, the Housing Element EIR determined that development to the point of buildout would have less than significant environmental impacts as a result of the construction of water supply infrastructure. It was noted the cost related to the expansion of infrastructure could be prohibitive for the size of developments proposed.

Wells

Locales beyond the current municipal and community water service areas rely on individual groundwater wells, surface water, or small spring-based systems. These areas are subject to larger minimum lot requirements, partially in need to accommodate various setback requirements which exist to protect and operate water wells and septic systems. While the lots are larger, finding adequate locations to site wells and septic systems in addition to the associated setback requirements limits the potential for construction of multi-family units. Sources for water must be perennial. Finding little to no groundwater or poor quality water in a parcel can further result in limited residential capacity. Accordingly, the Sites Inventory consists of properties mostly located in the City-Centered Corridor, where services are available.

Small water systems can be constructed where groups of parcels maintain common infrastructure for supply and draw water from one substantial source or contribute water from multiple sources to common storage. While a small water system will be reviewed in part by the local jurisdiction, approval of the small system ultimately rests with the State Water Resources Control Board. Technical reports must be provided including, but not limited to, analyzing the ability to connect to other public systems within 3 miles, in addition to quality of and the ability of the proposed water system to meet 20-year water demands under a variety of hydrologic conditions (Association of California Water Agencies (ACWA) New Water System Approval Fact Sheet). ACWA cautions that while lower up-front costs for small water systems seem attractive, the long-term maintenance and operating costs can affect housing affordability through potential future assessments. Addressing the stability of the water system in advance is critical.

The permitting process and associated costs for well construction, shown in Table H-3.3, do not constitute a constraint to development, as the costs are relatively minimal in relation to overall development costs.

Table H-3.3: Permit Application Costs for Wells

Permit Application / Task	Cost
Water Well Drilling - initial	\$1,279.00
Water Well Drilling – each additional	\$362.00
Water Well Repairs and Upgrades	\$1,205.00
Domestic Water Supply Permit (up to 5.75 hr)	\$1,256.00
State Small Water Permit (up to 6.5 hr)	\$1,651.00
State Small Water Permit – Annual Fee	\$894.00
Common Water System Permit (up to 6.25 hr)	\$1,309.00
Amended Domestic Water Supply Permit (up to 4 hr)	\$852.00

Source: Wells & Water Systems Permits & Fees effective 7/1/2019, Marin County Environmental Health Services

Sewer

There are thirteen sanitary sewer districts and service areas, and six sewage treatment plants in the City-Centered Corridor. Two sewage treatment plants intercept wastewater from more than one sanitary district or service area. There are two districts in West Marin, each with sewer lines and a treatment facility. One of these districts, the Bolinas Community Public Utility District, has a moratorium on new sewer connections that has been in effect since 1985 (see Table H-3.4, below).

Table H-3.4: Sanitary Districts / Service Areas and Corresponding Sewage Treatment Plants

Sanitary District / Sanitary Service Area	Sewage Treatment Plant
City Centered Corridor	
Novato Sanitary District	Novato Sanitary District
Las Gallinas Valley Sanitary District	Las Gallinas Valley Sanitary District
San Rafael Sanitation District	Central Marin Sanitation Agency
Ross Valley Sanitary District	Central Marin Sanitation Agency
Sanitary District No. 2	Central Marin Sanitation Agency
City of Larkspur	Central Marin Sanitation Agency
Alto Sanitary District	Sewerage Agency of Southern Marin
Almonte Sanitary District	Sewerage Agency of Southern Marin
City of Mill Valley	Sewerage Agency of Southern Marin
Homestead Valley Sanitary District	Sewerage Agency of Southern Marin
Tamalpais Community Services District	Sewerage Agency of Southern Marin
Richardson Bay Sanitary District	Sewerage Agency of Southern Marin
Tiburon Sanitary District No. 5	Tiburon Sanitary District No. 5
Sausalito-Marín City Sanitary District	Sausalito-Marín City Sanitary District
West Marin	
Bollnas Community Public Utility District	Bollnas Community Public Utility District
Tomales Village Community Services District	Tomales Village Community Services District

Generally, the sewage treatment plants have adequate capacity to treat wastewater from their service areas. However, during, and for a period of time after rain events, the underground pipe systems collect surface water and groundwater, particularly where the infrastructure is older. In the wastewater industry this is known as inflow and infiltration (I & I). There is typically I & I throughout the year, but when I & I increases during a storm event and is combined with normal wastewater flows, the total amount of effluent in the pipe systems has the potential to overwhelm the capacity of the treatment plants. Various sewage treatment plants in Marin have already or are in the process of completing improvement projects to address potential growth, wet weather capacity issues and more stringent state and federal regulations. For example, the Sausalito-Marín City Sanitary District completed upgrades to their treatment plant in Fall of 2021 and Novato Sanitary District finished construction and put a new treatment plant into service in 2011.

The sewage pipe systems throughout Marin County vary in whether they are under, or are of sufficient capacity. Where pipe systems are under capacity, reasons may include material age, material condition, I & I, and being undersized for the amount of development which ultimately occurred in a general area. Sanitary districts typically develop and periodically update plans for the maintenance and upgrade of their system infrastructure. Part of these plans address mitigating I & I which helps to address capacity issues in the pipeline systems and at the sewage treatment plants in addition to preparing to protect sewer infrastructure from potential below- and above-ground impacts from sea level rise. As properties are developed or redeveloped, analyses may be required to determine whether increases in housing unit density, above the density used for master planning of the districts' systems in that location, would necessitate infrastructure upgrade downstream of the site.

Large areas of the County are served by on-site wastewater (septic) systems. As described in greater detail below, the County Environmental Health Services office regulates septic systems.

Analysis:

As shown in below, Marin wastewater facilities are able to accommodate additional housing development above and beyond the RHNA allocation for this planning cycle. This excludes the Bolinas Community Public Utility District, which, as previously discussed has had a long-term moratorium on new sewer connections. Bolinas has a sewer system (BPUD) which will provide connection to the Mesa and 31 Wharf projects; the others have on-site septic systems. All areas within the Housing Overlay Designation and New Religious and Institutional Facility Housing Overlay and Affordable Housing Combining District (AH) are within a sanitary district or a service district that is responsible for ensuring wastewater effluent is treated.

Table H-3.5: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
Sausalito-Marin City Sanitary District	Sausalito, Marin City, Tamalpais Valley, Marin Headlands, Muir Woods and surrounding areas	6 ^a	4.2 ^a	0.13	4.1	160 Shoreline 190 A Donahue 626 & 639 Drake 260 Redwood Hwy Frontage Alta Ave 205 Tennessee Valley Rd 101 Donahue 200 Phillips
Sewerage Agency of Southern Marin	Mill Valley, Richardson Bay, Tamalpais Valley, Almonte, Alto, Homestead Valley and surrounding areas	3.6	1.38 ^b	0.04	1.34	690, 800 Redwood Hwy Frontage 217, 375 Shoreline Hwy 70 N Knoll Rd Eagle Rock Rd 23 Reed Blvd 204 Flamingo 052-041-27 Shoreline Hwy 049-231-09 (Marin Dr)

Table H-3.5: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
Sanitary District No. 5	Tiburon, Belvedere and surrounding areas	unknown	unknown	0.03	unknown	N/A
Central Marin Sanitation Agency	San Rafael, Ross Valley, Larkspur, Corte Madera, Kentfield, Greenbrae, Ross, San Anselmo, Fairfax, Sleepy Hollow, Murray Park, San Quentin and surrounding areas	10.0c	unknown	0.18	unknown	329 Auburn St 25 Bayview 700, 935, 2400, 2410 Sir Francis Drake 071-132-11 (Sir Francis Drake) 139 Kent Ave 177-011-13 (Fawn Dr) 215 Bon Air 1111, 1125, 1129 Sir Francis Drake 022-071-05 (Tamalpais Rd) 4, 60 & 100 Sacramento Ave 177-220-41 (San Francisco Blvd) 404 San Francisco Blvd
Las Gallinas Valley Sanitary District	San Rafael, Marinwood, Terra Linda, Santa Venetia, Smith Ranch Road, Lucas Valley and surrounding areas	2.9d	unknown	0.18	unknown	Los Ranchitos 2 Jeannette Prandi 155 Marinwood 1565 Vendola North San Pedro Road parcels 1 St. Vincents Dr

Table H-3.5: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
						530 Blackstone Dr 1501 Lucas Valley Rd 7 Mt Lassen Dr 180-261-10 Oxford Dr San Pablo Ave parcels Edgehill Way
Novato Sanitary District	Novato and surrounding areas	7.05f	3.77g	0.46	3.31	350, 618, 654 & 800 Atherton 2754 Novato Blvd 8901 Redwood Blvd 275 & 300 Olive Ave 5, 11, 50 & 55 Harbor Dr 50 H Lane
Bolinas Community Public Utility District	0.065h	0.01h	0.02	-0.01	0.065h	1 Olema Bolinas Rd 32 Wharf Rd 193-020-38
Tomaes Village Community Services District	0.038i	0.016i	0.040	-0.024	0.038i	102-080-10, 13, 19, 20 & 21 (State Route 1) 26825, 27235, 27275 State Route 1 200 Valley Ave 29 John St

Table H-3.5: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
						102-062-01 (Dillon Beach Rd) 102-075-02, 06 & 07 (Shoreline Hwy) 290 Dillon Beach Rd
N/A: On-site wastewater treatment	Point Reyes Station, Nicasio, San Geronimo Valley, Stinson Beach	N/A	N/A	0.3	N/A	9840, 10189, 10905, 10979, 11445, 11598 State Route 1 172-350-22 5800, 6001, 6760, 6900, 7120, 7282, 12781, 12784, 12785, 12786, 12852 13270, 13271 Sir Francis Drake 2 Toby St 54 B St Balmoral Way parcels 4299, 4449 & 5600 Nicasio Valley Rd 100 Commodore Webster 9 Giacomini 60 Fifth St 510 Mesa Rd & Mesa Rd parcels 10 Willow Ave 28 & 108 Arenal Ave 122 Calle del Mar

Table H-3.5: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
						23 Reed Blvd B St Shoreline Hwy parcels 428 W Cintura 33 Castle Rock

- a. Sausalito-Marín City Sanitary District Sewer System Management Plan. SMCS D services population of 18,000. $(18,000 \times 100 \text{ (gal/capita)/day} = 1.8 \text{ MGD})$ Remaining Capacity = 6 mgd – 1.8 mgd = 4.2 mgd
- b. Sewerage Agency of Southern Marin Wastewater Treatment Plant Master Plan: WWTP capacity 3.6mgd average dry weather flow (ADWF). Observed ADWF in 2014 was 2.22 mgd. Remaining Capacity = 3.6 mgd – 2.22 mgd = 1.38 mgd. Anticipated that ADWF will increase to 2.34mgd by 2035 due to population projections used for their Master Plan.
- c. CMSA 2017 Facilities Master Plan Final Report – October 2018
- d. Las Gallinas Valley Sanitary District website “Our Service Area”: <http://www.lgvsd.org/about-us/our-service-area/>
- e. Las Gallinas Valley Sanitary District Sewer System Management Plan Capacity Assessment Sept 2008: Wastewater flow projections for 2020
- f. Novato Sanitary District Sewer System Management Plan rev. July 2020
- g. Novato Sanitary District Wastewater Collection System Master Plan October 2019. NSD projection for 20 years is that base flow will increase to 4.14 mgd
- h. BCPUD Sewer System Management Plan. Difference between Maximum Treatment Capacity and average peak dry weather flow on peak generation day.
- i. The Tomales Village Community Services District Sewer System Management Plan Final 2012
- j. Design flows vary by district. For this analysis $[315\text{gpd/unit} = (3.5 \text{ persons/residence})(90\text{gpd/person}) = 315\text{gpd}]$ from Novato Sanitary District Standard Specifications was applied to estimate flows generated in each district.

Housing development in areas not served by sanitary sewers generally require more land per dwelling unit to accommodate construction of septic systems within the parcel. Finding adequate locations to install septic systems, combined with septic system setback requirements can limit the potential for construction of multi-family units in the Inland Rural and Coastal Corridors. Properties near streams, baylands, and in the lowlands of the Inland Rural Corridor are heavily constrained by high groundwater, which can result in limited residential capacity. To increase residential density within a property, site specific septic investigation in coordination with planning for improvements, sometimes including wells, would be needed to determine how many units the land could feasibly accommodate. Alternatively, if the property is in proximity to a sewer district service area, and connection to the district's pipeline system is feasible, annexation into the sewer district's service area could be explored.

Septic

Septic systems are utilized on properties throughout the County (see Countywide Plan Map 2-8 for parcels with buildings and septic systems). Septic use is typical in the rural areas of West Marin and low-density residential areas such as the northern side of the Tiburon Peninsula and parts of unincorporated Novato. The County utilizes a permitting procedure for the design of new septic systems that requires review of engineering plans. There are two types of septic systems – standard and alternative – available to address a range of site-specific factors. Both types of septic systems are subject to the County's permitting process for wastewater treatment and disposal. Standard septic system design is based on accepted design principles that are assumed to ensure proper functioning of the system for extended periods. Because standard systems are expected to operate properly with property owner maintenance, there is no County inspection process after the initial inspection. Older septic systems within the County are standard septic systems. Alternative septic systems may be necessary when site conditions do not lend themselves to installation of a standard type of system. However, because these are based on newer technologies, ongoing inspections are required to ensure proper operation. County Environmental Health Services strives to respond to requests for septic system permits within 30 days of submission of the septic system design. The permitting process and associated costs, shown in Table H-3.6, do not constitute a constraint to development, as the costs are relatively minimal in relation to overall development costs and are necessary to protect the health and safety of the community and environment. However, a discretionary permit (Coastal Development Permit, CDP) through the Coastal Commission, is required to install septic systems in Coastal zones. CDP permits can take up to 120 days. The numbers in Table H-3.6 only reflect fees associated with septic system installation and do not account for design and construction costs.

Table H-3.6: Permit Application Costs for Septic Systems

Permit Application Task	Standard Septic System Cost	Alternative Septic System Cost
Site Evaluation (soil profiles) (up to 5.5 hr)	\$1,138.00	\$1,138.00
Percolation Test (pre-soak and test) (up to 7 hr)	\$1,460.00	\$1,460.00
Pre-Application Fee (Septic Permit)	\$1,009.00	\$1,009.00
New System. Upgrade	\$3,326.00	\$4,826.00
Repair (Standard up to 10 hr) (Alternative up to 20 hr)	\$2,084.00	\$4,361.00
Operating Permit (Residential w/Consultant Inspection) (Annual Biennial Monitoring Fee)	\$505.00	\$505.00
Field Review	\$490.00	\$490.00

Source: Septic Systems Permits & Fees effective 7/1/2019, Marin County Environmental Health Services

Development setbacks and the preservation of riparian vegetation can minimize the adverse effects of wastewater discharge. The County maintains information on its website for community members about septic systems and maintains a database to help improve the management of septic systems throughout the County.

Many of the sites in the Housing Element inventory are located in areas with existing services. However, the Housing Plan in this Element includes a program to help explore options for multi-family development that is constrained by septic systems. Actions include developing standards for multi-family development in septic areas and updating the County's methodology for calculating septic capacity. These actions will help resolve potential constraints that may occur with sites being proposed in areas with septic systems.

Environmental Constraints

Remaining vacant lands in the unincorporated County zoned for residential uses tend to have significant environmental constraints which either substantially increase construction costs or preclude development altogether, including sites with steep slopes or wetland habitats. Some of these constraints are described below.

Flood Control and Management

Stream Conservation Areas

The Marin Countywide Plan has established a Stream Conservation Area (SCA) ordinance to protect streams and their adjacent habitats from the impacts of development. The SCA policies are applied to projects that require discretionary entitlements (Planning Permits). The SCA ordinance helps to preserve habitat areas for plants and animals as well as provide areas to absorb and slow waters discharged from development. The SCA ordinance also provides and helps to preserve floodplain and overflow areas to “distribute flood waters and help prevent damage to structures, property, and natural habitat during substantial flood events” (Land Owner Resource Guide for Properties near Streams, County of Marin, May 2016).

In City-Centered corridors, the SCA setback distance varies by the size of the lot (see Table III-7).

Table H-3.7: SCA Distances in City-Centered Corridors

Lot Size	SCA Distance
Greater than 2 acres	100 feet
½ acre to 2 acres	50 feet
Less than ½ acre	20 feet

Source: Land Owner Resource Guide for Properties near Streams 5/2016, County of Marin

In the Baylands, Inland-Rural Corridors and Coastal Zone, the SCA is delineated as described in Table H-3.8. With the exception of certain limited instances, development is prohibited in the SCA. Development within the SCA may be allowed subject to discretionary review and approval. When merging multiple properties in the City-Centered Corridors which are subject to the lesser SCA distances in their original size, constraints to providing housing could be encountered when the size of the lot increases so that the development within would be subject to larger SCA distances. In the Baylands, Inland-Rural Corridors and Coastal Zones, and generally within any developable parcel near a stream, the footprint of available land outside of the SCA

setback may limit the number of housing units to less than the number allowed by the density assigned to the parcel.

The draft SCA Ordinance for San Geronimo Valley has more restrictive requirements for activities in the SCA than for other areas of Marin. However, the draft Ordinance also includes exceptions to facilitate development on lots which are completely within the SCA and when development on the portion of a parcel outside of the SCA is infeasible. Additionally, the proposed ordinance allows development of Category 1 Accessory Dwelling Units within the SCA with ministerial approval and subject to specific size and siting requirements.

Table H-3.8: SCA Distances in Baylands, Inland-Rural Corridors, Coastal Zone and San Geronimo Valley

Lot Size	SCA Delineation Baylands, Inland-Rural Corridors (excluding San Geronimo Valley) and Coastal Zone	SCA Delineation Draft Stream Conservation Area (SCA) Ordinance for San Geronimo Valley
Any	The greater of 100 feet from the stream bank or 50 feet from the outer edge of riparian vegetation.	100 feet or more Site Assessment required for all projects. Specific Activities and Development Types allowed in SCA Buffer Permit Review Procedures and Requirements

Sources: *Land Owner Resource Guide for Properties near Streams 5/2016, County of Marin* and *Marin County Community Development Agency Stream Conservation Ordinance webpage: <https://www.marincounty.org/depts/cd/divisions/planning/stream-conservation-area-ordinance>*

The Countywide Plan also has goals, policies and implementation programs for the protection of wetland buffers and ridge upland greenbelts. While these buffers help to protect environmental features, they do result in constraining development. The Governmental Constraints section below looks at how y CWP policies restrict development.

Flooding During Extreme Precipitation Events

Government Code 65302 requires all cities and counties to assess their flood hazard and to prepare for potential flooding. In particular, it requires all cities and counties:

- to review and update the flood, fire hazard and climate adaptation sections of the Safety Element of the General Plan upon each revision of the housing element or local hazard mitigation plan, and
- to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR), effective January 1, 2008.

Marin County Code 23.09.010 addresses statutory authorization for the enforcement of Government Code Section 65302 (Ord. 3293§1, 1999). Marin County is in compliance with §65302.d.3, §65302.g.2, §65302.g.3, and §65302.g.4 of the California Government Code, and no revisions were found to be necessary for the safety element of the Countywide Plan with respect to flood hazards, as outlined in Appendix J of the Safety Element.

Housing projects, and generally all development projects, are studied during the municipal review process for the potential to be damaged by flooding and the potential for the development to worsen flooding in an area. Development proposed in flood zones identified in the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM's) are subject to specific requirements for floor elevations and for the various types of spaces within and under the buildings. These existing procedures will help to limit potential conflicts with any sites in the housing element inventory which are located in flood zones.

One constraint that may be encountered to providing housing in flood zones is the cost of hydraulic analyses, municipal, state and potential federal review and permitting, and construction of the project to meet the required design standards. Affordable housing projects may encounter rigorous processing requirements and restrictions, or prohibitions related to various aspects of construction, especially if receiving federal funds and subject to NEPA. Whether a project develops in a flood zone may affect the project being able to receive federal funds for development assistance.

An additional constraint which may be encountered is that the inundation depicted in the FEMA Flood Insurance Rate Maps may change due to sea level rise or related adaptation improvements. The inundation shown in current FIRMs does not account for sea level rise.

Sea Level Rise

Flooding due to sea level rise is anticipated to be a potential constraint to providing housing in the lower-elevation areas of the County adjacent to the ocean and bays. See Table H-3.9, below for the number housing units within the candidate housing sites which are potentially affected by sea level rise.

Table H-3.9: Number of Housing Units Potentially Affected by Sea Level Rise

Sea Level Rise Height ^a	Number of Potential Housing Units which begin to be affected ^{b, c}
1 foot	799
2 feet	2518 ^d
3 feet	49
4 feet	681
5 feet	142

a. As the parcel is viewed with Sea Level Rise layers in www.marinmap.org.

b. Includes Bonus Density

c. All housing units proposed for a site are included in tally once the Sea Level Rise footprint encroaches within the parcel. Ultimate plans for development may further delay sea level rise encroachment to some or all of housing units affected, depending on the sea level rise encroachment and how housing is sited within the parcel(s).

d. Includes St. Vincent's Candidate Housing Site (2430 units).

The County and some of the rural towns and communities are already planning and implementing projects in response to sea level rise.

Project consideration should include the timeframe for flooding to occur (i.e., near-term, long-term) and whether regional projects have the potential to be completed in the future to protect and preserve existing development in an area. There are many areas in the County along the bays and the coast which are projected to be permanently under water as sea levels rise. It is anticipated that projections will be adjusted as predictive models are updated based upon observed rates of rise. The potential exists for inundation mapping around a parcel to change in response to adjustments in these projections. Additionally, inundation mapping may change as protective and adaptive strategies and improvements are implemented regionally to respond to sea level rise.

Proposed housing in low areas which could be affected by sea level rise are in neighborhoods where housing already exists, and other homes will also be affected. If access is predicted to be cut off in the medium to long-term time frame, and there is time to potentially plan and construct improvements to protect the entire area before

sea levels rise, then housing does have the potential to be viable and could be constructed.

Emergency Access and Evacuation Routes

As described in the Natural Systems and Agricultural Element of the CWP, with most easily buildable land already developed, construction increasingly is being proposed on the remaining marginal lots with difficult access and steep hillsides, which are subject to slope instability and are vulnerable to rapid changes in fire behavior. Bluff erosion is threatening coastal homes built when bluff edges seemed safely distant. Vegetation that can fuel fires has increased because natural fires have been suppressed, and residential development continues to encroach on wildlands. Proliferation of impermeable surfaces, alteration of natural drainage patterns, and the effects of climate change have increased the frequency and severity of flood events (as described above).

Ensuring adequate access for emergency vehicles and evacuation in areas with hazard potential can reduce risks to people and property. Appropriate placement and engineering of foundations can render buildings less prone to ground shaking and liquefaction. Adequate site clearing and construction techniques such as fire sprinklers can help reduce the threat of fire. County zoning and development standards help mitigate flood damage by limiting what can be built in flood-prone areas. Special attention must be paid to land use activities at the urban-wildland interface zone, where people and property may be particularly susceptible to environmental hazards. For the Housing Element sites inventory, evacuation routes were considered as part of the site selection process any many of the larger sites have more than one access point. In addition the County's existing procedures described above and additional actions included in this element will help to minimize constraints between environmental hazards and the sites included in the housing element inventory.

Governmental Constraints

While the unincorporated County covers a large land area, most of the land is not zoned for residential development, as it is publicly owned as parkland, watershed, or open space. Agricultural conservation easements and related zoning also limit the ability to develop vacant lands. The most suitable land for residential development has already been developed.

Regulatory standards provide consistency and foster a high-quality and cohesive built environment. Standards may also present conflicts in land use objectives and pose constraints to the production of multifamily and affordable housing. The following discussion analyzes land use regulations, procedures, and fees to identify possible solutions to policy conflicts. Government Code Section 65583(a)(5) requires that local agencies analyze governmental constraints that hinder the agency from meeting its Regional Housing Needs Allocation.

Transparency in Development Regulations

To increase transparency and certainty in the development application process as required by law (Government Code section 65940.1), the County provides a range of information online for ease of access. Examples of some information that is provided includes:

- Countywide Plan
https://www.marincounty.org/media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/cwp_2015_update.pdf
- Local Coastal Plan
<https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/local-coastal-program>
- Development Code, including the County's affordable housing requirements
https://library.municode.com/ca/marin_county/codes/municipal_code?nodeId=TIT22DECO
- Community Area Plans
<https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/community-and-area-plans>
- Single Family and Multi Family Residential Design Guidelines
<https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations>
- Planning Application Guidelines, Fee Schedule and Forms
<https://www.marincounty.org/depts/cd/divisions/planning/planning-applications-and-permits>

- Building Permit Forms and E-Permit Filing
<https://www.marincounty.org/depts/cd/divisions/building-and-safety/forms>
- The County also posts impact fees and other exactions, the current year and five previous fee and financial reports required by 66000(b) and 66013(d) and Impact and cost of service studies since 1-1-18.

Land Use Controls

Countywide Plan

Adopted in 2007, the Marin Countywide Plan is the guiding land use document for the unincorporated County. The Countywide Plan divides the County into four corridors:

- The Coastal Corridor – Adjacent to the Pacific Ocean, this corridor is designated for federal parklands, recreational uses, agriculture, and the preservation of existing small coastal communities.
- The Inland Rural Corridor – Located in the central and northwestern part of the county, this corridor is designated for agriculture and compatible uses and for the preservation of existing small communities.
- The City-Centered Corridor – This corridor runs along U.S. Highway 101 in the eastern part of the county near San Francisco and San Pablo bays and is designated for urban development and protection of environmental resources. This corridor is divided into six planning areas that correspond with distinct watersheds.
- The Baylands Corridor - Encompassing tidal and largely undeveloped historic baylands along the shoreline of San Francisco and San Pablo bays, the corridor provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources.

As a strategy for dealing with the environmental constraints described above, the County has adopted policies in the Countywide Plan that promote opportunities for reuse of underutilized commercial centers, support mixed-use development, and encourage more dense development along transit routes. Marin County also encourages residential development in more urbanized areas or within villages in the Inland Rural and Coastal Corridors.

Countywide Plan Goals and Policies Regarding Development Densities

Many goals, policies and implementation programs in the CWP that aim to limit development to the lowest end of the permitted range. These include policies to protect streams, Ridge and Upland Greenbelt Areas, wetlands, riparian areas and the Baylands. Limiting development to the lowest end of the permitted range is also encouraged in the CWP for locales beyond the current municipal and community water service areas and rely on individual groundwater wells, surface water, or small spring-based systems.

Only allowing development at the lowest end of the permitted range constrains new housing, including the potential for affordable housing projects to be permitted at a higher density. However, the CWP exempts affordable housing projects from the lowest end of the density range requirements.

In addition, On October 9, 2019, Gov. Gavin Newsom signed the Housing Crisis Act of 2019 (HCA) into law, commonly known as Senate Bill (SB) 330. HCA restricts the adoption of land use or zoning amendments that would result in the reduction of allowed residential density or intensity of land uses than what is allowed under the regulations in effect on January 1, 2018. The law defines “less intensive use” to include, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing. SB 330 affects portions of Marin.⁷

Countywide Plan Land Use Categories

The Countywide Plan establishes the land use designations for the unincorporated County (see [Table H-3.10](#) below). As described in the County’s 2020 Multi-Family Land Use Policy and Zoning Study, while there are a variety of land use designations, 75% of parcels in the unincorporated area have Single-Family Countywide Plan land use designations. In contrast, significantly fewer parcels are designated with other land uses, including eleven percent of parcels designated with multi-family land uses, seven percent of parcels designated with agriculture/conservation land uses, and three percent or less designated with business/institutional, open space/park, Housing Overlay Designation and New Religious and Institutional Facility Housing Overlay, and floating home land uses. The predominance of single-unit land use designations is a constraint for promoting other types of residential uses, including those can serve residents of all income categories.

Table H-3.10: Marin Countywide Plan Land Use Categories

Type of Land Use	Countywide Plan Land Use Designation	Minimum Lot Size/Density Ranges	Notes
Agricultural and Conservation	Agricultural and Conservation 1 (AGC 1)	1 du/31 to 60 acres	
	Agricultural and Conservation 2 (AGC 2)	1 du/10 to 30 acres	

⁷ SB 330 sunsets on January 1, 2030.

Type of Land Use	Countywide Plan Land Use Designation	Minimum Lot Size/Density Ranges	Notes
	Agricultural and Conservation 3 (AGC 3)	1 du/2 to 9 acres	
Agriculture	Agriculture 1 (AG 1)	1 du/31 to 60 acres	
	Agriculture 2 (AG 2)	1 du/10 to 30 acres	
	Agriculture 3 (AG 3)	1 du/1 to 9 acres	
Very Low Density Residential	Single-Family 1 (SF1)	20 to 60 acres	Established for development on large properties in rural areas where public services are very limited or nonexistent and where significant physical hazards and/or natural resources significantly restrict development.
	Single-Family 2 (SF2)	5 to 19 acres	
Rural/Residential	Single-Family 3 (SF3)	1 to 5 acres	Established in areas where public services are limited and on properties where physical hazards and/or natural resources restrict development.
	Single-Family 4 (SF4)	1 to 2 du/acre	
	Planned Residential (PR)	1 unit per 1 to 10 acres	
Low Density Residential	Single-Family 5 (SF5)	10,000 to 20,000 sq. ft. lots 2 to 4 du/ac	Established for single-family and multi-family development in areas where public services and some urban services are available. Properties are not typically limited by physical hazards or natural resources.
	Single-Family 6 (SF6)	Less than 10,000 sq. ft. lots 4 to 7 du/ac	
	Multi-Family 2 (MF-2)	1 to 4 du/ac	
Low to Medium Density Residential	Multi-Family 3 (MF3)	5-to 10 du/ac	Established where moderate density single-family and multi-family residential development
	Multi-Family 3.5 (MF3.5)	5 to 16 du/ac	

Type of Land Use	Countywide Plan Land Use Designation	Minimum Lot Size/Density Ranges	Notes
			can be accommodated in areas accessible to a range of services including major streets, transit services and neighborhood shopping.
Medium to High Density Residential	Multi-Family 4 (MF4)	11 to 30 du/ac	Established within the City-Centered Corridor and in communities or villages where multi-family development can be accommodated with easy accessibility to a full range of urban services.
	Multi-Family 4.5 (MF4.5)	11 to 45 du/ac	
Commercial/Mixed-Use	General Commercial/Mixed Use (GC)		The Countywide Plan includes criterial for residential uses in mixed-use development. In general, the residential uses are permitted under the floor area ratios of the land use designation. However, projects consisting of low and very low income affordable units may exceed the FAR to accommodate additional units for those affordable categories.
	Neighborhood Commercial/Mixed Use (NC)		
	Office Commercial/Mixed-Use (OC)		
	Recreational Commercial (RC)		
	Industrial (IND)		
Planned Designation	Planned Designation-Agricultural and Environmental Resource area (PD-Agricultural and Environmental Resource Area)		
	Planned – Designation-Reclamation Area (PD-Reclamation Area)		
Public Facility and Open Space	Public (PF)		
	Open Space (OS)		
	Quasi-Public Facility		

Source: Marin Countywide Plan, Adopted November 6, 2007.

Housing Overlay Designation (and New Religious and Institutional Facility Housing Overlay)

The 2007 Countywide Plan update established a Housing Overlay Designation (HOD) as a mechanism to accommodate a range of housing types, sizes, and prices for special needs populations and workers employed in Marin County. The purpose of the HOD is to encourage affordable housing on sites close to transit and services. Underlying land uses may include Multi-family (MF), General Commercial (GC), Neighborhood Commercial (NC), Office Commercial (OC), Recreational Commercial (RC), and Public Facilities (PF). The HOD policy identifies 11 specific sites that must be developed per HOD specifications should any development occur on the site. Additional projected HOD development may be distributed to other qualifying sites throughout urban areas within the City Centered Corridor, to a maximum of 658 residential units.

In 2018, the Board of Supervisors adopted revisions to parking standards for the Overlay Designation. Refer to the Parking Standards section of this chapter below for further details. No development proposals were received on HOD sites during the 2015-2023 planning period. Due to the lack of results from this overlay designation, this Housing Element includes a program to create a new Religious and Institutional Facility Housing Overlay. The program includes conducting outreach to religious and institutional facilities regarding the Overlay opportunity.

Growth Control Measures

The County has no growth control measures that limit the number of permits issued for housing, act as a cap on the number of housing units that can be approved, or limit the population of the County.

Community Plans

To help implement the Countywide Plan while also recognizing the unique character of the local communities, the County has adopted 22 Community Plans and Area Plans. While many of these plans were adopted in the 1980s and 1990s, three new plans have been adopted since 2015: Black Point Community Plan (2016), Green Point Community Plan (2016), and the Santa Venetia Community Plan (2017). While the community plans help to address the specific characteristics of the respective area, many community plans have policies that are a barrier to multifamily housing. Due to the need of this type of housing in the unincorporated County, the community plan policies should not override or supersede development policies set forth in the CWP. This Housing Element includes a program to amend the CWP to clarify that all development, including that located in community plan areas must comply with density policies in the CWP. This

amendment is anticipated to be completed concurrent with the Housing Element adoption.

Local Coastal Plan

The updated Marin County Local Coastal Program (LCP) Land Use Plan was adopted by the Board of Supervisors in 2018 and certified by the California Coastal Commission in 2019. The LCP is the primary document that governs land development in the Marin County Coastal Zone and may modify the Countywide Plan and Community Plans. This Coastal Zone is a strip of land and water defined by the California Coastal Act of 1976 that extends along the Pacific Ocean coastline and extends seaward from the shore a distance of three miles and a variable distance landward depending on the topography⁸. While there is no growth boundary in effect at a countywide level, there are village limit boundaries (VLBs) in effect in the nine Coastal Zone communities of Muir Beach, Stinson Beach, Bolinas, Olema, Point Reyes Station, Inverness Ridge, Marshall, Tomales, and Dillon Beach. The VLBs were established to preserve agricultural lands for agricultural use while at the same time allowing for reasonable growth within village areas in accordance with the Coastal Act.

The primary tool for implementing the LCP is the coastal development permit. The County Community Development Agency is responsible for implementing the LCP and reviewing coastal permit applications. Some types of projects, such as those that involve work on tidelands around the margin on Tomales Bay, require a permit from the California Coastal Commission.

Housing in the Coastal Zone

California Government Code Section 65588(c) requires each revision of the Housing Element to include the following information relating to housing in the Coastal Zone:

- 1) The number of new housing units approved for construction within the coastal zone since January 1, 1982
- 2) the number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone as a replacement for the conversion or demolition of existing coastal units occupied by low or moderate income persons
- 3) The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982, in the coastal zone
- 4) The number of residential units for persons and families of low or moderate income that have been required for replacement units

⁸ Marin County Local Coastal Program. Prepared by the Marin County Community Development Agency. Certified by the California Coastal Commission on February 6, 2019.

Between 1980 and 2020, a total of 4,559 housing units have been added to unincorporated Marin's housing stock (Table H-3.11). Since the last Housing Element revision (2015), there have been 421 total units (11 very low income units, 17 low income units, 7 moderate income units and 386 above moderate income units) constructed and 113 units demolished for a net increase of 308 units.

Pursuant to Government Code (GC) Section 65590, "the conversion or demolition of existing residential dwelling units occupied by persons and families of low or moderate income...shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income." However, the GC further stipulates several exemptions to the replacement requirement. Specifically, GC 65590(b)(3) provides the following exemption:

- 1) The conversion or demolition of a residential structure which contains less than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units.
- 2) The conversion or demolition of a residential structure for purposes of a nonresidential use which is either "coastal dependent," as defined in Section 30101 of the Public Resources Code, or "coastal related," as defined in Section 30101.3 of the Public Resources Code.
- 3) The conversion or demolition of a residential structure located within the jurisdiction of a local government which is within the area encompassing the coastal zone, and three miles inland therefrom, less than 50 acres, in aggregate, of land which is vacant, privately owned and available for residential use.
- 4) The conversion or demolition of a residential structure located within the jurisdiction of a local government which has established a procedure under which an applicant for conversion or demolition will pay an in-lieu fee into a program, the various provisions of which, in aggregate, will result in the replacement of the number of dwelling units which would otherwise have been required by this subdivision.

The new construction included mostly for-sale housing developments not subject to the replacement requirements. A minimum of 20% of the units developed in the Coastal Zone must also be affordable, in accordance with the Mello Act.

Table H-3.11: Coastal Zone Development (1982-2022)

Year	Units Constructed	Units Demolished	Net Gain
1988-2002	56	0	56
2003-2010	10	3	7
2010-2022	9	1	8
Total	75	4	71

Source: Marin County, June 2022

Residential Development Standards

Three primary types of uses are allowed on private properties in unincorporated Marin County: 1) agricultural, 2) commercial, and 3) residential. Zoning regulations for each of these groups are outlined in Title 22 of the Marin County Code (the Development Code), which describes uses, design standards, and requirements.

The Marin County Development Code implements the Countywide Plan and Community Plans for the unincorporated areas outside of the Coastal Zone. Under the State housing density bonus laws, housing development projects with five or more units that provide affordable units can exceed the density of the zoning district as long as the project density falls within the density range established by with the Countywide Plan Community Development Element.

Zoning Districts

Two fundamental types of zoning districts apply in unincorporated Marin: conventional and planned.

Conventional Zoning

Conventional zoning districts have specific numerical subdivision and development standards, including minimum lot area, minimum setbacks, height limits, and floor area ratio limits. Provided a development project conforms to those standards, no discretionary development applications are required. For conventional zoning, a “B” district can be combined with the base zoning. This “B” district is intended to establish lot area, setback, height, and floor area ratio (FAR) requirements for new development that are different from those normally applied by the primary zoning district applicable to a site and to configure new development on existing lots, where desirable because of specific characteristics of the area.

Currently, no conventional zones permit multi-family (MF) housing. This restriction continues the current development pattern single-family housing as the predominant choice in the unincorporated County. According to the County's 2020 Multi-Family Land Use Policy and Zoning Study, only 10% of parcels in the unincorporated County are zoned for multi-family, compared to 72% zoned for single-family uses. This Housing Element addresses this constraint by proposing that the Zoning Code be amended to allow for a multi-family zone under the conventional zoning options. Also, a program has been added for the efficient use of multi-family land, which will establish minimum densities for multi-family and mixed use zones.

Planned Zoning

Planned districts allow more flexible site designs than do conventional districts, but all sites in these districts go through discretionary approval. Flexibility is permitted to enable house design and siting that respect natural site features. Planned districts do not have specific setback requirements or minimum lot areas to encourage clustering. Ultimate development potential is based on the maximum density allowable by the zoning district and Countywide Plan. Contrary to the land use control approach used in conventional zoning districts, planned districts have few specific numerical standards. Instead, they encourage development to be clustered in the areas most suitable for development on a given site to conserve a larger portion of that site in its natural state. No minimum lot areas are established for subdivisions in planned districts, but the number of lots allowed on a property is governed by a density standard specific to that district. As a result, subdivision applications in planned districts are likely to have smaller lot sizes, with a larger percentage of the original lot left as open space, compared to subdivisions in conventional districts where lot sizes are governed by the minimum lot areas applicable to that particular district. The distinction between conventional and planned zoning districts is most important in governing the subdivision and development of properties.

Table H-3.12 below shows a list of zoning designations for the conventional and planned zoning districts by land use type.

Table H-3.12: Marin County Conventional and Planned Zoning Districts

Land Use Category	Conventional Zoning Districts	Planned Zoning Districts
Primary Agriculture	A (Agriculture and Conservation)	C-ARZ (Coastal, Agricultural Production Zone)
Mixed Agriculture/Single Family	A2 (Agricultural, Limited)	ARP (Agricultural, Residential Planned) C-ARP (Coastal, Agricultural, Residential Planned)
Single-Family	R1 (Residential, Single-family) C-R1 (Coastal, Residential, Single-family) RA (Residential, Agriculture) C-RA (Coastal, Residential, Agriculture) RR (Residential, Restricted) RE (Residential, Estate)	RSP (Residential, Single-Family, Planned) C-RSP (Coastal, Residential, Single-Family, Planned) RF (Floating Home Marina)
Two-Family	R2 and C-R2 (Residential, Two-family) C-R2 (Coastal, Residential, Two-family)	
Multi-Family		RMP (Residential, Multi-Family, Planned) C-RMP (Coastal, Residential, Multi-Family, Planned) RX (Residential, Mobile Home Park)
Business/Commercial and Mixed-Use	VCR (Village Commercial, Residential) C-VCR (Coastal, Village Commercial, Residential) C1 (Retail Business) AP (Administrative and Professional) H1(Limited Roadside Business) C-H1 (Coastal, Limited Roadside Business) RCR (Resort and Commercial Recreation)	CP (Commercial, Planned) C-CP (Coastal, Commercial, Planned) RMPC (Residential /Commercial Multiple, Planned) C-RMPC (Coastal, Residential /Commercial Multiple, Planned) OP (Office, Planned) IP (Industrial, Planned)

Land Use Category	Conventional Zoning Districts	Planned Zoning Districts
	C-RCR (Coastal, Resort and Commercial Recreation)	

Source: Marin County Municipal Code Chapter 22.10

*Notes: *In RA, RR, RE, R1 and R2 districts, the minimum lot area and setback standards may change when such district is combined with a B district in compliance with the provisions of Section 22.14.050.*

Special Purpose and Combining Zoning

The County has several special purpose and combining districts. The special purpose districts are for land uses that are unique in character or applicability. The combining districts are applied to property together with one of the other zoning districts to highlight important characteristics that require attention in project planning.

OA (Open Area) Zoning/Combining District

The OA zoning district is intended for areas of the County committed to open space uses, as well as environmental preservation. The OA zoning district is consistent with the Open Space, and Agriculture and Conservation land use categories of the Marin Countywide Plan.

PF (Public Facilities) Zoning/Combining District

The PF zoning/combining district is applied to land suitable for public facilities and public institutional uses, where a governmental, educational, or other institutional facility is the primary use of the site. The PF zoning district implements with the Public and Quasi-Public land use categories of the Marin Countywide Plan.

The PF district may be applied to property as a primary zoning district where the Board determines that the facility is sufficiently different from surrounding land uses to warrant a separate zoning district, and as a combining district where a publicly owned site accommodates land uses that are similar in scale, character, and activities to surrounding land uses.

B and BFC Combining Districts

The Minimum Lot Size "-B" combining district is intended to establish lot area, setback, height, and FAR requirements for new development that are different from those normally applied by the primary zoning district applicable to a site, and to configure new development on existing lots where desirable because of specific characteristics of the area. The Development Standards subsection below outlines those that specifically apply to properties with the "B" combining district.

As described in the County's Development Code, the Bayfront Conservation (BFC) Combining District is intended to: 1) prevent destruction or deterioration of habitat and environmental quality, 2) prevent further loss of public access to and enjoyment of the bayfront, 3) preserve or establish view corridors to the bayfront, 4) ensure that potential hazards associated with development do not endanger public health and safety, and 5) maintain options for further restoration of former tidal marshlands. The Development Code outlines the requirements for development applications in this district and includes environmental assessments and design guidelines.

Affordable Housing Combining District

The AH combining district allows affordable housing development at a density of 20 units per acre and offers development incentives on sites that are otherwise governed by a lower density zone. This approach allows compact development to occur on portions of parcels and encourages affordable housing over market rate housing on key sites. Table H-3.13 shows the current sites under this designation.

Table H-3.13: Affordable Housing Combining District Sites

Site Name	Acres by Parcel	Acres Total	Countywide Plan 2007	Zoning 2014	AH-Combining District*
St. Vincent's / Silveira	244.768	55 developable	PD-Agriculture and Env Resource	A2:AH	AH zone - limited to 3.5 acres at 30 du/ac
	221.71				
	72.66				
	20.22				
	2.82				
Marin City Community Development	4.06	4.06	MF-2	RMP- 4.2:AH	AH zone - limited to 0.5 acres at 30 du/ac
Golden Gate Seminary	50.00	73.61	MF-2	RMP- 2.47:AH	AH zone - limited to 2 acres at 30 du/ac
	23.61				

Source: Marin County Community Development Agency, 2021

Development Standards

The County Development Code includes standards for residential, mixed use, and agriculture residential development. These standards are in the tables below (see Table H-3.14, Table H-3.15, and Table H-3.16). Housing is encouraged in commercial districts in the unincorporated County. The Development Code contains standards for certain commercial districts and mixed-use standards for the Commercial Planned (CP), Retail Business (C1), Administrative Professional (AP), and Limited Roadside Business (H1) commercial districts. For lots larger than two acres, at least 50% of the new floor area must be developed with new housing. For lots smaller than two acres in size, at least 25% of the new floor area must be developed with housing. Residential density in those districts is a maximum of 30 units per acre. Unit sizes are restricted to a minimum of 220 square feet and a maximum of 1,000 square feet per unit to encourage more affordable housing types. However, this unit size limit may be restrictive for families with children. Housing should be accessory to the primary commercial use, except affordable housing. A program is being included in the Housing Element that will, at a minimum allow 100% residential use in mixed use zones and examine the allowable average unit size.

Table H-3.14: Residential Development Standards in Planned Zoning Districts (Non-Coastal)

Zoning District	Density Requirements (dwelling units per acre)	Maximum Height		Development Standards	Applicable Code Sections
		Main	Detached		
RSP (Residential, Single-Family Planned District)	0.05 = 1 unit/20 acres 0.10 = 1 unit/10 acres	30 feet	16 feet	Determined by site constraints and implemented through discretionary review (Master Plan/Design Review)	Chapters 22.10, 22.16 and 22.44
RMP (Residential, Multiple -family Planned District)	0.20 = 1 unit/5 acres 0.25 = 1 unit/4 acres				Chapters 22.12, 22.16 and 22.44
RMPC (Residential/Commercial Multiple Planned District)	0.5 = 1 unit/2 acres 1.0 = 1 unit/acre 2.0 = 2 units/acre				Chapters 22.08, 22.16 and 22.44
ARP (Agricultural, Residential Planned District)	2.0 = 1 unit/2 acres 10 = 1 unit/10 acres 30 = 1 unit/30 acres 60 = 1 unit/60 acres				Chapters 22.12, 22.16 and 22.44, and Section 22.32.150
CP (Planned Commercial District)	1 unit per 1,450 square feet of lot area				

Zoning District	Density Requirements (dwelling units per acre)	Maximum Height		Development Standards	Applicable Code Sections
		Main	Detached		
OP (Planned Office District)	Determined by site constraints and implemented through discretionary review (Master Plan/Design Review)				Chapters 22.12, 22.16 and 22.44
IP (Industrial Planned District)					
RCR (Resort and Commercial Recreation District)					
RF (Floating Home Marina District)	10 floating homes per acre maximum density	16 feet		Refer to Section 2.32.075.B	Chapters 22.10, 22.32 and 22.46
RX (Residential, Mobile Home Park District)	Refer to Section 22.32.110 and Chapters 22.10, 22.16 and 22.44				

County of Marin Development Code, Revised Date: March 10, 2021

Table H-3.15: Residential Development Standards in Conventional Zoning Districts

Zoning District	Minimum Lot Area	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
R-1 (Residential, Single-Family)	7,500 sq ft	25	6	10	20% of lot depth/25 ft maximum	30	16	30%
R-2 (Residential, Two-Family)								
R-A (Residential, Agricultural)								
R-R (Residential, Restricted)								
R-E (Residential, Estate)								
A-2 (Agriculture, Limited)	2 acres							
A (Agriculture and Conservation)	3 acres to 60 acres	See Table 2-2 in Section 22.08.040 for minimum setbacks						5%
C-1 (Retail Business)	7,500 sq ft (refer to	0	6 feet adjacent to residential	Not applicable	12 feet adjacent to residential			Refer to CWP Land Use Designation
H-1 (Limited Roadside Business)		30						

Zoning District	Minimum Lot Area	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
	Section 22.32.150)		district, none otherwise		district, none otherwise			and Section 22.32.150
A-P (Administrative and Professional)		25	6 feet for 1-story bldg.	10 ft for multi-story bldg. or on street side	20			

County of Marin Development Code, Revised Date: March 10, 2021

Table H-3.16: Residential Development Standards for Properties in a “B” Combining District

Zoning District	Minimum Lot Area (square feet)	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
B-1	6,000	25	5	10	20% of Lot Depth/25 maximum	30	16	30% (unless specified otherwise by the CWP and/or Community Plan)
B-2	10,000	25	10	10				
B-3	20,000	30	15	10				
B-4	1 acre		20	20				
B-5	2 acres							
B-6	3 acres							

County of Marin Development Code, Revised Date: March 10, 2021

The current development standards may result in constraints in development, particularly related to density, building height, and the discretionary planning review process. Specifically, a 30-foot height limit may constrain the development of multi-family and mixed-use development at 30 units per acre.

The Objective Development and Design Standards (underway), design guidelines and accessory dwelling units will add additional development opportunities and flexibility in single-unit zones and additional opportunities for multifamily development.

Open Space and Lot Coverage Requirements

No minimum open space or maximum lot coverage standards apply to development projects in Marin County. However, in conformance with the Quimby Act, a parkland dedication of three acres for every 1,000 people in a project area is required for subdivisions or equivalent in-lieu fee is required. See further discussion in the Fees and Exactions section below.

Parking Standards

Marin County's parking standards are based on the type of residence and number of bedrooms. Table H-3.17 below outlines current parking requirements.

In December 2018, the Board of Supervisors adopted amendments to County parking standards to be in alignment with the Housing Element and Countywide Plan. Parking space requirements were reduced for residential uses across the board and reflected state regulations for affordable housing and other developments located near public transit, tandem parking for residential uses, increased requirements for bicycle parking and access, and the allowance for electric vehicle parking to count toward traditional parking space needs⁹.

⁹ Ordinance of the Marin County Board of Supervisors No. 3703, Revising Chapter 24.04, Division III, Parking and Loading to Align with Housing Element and Countywide Plan, December 18, 2018.

Table H-3.17: Parking Standards

Type of Residential Unit	Minimum Parking Spaces Required per Section 24.04.340
Detached Single Family and Duplex	2 spaces per unit
Studio units	1 space per unit plus one guest space per 5 dwelling units
One bedroom units	1.25 spaces per unit plus one guest space per 5 dwelling units
Two bedroom units	1.5 spaces per unit plus one guest space per 5 dwelling units
Three or more bedroom units	2 spaces per unit plus one guest space per 5 dwelling units

Source: Marin County Municipal Code, Section 24.04.340

Reductions in Residential Parking Standards

The standards in the table above may be reduced under the following circumstances:

Senior housing - The amount of parking required for senior housing (senior housing refers to age-restricted housing designated for and occupied by seniors and consistent with definitions in California Civil Code Section 51.2, 51.3, and 51.4) may be reduced by up to 50% of that required as the base standard, where deemed appropriate by the agency and where the applicant can demonstrate that a reduction is warranted based on the type of senior citizen housing proposed.

Housing overlay designation - The amount of parking required for projects in the housing overlay designation, as defined in the 2007 Marin Countywide Plan, may be reduced by up to 50% of that required as the base standard, where deemed appropriate by the agency and where the applicant can demonstrate that a reduction is warranted based on the type of housing proposed.

Since underground parking or mechanical parking can be cost prohibitive, the Development Code Amendment program in this Housing Element will reduce the County's parking requirements to match those allowed by state density bonus law.

Design Guidelines

The County has adopted design guidelines to establish clear and comprehensive guidelines for different types of development.

Single-Family Residential Design Guidelines

Adopted by the Board of Supervisors in July 2005, the Single-Family Design Guidelines apply to individual single-family residences, as well as multiple single-family residences that may be proposed as part of a larger project (e.g., Master Plan or Subdivision). The guidelines cover the following topics: the site design process, building envelopes and relationships between properties and streets, neighborhood compatibility, reduction of visual bulk, and green and universal building designs.

As stated in the document, "the Design Guidelines are particularly relevant to development proposals that are subject to the County's Design Review process by clarifying and reinforcing the public policy objectives articulated in the Design Review findings of the Marin County Development Code. The guidelines provide visual instructions and examples of the development requirements, including grading, site lines, building envelopes, etc. At the same time, the guidelines "should not hinder creative efforts and should be applied in a reasonably flexible manner as circumstances warrant". While the guidelines apply to all single-family homes, they encourage flexible outcomes on case-by-case basis.

Marin County's Single-Family Residential Design Guidelines have had a demonstrable impact in the design review process. They assist applicants in planning site and architectural design, increase design certainty, and help minimize design revisions. These guidelines are flexible and are available on the Community Development Agency's website.

Multi-Family Residential Design Guidelines

Adopted by the Board of Supervisors in December 2013, the Multi-Family Residential Development Guidelines are intended to assist project applicants during the project design phase and County staff and decision makers in the review and approval process. While the guidelines are not objective and cannot be enforced, they do provide design criteria to assist in decision-making.

The document has several "place-based guidelines" to address the various development environments in the County, including rural towns, residential neighborhoods and mixed-use corridor/town centers. These different place-based guidelines provide for flexibility. Design principles in the document include sustainability, livability and providing a mix of housing for the County's workforce, seniors, low-wage earners and disabled residents. The guidelines also aim to "reduce

the potential cost of the County’s development review process for projects that provide homes for people from a broad range of socioeconomic backgrounds”.

Objective Design and Development Standards

The Objective Design and Development Standards, or Form-Based Code (FBC), which will be adopted by the end of 2022, will implement the Marin County Countywide Plan for ministerial projects and projects permitted by right or that fall under the SB 35 streamlined ministerial approval process. The FBC applies a context-sensitive approach to Marin County utilizing the following context types: Natural, Walkable, and Auto-Oriented Suburban. These contexts are further broken down into three types of areas: areas at or near the core, suburban areas, and areas at the edge of the community. The FBC zones will provide flexibility in design standards in these areas.

For applicable projects, the FBC will be combined with the Municipal Code for a hybrid approach to development. The FBC places an emphasis on form and architectural style and allows a range of uses carefully chosen to maximize compatibility between uses. The FBC provides information on allowable building types in each form-based zone and includes provisions for privacy standards, parking, building materials, a fenestration.

The FBC is intended to remove constraints by providing objective design standards for the streamlined review of housing developments and to provide the objective standards required by the Housing Accountability Act, SB 35, and other state housing laws.

Local Ordinances

The following section examines local ordinances related to housing that have been adopted by the County. The Board of Supervisors adopted Ordinance 3745 in January 2021 that included updates and revisions to the County’s Density Bonus provisions. These included changes to achieve consistency with the State’s Density Bonus Law, including incentives and concessions, waivers and reductions of development standards, and reduced parking requirements.

Density Bonus

The County Board of Supervisors adopted an ordinance in 2021 that was consistent with state density bonus law at that time. However, since then, there have been some additional statutory changes. This Housing Element includes a program for the County’s Density Bonus ordinance to be amended to be consistent with state law.

The current density bonus provisions outlined in Section 22.24.030 of the County Development Code are calculated as follows:

1. A housing development project is eligible for a 20% density bonus if the applicant seeks and agrees to construct any one of the following:
 - a. 10% of the units at affordable rent or affordable ownership cost for low income households;
 - b. 5% of the units at affordable rent or affordable ownership cost for very low income households; or
 - c. A senior citizen housing development of 35 units or more as defined in Section 51.3 of the Civil Code.
2. The density bonus for which the housing development project is eligible shall increase if the percentage of units affordable to very low, low, and moderate income households exceeds the base percentages established in California Government Code Section 65915(f).
3. For an affordable housing development project in which at least 80% of the units are for lower income households with any remainder for moderate income households, the following shall apply:
 - a. The maximum density bonus for which the affordable housing project is eligible shall increase up to 80%, subject to the findings included in Section 22.24.030.E (Review of application).
 - b. If the project is located within one-half mile walking distance of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code: (1) The project shall receive a height increase of up to three additional stories, or 33 feet; and (2) The project shall be exempt from any maximum controls on density.

If the project is located within a one-half mile walking distance or farther of a major transit stop and receives a waiver from any maximum controls on density, the project shall not be eligible for, and shall not receive, a waiver or reduction of development standards other than density, parking, and height requirements.
4. A housing development in which units are for sale where at least 10% of the total dwelling units are reserved for persons and families of moderate income, provided that all units in the development are offered to the public for purchase, shall be eligible for a density bonus based on the percentage of moderate income units shown in the sliding scale provided in Government Code Section 65915(f)(4).
5. Density bonuses may also be granted for childcare facilities and land donation in excess of that required by Chapter 22.22 (Affordable Housing Regulations), pursuant to Government Code Sections 65915(g), 65915(h) and 65915(i).

Parking Standards

Pursuant to Government Code Section 65915(p), an applicant for a housing development project that is eligible for a density bonus pursuant to Section 22.24.020 may request that on-site vehicular parking ratios, inclusive of accessible and guest parking not exceed the following standards:

1. For zero to one bedroom dwelling units: One on-site parking space
2. For two to three bedrooms dwelling units: Two on-site parking spaces
3. For four or more bedrooms dwelling units: 2.5 on-site parking spaces
4. On-site parking may include tandem and uncovered parking

Additional parking provisions for projects located near transit or consisting solely of rental units are outlined in the density bonus provisions of the Development Code.

Inclusionary Housing

Marin County has had an inclusionary housing requirement since 1980. Section 22.22.090 of the Development Code requires that residential subdivisions provide 20% of the total units or lots for lower income housing. A fee may be required in addition to inclusionary units or lots in cases where the inclusionary requirement includes a decimal fraction or a unit or lot or when a combination of both inclusionary units and in-lieu fees is required. Mixed-use developments proposing residential units are required to pay a Jobs/Housing linkage fee for the non-residential component. All inclusionary units must be income restricted in perpetuity. Units should be provided within the development, although the ordinance allows for flexibility; the review authority may grant a waiver if the alternative proposal demonstrates a better means of serving the County in achieving its affordable housing goals than the requirements. Waiver options may be units constructed off-site, real property may be dedicated, or 125% of the in-lieu fee may be paid. Further information about the in-lieu fee is provided in the Fees and Exactions section of this chapter

In response to the Governor's approval of AB 1505 (2017), which renewed the County's authority to extend its inclusionary zoning policy to rental housing units, the Board adopted an amendment to its Development Code to renew that application of its inclusionary zoning policy to the rental housing development projects.

To address potential constraints of an Inclusion Housing Policy on the development of new housing, the County and six partnering jurisdictions facilitated three developer forums. Two at the beginning of the study process to identify potential challenges to consider in the study process and one following the completion of the study to evaluate potential policy design. Input from the first two forums found that the inclusionary programs have not resulted in significant production of new affordable units in part

because of the complexity of residential development in the county. The policy constraints identified by developers include:

1. **Policy variation:** Each jurisdiction has a different policy, many without.
2. **Affordability price targets vs. ranges:** Current policy relies on ranges with discretionary review.
3. **Breaks by project size:** many existing policies apply the same affordability levels and percentages on all projects. Housing development would benefit by tiering affordability by project size.
4. **For-sale policy:** Current policies set affordability levels too low and it is very difficult to find buyers who qualify for affordable units.
5. **Alignment with State Density Bonus:** many existing policies do not align with state density bonus, which adds additional challenges to navigate.

To address these constraints, the participating jurisdictions met and developed common policy elements. These elements include:

Homeowner housing -

- Consistent set-aside and in-lieu fee across jurisdictions
- Specific price targets based on AMI category
- Alignment and flexibility to comply with State Density Bonus law
- Varied inclusionary requirements based on project size

Rental housing -

- Consistent set-aside and in-lieu fee across jurisdictions
- Alignment and flexibility to comply with State Density Bonus law
- Developer selected menu of options for affordable rental housing

Commercial Linkage Fees

The Commercial Linkage Fee study includes a section compliant with AB 602 that addresses concerns and constraints around the existing level of service for facilities, proposed new levels of service, and explains why the new level of service is appropriate. The section includes support for an increase to the existing fee and assesses the assumptions of the former study.

Short-Term Rentals

The Marin County Board of Supervisors first adopted short term rental (STR) regulations in 2018, requiring operators to obtain both a Business License and Transient

Occupancy Tax Certificate, and establishing “Good Neighbor” Policies to alleviate the impacts of Short-Term Rentals on surrounding communities. Currently, there are approximately 873 registered residential STRs, with over 70% of those located in West Marin. There are only 5,263 residentially developed properties in this area. Over 11% of the residentially developed properties are used as STRs in West Marin, while less than 1% of residentially developed properties are used as STRs in the eastern portion of the County. In addition, only 2,239 of the approximately 5,263 developed lots in the West Marin area receive the Primary Home Tax Exemption, indicating that over half of the developed properties in West Marin may not be in use as full-time homes. While all are not currently operating as STRs, the flexibility and the income generated by STRs, where nightly rates can range up to over \$1,000/night, in comparison to that earned with a long-term rental is likely an incentive for property owners to seek STR use serving visitors rather than traditional rental housing for a community of residents. This condition has led to growing concerns in West Marin communities about impacts of STRs on the availability of housing for workforce, families, and community members.

With housing supply, community workforce, and public safety as motivators, the Board adopted a two-year moratorium, ending May 23, 2024, on new STRs in the West Marin Area (also known as the Measure W Tax Area). Over the next two years, County staff will work to update the County’s Short Term Rental Ordinance to improve the availability of middle- and lower-income housing in the West Marin Area, while maintaining existing coastal access. These programs will not impact the development of residential development, instead they are preventing the conversion of residential uses to commercial uses.

Urban Growth Limits

The County does not have any Urban Growth Limits or growth control policies that place a numerical limit on housing development. Policies in the 2007 Countywide Plan which have been identified as possible barriers to residential development, especially multi-unit, are being deleted and or amended. Specifically, the County will:

- Revise the Housing Overlay District as a form-based code to streamline multifamily housing development.
- Provide for ministerial review of projects that meet the requirements of the form-based code and include 20% lower income.
- Provide for by-right zoning on sites identified in past housing elements that are designated for lower income housing.
- Amend the Countywide Plan and Zoning Code to increase densities on opportunity sites identified in the Housing Element and for low income sites have a minimum of 20 units per acre.

Provision for a Variety of Housing Types

Development opportunities for a variety of housing types promote diversity in housing price, designs, and sizes, and contribute to neighborhood stability. Marin County's Development Code accommodates a variety of housing types, including single-unit, two-units and multi-units, accessory dwelling units, single room occupancy, manufactured housing, supportive housing, housing for agricultural workers, transitional housing, and emergency shelters. [Table H-3.18](#) through [Table H-3.20](#) show which housing types are permitted in the different residential, commercial, and agricultural zones. These uses are all discussed below.

Table H-3.18: Use Regulations in Residential Districts

Uses	RA	C-RA	RR	RE	R1	C-R1	RSP	C-RSP	R2	C-R2	RMP	C-RMP	RX	RF
Single-family Dwellings	P	P	P	P	P	P	P	P	P	P	P	P	---	P
Two Family Dwellings	---	---	---	---	---	---	---	---	P	P	P	P	---	---
Multi-family Dwellings	---	---	---	---	---	---	---	---	---	---	P	P	---	---
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Worker Housing	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Mobile Home Park	---	---	---	---	---	---	---	---	U	---	U	---	P	---
Group Homes (6 or fewer)	P	<u>P</u>	P	P	P	<u>P</u>	P	<u>P</u>	P	<u>P</u>	P	<u>P</u>	P	P
Group Homes (7 or more)	U	<u>U</u>	U	U	U	<u>U</u>	U	<u>U</u>	U	<u>U</u>	U	<u>U</u>	U	U
Medical Services – Extended Care	U		U	U	U		U		U		U		---	---
Residential Care Facilities	P		P	P	P		P		P		P		P	P
Single Room Occupancy (SRO)	---		---	---	---		---		---		P		---	---
Transitional and Supportive Housing	P		P	P	P		P		P		P		P	P
Emergency Shelters	---		---	---	---		---		---		---		---	---

Source: Marin County Municipal Code, 2021.

Notes: "P" means principally permitted, "U" means conditionally permitted subject to Use Permit approval, "---" means prohibited.

Table H-3.19: Use Regulations in Commercial/Mixed Use Districts

Uses	VCR	C-VCR	RMPC	C-RMPC	C1	CP	C-CP	AP	OP	H1	C-H1	RCR	C-RCR	IP
Single-family Dwellings	P	P	P	P (MP)	P(1,2)	P(2)	MP	P(2)	P	P(2)	U	U	MP	---
Two Family Dwellings	U	U	P	P (MP)	P(1,2)	---	MP	P(2)	P	P(2)	U	U	MP	---
Multi-family Dwellings	U	U	P	P (MP)	P(2)	P(2)	MP	P(2)	P	P(2)	U	U	MP	---
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	U	P	P	---
Agricultural Worker Housing	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Mobile Home Park	---	---	---	---	---	---	MP	-----	---	---	---	---	MP	---
Group Homes (6 or fewer)	P		P		---	---		---	P	U		---		---
Group Homes (7 or more)	U		U		---	---		---	U	U		---		---
Medical Services – Extended Care	U		U		U	P		---	P	U		---		---
Residential Care Facilities	P		P		---	P		---	P	U		---		---
Single Room Occupancy (SRO)	---		P		---	---	MP	P	P	P		---	MP	---
Transitional and Supportive Housing	P		P		P	P		P	P	P		P		U
Emergency Shelters	---	---	---	---	P	P	---	---	---	---	---	---	---	---

Source: Marin County Municipal Code, 2021.

Notes: "P" means principally permitted, "U" means conditionally permitted subject to Use Permit approval, MU and MP means Master Plan approval "----" means prohibited

¹ Dwellings allowed above the first floor only. First floor shall be reserved for non-residential use.

² Dwellings, except for affordable housing, shall be accessory to the primary commercial use.

Table H-3.20: Use Regulations in Agricultural and Special Purpose Districts

Uses	A2	A3 to A60	ARP	C-APR	OA	C-OA	PF
Single-family Dwellings	P	P	P	P	U ⁽¹⁾	---	P ⁽²⁾
Two Family Dwellings	---	---	---	---	U ⁽¹⁾	---	P ⁽²⁾
Multi-family Dwellings	---	---	---	---	U ⁽¹⁾	---	P ⁽²⁾
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	---	P
Agricultural Worker Housing (up to 12 employees)	P	P	P	P	P	P	---
Mobile Homes	---	---	---	---	---	---	---
Group Homes (6 or fewer)	P	P	P		---		---
Group Homes (7 or more)	U	U	U		---		---
Medical Services – Extended Care	U	U	U		---		---
Residential Care Facilities	P	P	P		---		---
Single Room Occupancy (SRO)	---	---	---		---		---
Transitional and Supportive Housing	P	U	P		---		U
Emergency Shelters	---	---	---	---	---	---	---

Source: Marin County Municipal Code, 2021.

Notes: "P" means principally permitted, "U" means conditionally permitted subject to Use Permit approval, MU and MP means Master Plan approval "----" means prohibited

(1) Only dwellings for teachers or custodial staff, or dwellings clearly accessory to the primary use of the site for agricultural purposes are allowed.

(2) Housing is permitted in combined districts that allow housing, such as PF-RSP, PF-RMP, and PF-ARP. Single-family, two-family, and multi-family dwellings are principally permitted only on the Countywide Plan's Housing Overlay Designation sites.

Single-family Dwelling Units

Single-family residential uses are permitted in all residential zones, with the exception of the mobile home park zone (RX). Single-family uses are permitted or conditionally permitted in most of the mixed-use/commercial and agricultural zones. According to the Marin County Community Development Agency's 2020 *Multi-Family Land Use Policy and Zoning Study*, approximately 72% of parcels in the unincorporated County are zoned with a primary single-family zoning type. To promote the development of needed multi-family development in the County, this Element proposes the following program:

Efficient Use of Multi-Family Land: Establish density minimums. This will ensure efficient use of the County's multi-family land and prohibit the construction of new single-family homes on multi-family land. Existing single-family homes on multi-family land can remain (as legal nonconforming use). However, rebuilding or expansion of the existing single-family home would only be permitted if the expansion does not exceed more than 25% of the value of the home or rebuilding due to damage sustained during disasters or fires.

Multi-Family Dwellings

Multi-family dwellings as the primary use are permitted in the RMP and C-RMP zones. Two-family dwellings are also permitted in the R2 and C-R2 zoning categories. As described in the County's Multi-Family Land Use Policy and Zoning Study, "the number of properties zoned to allow duplex (two-family), multi-family, or mixed business/institutional land uses are significantly less than the number of properties that allow for single-family use." The study found that only 10% of parcels in the unincorporated area are zoned for primarily multi-family uses and less than one percent are zoned for two-family dwellings. As part of this Housing Element update, the County has identified areas to rezone for multi-family residential uses. Please refer to the Conventional Zoning section earlier in this chapter regarding programs proposed in this Element regarding multi-family housing.

While increasing residential densities in some locations may be feasible, several environmental and infrastructure constraints may make this a challenge in other areas. The infrastructure section of this chapter looks at potential constraints and potential ways to help continue to permit affordable housing in the unincorporated County.

Commercial/Mixed-Use Development

As shown in Table H-3.19, a variety of mixed-use zoning designations allows for different housing options, including multi-family housing, in the business areas. The residential uses are allowed with a conditional use permit or part of a planned development. Projects allowed by-right included as part of this Housing Element will be subject to the new ODDS.

Accessory Dwelling Units/Junior Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are independent housing units that are either detached or attached to an existing single-family residence. Due to their relatively small size and location on currently developed property, they may be affordable by design. ADUs can provide housing options for family members, seniors, students, and other small household types.

The State legislature has passed a series of bills aimed at encouraging the development of ADUs. These bills have required jurisdictions to adopt regulations to facilitate their production and streamline their approval. Marin County has adopted Development Code amendments to comply with State law, with the most recent ordinance (No. 3745) being adopted by the Board of Supervisors in January 2021. This ordinance established four categories of ADUs, each with different standards. The following provisions apply to all four categories:

- Only one ADU is allowed on a lot restricted to single-family residential development.
- An ADU may be rented but shall not be sold or otherwise conveyed separately from the primary dwelling unit.
- ADUs can only be rented for terms longer than 30 consecutive days.
- Parking standards: 1 space for a studio or one-bedroom unit and 2 spaces for a two- or more bedroom unit.

The Development Code includes provisions for Junior ADUs (JADUs), which are defined as units no larger than 500 square feet. JADUs may have a kitchenette but not a full kitchen, and there must be a separate entrance from the main entrance to the building. No minimum parking spaces are required for JADUs.

ADUs are allowable in any zoning district where primary residences are allowable. No discretionary review of ADUs or JADUs are required outside of the coastal zone. There are four categories of ADUs in unincorporated Marin County, each with different standards that apply. Category 4 ADUs are ADUs that require coastal permits and compliance with all applicable zoning requirements including Master Plan criteria and discretionary review. Categories 2 and 3 do not require discretionary review but do require an ADU permit. When creating an ADU in the coastal zone requires a Coastal Permit, it can usually be issued administratively with no public hearing. However, if the project involves unrelated development that independently requires a Coastal Permit or a change from an agricultural or commercial use to a residential ADU, then a public hearing will be required.

Marin County has seen an increase in ADU development in recent years. Since 2018, the County has issued 119 building permits for ADUs:

- 2018 – 15 building permits issued
- 2019 – 37 building permits issued
- 2020 – 32 building permits issued
- 2021 – 35 building permits issued

On May 25, 2021, the Board of Supervisors approved an extension to the Accessory Dwelling Unit Fee Waiver Program, which offers property owners fee waivers for the development of ADUs in unincorporated Marin County. This program offers a tiered fee waiver structure to support the development of additional affordable rental housing stock by further incentivizing the development of second units that are rented to low and moderate income households. The waiver program is in place through December 31, 2023. The fees waived may include Community Development Agency fees such as planning, building and safety, and environmental health services, and Department of Public Works fees such as traffic mitigation. Additional information about the waiver program is available on the County’s website.

As part of the SB2 grant program, a partnership was established between ten cities and towns and the County called “ADU Marin”. This partnership aims to promote the development of ADUs and includes a variety of information sources on the County website (<https://adumarin.org>), including interactive workbooks and webinars to assist interested property owners through all aspects of the ADU process.

This Housing Element includes a program to facilitate the development of ADUs and monitor the trend of development.

Agricultural Worker and Employee Housing

As discussed in the Needs Assessment chapter of this element, Marin County’s agricultural history remains a strong value and source of pride, particularly in the Coastal and Inland Rural Corridors. According to the United States Department of Agriculture (USDA), Marin County farms and ranches encompass approximately 140,075 acres, or about 41% of the County’s total land area; land in farms decreased by 18% from 2012 to 2017.¹⁰ Rural west Marin has an economic base of cattle ranches, dairies, organic vegetable farms, poultry, mariculture, and tourism. Of the 343 agricultural operations in Marin County, the majority are third- to fifth-generation family-

¹⁰ 2017 Census of Agriculture Marin County Profile,

owned farms and are not large by California standards, with an average size of 408 acres.

Agricultural workers are significantly impacted by the high cost of living in Marin County, especially housing costs that are influenced by vacation rentals and high-end tourism. To promote a vibrant and economically sound agriculture base as part of Marin County's future, quality affordable housing for agricultural workers and their families is needed.

Almost all agriculturally zoned land in Marin County is located within unincorporated County areas, so presumably the data available on the agricultural worker population in the County are representative of the unincorporated County. The 2017 USDA Census reported that in Marin County, 1,274 persons were hired farmworkers, which accounts for less than one percent of the Marin County workforce.¹¹

Distinct from other agricultural regions of the State, much of the County's agricultural production primarily requires a year-round, permanent workforce. As a result, the County does not experience a significant influx of seasonal workers during peak harvest times.

As stated in the Development Code, agricultural worker housing providing accommodations for 12 or fewer employees is considered a principally permitted agricultural land use in the following zoning districts: A2, A3 to A60, ARP, C-ARP, O-A, and C-OA, and are allowed by Articles II (Zoning Districts and Allowable Land Uses) and V (Coastal Zone Development and Resource Management Standards). Any temporary mobile home not on a permanent foundation and used as living quarters for seven to 12 agricultural workers is permitted subject to the requirements of the State Department of Housing and Community Development. Any temporary mobile home providing living quarters for six or fewer agricultural workers requires Use Permit approval and is counted as one dwelling unit for purposes of compliance with the zoning district's density limitations. These provisions are not consistent with the State Employee Housing Act (Section 17021.6 of the Health and Safety Code), which specifies the following:

“Any employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee

¹¹ Civilian employed population 16 years and over. American Community Survey Five-Year Estimates, 2015-2019. Table S2403.

housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.”

The Employee Housing Act also requires that employee housing serving six or fewer workers must be treated like a dwelling serving one family or household and permitted in all zones that permit residences. Zones permitting residences must also permit employee housing serving up to six employees.

This Housing Element Plan chapter includes a program for the County to develop strategies for addressing farmworker housing. The County will amend the Development Code to comply with the State Employee Housing Act for agricultural workers and employees.

The County acquired the U.S. Coast Guard Facility in the fall of 2019. Located in Point Reyes Station, the 32-acre site contains 36 multi-bedroom housing units and other community facilities. The renovation of the site will be accomplished by two nonprofit housing agencies, the Community Land Trust Association of West Marin and Eden Housing. The project will convert the existing housing to affordable housing, including housing for agricultural workers and their families.

In 2020, CDA staff began exploring the possible development of Agricultural Worker Housing on a County-owned site in Nicasio. As of early 2022, a Phase I study and biological assessment had been conducted to help determine suitability for a 16-unit lower income residential development.

CDA staff convenes the Agricultural Worker Housing Collaborative, including the Marin Community Foundation, the Community Land Trust of West Marin, Marin Agricultural Land Trust, UC Cooperative Extension, West Marin Community Services, local ranchers, and ranch workers to address the needs of agricultural worker housing. The Agricultural Worker Housing Collaborative is expanding to include agricultural workers and their families, as well as representatives of the Park Service, the collaborative will continue its work to expand housing choices and quality of, housing for agricultural workers and their families.

See “Housing in the Coastal Zone” for additional information on agricultural worker housing.

Mobile Home Parks and Manufactured Homes

Mobile homes make up approximately 2% of the housing stock in County areas. The Residential, Mobile Home Park (RX) zoning designation permits mobile homes and mobile home parks. Both mobile homes and mobile home parks can be part of a master plan in the C-CP and C-RCR zones. Mobile home parks are conditionally permitted in the R2, RMP, and C-ARP zones. Three mobile home parks exist in unincorporated Marin

County as of 2022: Dillon Beach Resort Trailer Court (25 units)¹², Novato RV Park (82 units) and Forest Knolls Trailer Courts (20 units).

Manufactured homes installed on permanent foundation and meeting State standards are considered single-family homes and permitted as single-family uses.

Group Homes (Six or Fewer and Seven or more residents), Medical Services – Extended Care and Residential Care Facilities

The following definitions are from the Marin County Development Code:

Group Homes:

This land use consists of a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes: children's homes; rehabilitation centers; self-help group homes. Medical care may be provided in conjunction with group homes that provide alcoholism or drug abuse recovery or treatment services. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

Medical services – Extended Care:

This land use consists of the provision of nursing and health-related care as a principal use, with in-patient beds. This land use includes: convalescent and rest homes; extended care facilities; and skilled nursing facilities that are licensed or supervised by any Federal, State, or local health/welfare agency. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facilities," and "Group Homes."

Residential care facility:

This land use consists of a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. This land use includes licensed senior care facilities. For purposes of calculating residential densities, a unit that contains a food preparation area is not counted as a separate residential unit if meal service is provided at least twice a day as part of the residential care component.

¹² These units are not permanent housing units. They are used as nightly hotel rooms.

Small group homes (six or fewer residents) and residential care facilities are permitted in all residential zones. Large group homes (seven or more residents) may apply for a conditional use permit in all residential zoning districts including in the coastal area of these zones. The 2023-2031 Housing Element includes a program to evaluate the CUP findings required for large group residential care facilities, and to amend the provisions if found to be a constraint.

According to the California Department of Social Services (CDSS) website, one adult residential facility is licensed in the unincorporated County. Cedars of Marin in Ross provides residential and day programs for people with developmental disabilities. The facility is licensed for 55 beds. In terms of assisted living facilities, the unincorporated County has one small and two large facilities, including Windchime of Marin in Kentfield. This 55-bed facility serves those with dementia or related illnesses. Lastly, the Tamalpais Retirement Community located in Greenbrae is a 341-person continuing care retirement community. It should be noted that the CDSS website has many more licensed residential care and assisted living facilities located in incorporated cities within Marin County.

Single Room Occupancy (SRO)

Single room occupancy units are typically small one-room units that may have shared kitchen or bathroom facilities. In Marin County, SROs are permitted in the RMP residential zone district as well as the following commercial/mixed-use districts: RMPC, AP, OP, and H1. In the C-CP and C-RCR zones, SROs are permitted when part of a master plan. Design review is required for an SRO permit and SROs are also subject to the Multi Family Design Guidelines. Per the Development Code, the density for SROs may be no more than 30 dwelling units per acre, and all rents must be affordable to households with income qualifying as low, very low, or extremely low income (Marin County Development Code Chapter 22.22 and 22.24).

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Typically, supportive housing is permanent housing linked with social services. Marin County treats transitional and supportive housing in the same manner as any other residential use and does not require supportive and transitional housing to obtain any additional types of permits and approvals other than those required of any other residential development. Residential uses, including transitional and supportive housing, are permitted in the following zones: Agricultural and Resource-Related Districts, Single-Family Districts, Multi-Family Districts, Commercial Districts and Planned Office Districts. However, transitional and supportive housing is not specifically identified in the coastal

area of these zones (C-RA, C-R1, C-R2, C-RSP, C-RMP, C-VCR, C-RMPC, C-CP, C-RCR, and C-APR). This Housing Element includes an action to allow transitional and supportive housing in the Coastal Zone.

In accordance with State law (Chapter 633 of Statutes 2007, SB 2), transitional and supportive housing are considered residential uses of property and are subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. In 2018, the State legislature adopted new requirements (AB 2162) which mandate jurisdictions to permit supportive housing developments of 50 units or fewer, meeting certain requirements, by right in zones where mixed-use and multi-family development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. The County will comply with state law in reviewing any proposed facility and will amend the Development Code in compliance with these provisions.

Emergency Shelters and Low Barrier Navigation Centers

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. In accordance with SB2 (2007), Marin County amended the Development Code in 2012 to 1) accommodate the permitting of emergency homeless shelters within Planned Commercial (CP) and Retail Business (C1) districts and 2) establish standards in Section 22.32.095 to allow the approval of homeless shelters as a use through a ministerial action by the Agency Director. C1 and CP zones also permit affordable housing, as well as transitional and supportive housing.

Shelters are subject to the same development and management standards as other residential or commercial uses within the zone.

The following are current standards in Section 22.32.095 of the Development Code:

1. A homeless shelter shall not provide more than a maximum of 40 beds or serve more than 40 persons total.
2. The number of parking spaces required on-site for residents shall be based on 25% of the total beds and staff parking shall be the total number of beds divided by ten.
3. Shelters shall provide five square feet of interior waiting and client intake space per bed. Waiting and intake areas may be used for other purposes as needed during operations of the shelter.
4. Management. On-site management must be provided during hours of operation.
5. Proximity to other emergency shelters. Emergency shelters shall be at least 300 feet apart, but will not be required to be more than 300 feet apart.

6. Maximum length of stay. Maximum of six months.

AB 139, adopted by the State legislature in 2019, limits the standards that local jurisdictions may apply to emergency shelters. Per AB 139, cities and counties may set forth standards regulating: the maximum number of beds; the size and location of onsite waiting and intake areas; the provision of onsite management; proximity to other emergency shelters, provided that shelters are not required to be more than 300 feet apart; length of stay; lighting; and security during hours of operation. Additionally, a city or county may only require off-street parking to accommodate shelter staff, provided that these standards do not require more parking than what is required for other residential or commercial uses in the same zone. The Housing Element Development Code amendment program will review the emergency shelter provisions to ensure they are consistent with these provisions. Parking standards are part of the Municipal Code Title 24 and will need to be amended separately.

The 2019 Point-in-Time Count of the homeless population estimated that 172 unsheltered homeless are residing in the unincorporated areas. Based on the County's maximum shelter size (40 beds), a minimum of five shelters will be required to accommodate the unsheltered homeless population. Overall, 122 parcels in the unincorporated areas comprise about 98 acres of land designated for Planned Commercial (CP) and Retail Business (C1) uses. Within the CP zoning district, the average lot size is 0.80 acre. A land use analysis found that CP is the most feasible district given the adjacent uses, proximity to transit, general location, and status of available land. Specifically, the majority of the CP zoned properties are located along transportation corridors (such as Highway 101 and Tiburon Boulevard) in urbanized areas of the unincorporated county. There is realistic potential for redevelopment or reuse within the C1 and CP zones as there are both vacant and underutilized parcels. There are 20 vacant parcels (three parcels in C1 and 17 parcels in CP zone). The vacant C1 properties total 0.9 acre, ranging in size from 0.18 acre to 0.44 acre. To accommodate 172 unhoused persons, at approximately 200 square feet per person, as established in AB 2339, requires a total of 0.8 acre. The vacant land available totals approximately 4 acres, and, except for the 0.1 acre that may be too small to accommodate a shelter, all vacant properties are of reasonable size for shelter development. They are also located in areas that are suitable for residential use. Specifically, 13 of the vacant parcels are on lots adjoining existing residential areas and six are in commercial areas. In addition, six parcels in the CP zone are developed as single-family residential use that may be considered underutilized. Also adopted in 2019, AB 101 (Government Code Sections 65660 et seq.) requires counties to permit Low Barrier Navigation Centers by right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses if the center meets certain requirements. AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-

enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” AB 101 is effective through the end of 2026, at which point its provisions may be repealed. This Housing Element includes a program to update the County’s Development Code to comply with AB 101. The County has taken several steps to implement a “housing first” approach to homelessness. Marin County has partnered with Homeward Bound of Marin and the Marin Community Foundation to transform the Mill Street Emergency Shelter in San Rafael into a Housing-Focused Shelter. This includes hiring a new housing-focused case manager to help all clients with individual housing plans. The Housing and Federal Grants Division participates as a voting member in bimonthly Homeless Policy Steering Committee (HPSC) meetings. Staff also participate in Opening Doors, an organization with a focus on solving chronic homelessness. In 2020, local match funds of \$2,395,000 were used to leverage \$9,214,948 in State Homekey 1.0 funding to acquire a former motel and commercial building to create 63 units of interim housing which will be converted to permanent supportive housing with wraparound services earmarked for individual who have recently experienced homelessness. The County is partnering with Episcopal Community Services (ECS) for Project Homekey 2.0. The potential site, located at 1251 S. Eliseo in the City of Larkspur, is a former skilled nursing facility that could create 43 to 50 new permanent homes with wraparound supportive services. The Project Homekey 2.0 funds were awarded by the State on February 10, 2022. The Marin Homeless Outreach Team (HOT) is an effort of local public and non-profit entities to assist those in greatest need to access permanent housing. HOT has two parts: case management and case conferencing. Case conferencing is a biweekly meeting of HOT partners to address system barriers preventing clients from accessing permanent housing. The Marin County website has information, resources and contact related to homeless services.

Housing in the Coastal Zone

In August 2021, the County’s LCP was updated to include many new and improved policies and code provisions. The following policies were adopted as part of the LCP update to address affordable housing within the coastal zone:

Policy C-HS-1 Protection of Existing Affordable Housing.

Continue to protect and provide affordable housing opportunities for very low, low, and moderate income households. Prohibit demolition of existing deed restricted very low, low, and moderate income housing except when:

1. Demolition is necessary for health and safety reasons; or

2. Costs of rehabilitation would be prohibitively expensive and impact affordability of homes for very low, low, and moderate income households; and
3. Units to be demolished are replaced on a one-for-one basis with units of comparable rental value on site or within the immediate Coastal Zone area.

Policy C-HS-2 Density for Affordable Housing.

Allow the maximum range of density for deed-restricted housing developments that are affordable to extremely low, very low, or low income households and that have access to adequate water and sewer services.

Policy C-HS-3 Affordable Housing Requirement.

Require residential developments in the Coastal Zone consisting of two or more units to provide 20% of the total number of units to be affordable by households of very low or low income or a proportional “in-lieu” fee to increase affordable housing construction.

Policy C-HS-4 Retention of Small Lot Zoning.

Preserve small lot zoning (6,000 – 10,000 square feet) in Tomales, Point Reyes Station, and Olema for the purposes of providing housing opportunities at less expense than available in large-lot zones.

Policy C-HS-5 Second Units.

Consistent with the requirements of California Government Code Section 65852.2 and this LCP, continue to enable construction of well-designed second units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Ensure that adequate services and resources, such as water supply and sewage disposal, are available consistent with Policy C-PFS-1 Adequate Services.

Policy C-HS-6 Regulate Short-Term Rental of Primary or Second Units.

Regulate the use of residential housing for short term vacation rentals.

Program C-HS-6.a Vacation Rental Ordinance

1. Work with community groups to develop an ordinance regulating short-term vacation rentals.
2. Research and report to the Board of Supervisors on the feasibility of such an ordinance, options for enforcement, estimated program cost to the County, and the legal framework associated with rental properties.

Policy C-HS-7 Williamson Act Modifications to the Development Code.

Allow farm owners in a designated agricultural preserve to subdivide up to 5 acres of the preserved land for sale or lease to a nonprofit organization, a city, a county, a housing authority, or a state agency in order to facilitate the development and provision

of agricultural worker housing. Section 51230.2 of the Williamson Act requires that the parcel to be sold or leased must be contiguous to one or more parcels that allow residential uses and developed with existing residential, commercial, or industrial uses. The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to agricultural laborer housing facilities for not less than 30 years. That deed restriction shall also require that parcel to be merged with the parcel from which it was subdivided when the parcel ceases to be used for agricultural laborer housing.

Policy C-HS-8 Development of Agricultural Worker Housing Units in Agricultural Zones.

Support policy changes that promote development of agricultural worker units in agricultural zones.

Program C-HS-8.a Administrative Review for Agricultural Worker Housing Units.

Establish an administrative Coastal Permit review process for applications for agricultural worker units in order to expedite the permitting process and facilitate development of legal agricultural worker units.

Policy C-HS-9 Density Bonuses.

Provide density bonuses for affordable housing in the Coastal Zone consistent with Government Code Section 65915 and Coastal Act Section 30604(f), to the extent that such increases in density are consistent with the provisions of the LCP.

Processing and Development Permit Procedures

Types of Planning Applications

Marin County's planning permit review process includes three categories of applications: ministerial projects, projects subject to administrative or quasi-judicial approvals, and projects that require legislative action.

Ministerial Actions

Ministerial actions are taken by planning and building and safety division staff for projects that involve the imposition of predetermined and objective criteria. Ministerial actions taken by planning staff include approvals of accessory dwelling units, daycare facilities, and homeless shelters. Ministerial actions also apply to projects that are eligible for review under SB 35 (Gov't Code Section 65913.4) and SB 9 (Gov't Code §§ 65852.21 and 66411.7) provisions.¹³ Building and safety division staff issue building

¹³ SB 35 - Marin County is subject to e subject to the streamlined ministerial approval process (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. The proposed development must be on an infill site and comply with existing residential and mixed use zoning. Source: www.hccd.ca.gov
Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two

permits. Ministerial actions are by far the most common type of decision made by the County and are a routine part of development throughout the State. Ministerial actions are the most cost-effective means for regulating land use and development at the County's disposal and provide developers with high levels of certainty because the standards applied are clear and objective. Ministerial permits are not subject to CEQA or to appeal.

Administrative (Quasi-Judicial) Actions

Administrative, or quasi-judicial, actions are decisions on planning permits that involve the application of preexisting laws and standards to a specific project and may be taken by planning staff, the Planning Commission, or the Board of Supervisors. Discretionary planning permits are far more common than legislative actions and are required for projects that vary considerably in their size and complexity. Permit processing requires an evaluation of an application based on substantial evidence in the record and approvals can only be issued for projects that meet predetermined findings related to the County's policies, regulations, and guidelines. Under the Housing Accountability Act, if a housing development project complies with all objective standards, it may only be denied or the density reduced if the project would cause a "specific, adverse impact," based on adopted health and safety standards, that cannot be mitigated. For certain types of applications, including use permits and tentative maps, public hearings are required by State law. Provided an application is categorically exempt from CEQA, a decision will be issued within three months of the date that a complete application is submitted. If environmental review is required for the project, a negative declaration will normally take an additional six months and an environmental impact report (EIR) will normally take an additional year. Quasi-judicial planning permits may be appealed to the Planning Commission and subsequently to the Board of Supervisors.

Legislative Actions

Legislative actions are actions that involve adoption of generally applicable laws or basic policies. These actions are made by the Board of Supervisors. Legislative actions are usually initiated to achieve long-term planning goals, and the process for their approval is commensurately complex and time consuming. Legislative actions are subject to CEQA. In Marin County, legislative actions include general plan, community plan, and code amendments and adoption of master plans. As part of the implementation of the Housing Element, the County will adopt the zoning required to permit development on designated housing sites, so that no legislative approvals should be required for housing consistent with the Housing Element.

parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. SB 9 contains eligibility criteria addressing environmental site constraints (e.g., wetlands, wildfire risk, etc.) Source: www.hcd.ca.gov

Coastal Permits

For properties within the Coastal Zone, a Coastal Development Permit is required. This discretionary permit is subject to standards certified by the California Coastal Commission in Marin County's LCP. Coastal permits are unusual in that they regulate both development and use, even when a particular use is principally permitted within a given zoning district. For this reason, very few projects are exempt from discretionary review in the Coastal Zone. Risks, costs, and delays associated with the coastal permit process are further increased because most coastal permit approvals are appealable to the California Coastal Commission, except for principally permitted uses outside of a geographic appeal jurisdiction. Affordable housing projects are not exempt from coastal permit requirements. However, LCP amendments fully certified in February 2019 establish affordable housing as a principally permitted use in coastal residential and commercial/mixed-use districts. This means a coastal permit approval for an affordable housing project in one of these districts would only be subject to appeal to the Coastal Commission if proposed within the Commission's geographic appeal area.

Planning Application Assistance

The County's Planning Division provides a variety of options to help applicants through the process. These steps are highly encouraged and are outlined in the County's Planning Application Guide, which was developed in 2017 and is available on the County's website.

Property Information Packet

A Property Information Packet (PIP) is a summary of a property's permit history. The PIP provides an applicant with copies of all final decisions and exhibits for planning applications that have been submitted for the property in the past. Also included is some basic planning information and an aerial photo of the site.

Planning Consultation

A Planning Consultation application covers two hours of time spent by a planner to answer questions. They are useful for a number of different purposes, including general questions about the planning process or particular policies. The most common reason people apply for consultations is to get an early idea of what planning considerations may affect their project. In these types of consultations, a planner will identify the policy and regulatory documents that will apply to the project, check County maps for background information, and meet with an applicant to go over the project. The planner will let the applicant know what planning documents to review, indicate whether environmental review is likely, and suggest what the path of least resistance may be for the applicant to consider.

Another common reason people request a consultation is because they have obtained a planning permit for development but want to make changes to the design during building permit review. A consultation is an opportunity for applicants to ask a planner whether the changes they want to make would substantially conform to the approved planning permit.

Preapplication

Pre-applications are much more in depth than consultations and are typically reserved for larger-scale projects. While the services provided are to some degree up to the applicant, a Preapplication review would usually include transmitting a proposal to other departments and organizations and collecting their comments, as well as a report on what staff has found in their research. Typically, the report will focus on policies and regulations that may affect the project, application and submittal requirements, and environmental review. This service is useful because it provides direct written feedback to a specific project, and general information about the regulatory process and development standards applicable to the property.

Presubmittal Plan Review

A Presubmittal Plan Review entails a cursory review of the plans for a project before an official planning application is submitted. A planner reviews the application materials to determine if they meet the basic submittal requirements.

Design Review

Design Review applies to all new structures and exterior physical improvements, as well as additions, extensions, and exterior changes of or to existing structures and/or relocation of physical improvements, for either a single or multiple contiguous lots. Design Review is a discretionary administrative process, and the Agency Director, or designee, makes a discretionary decision, which is appealable to the Planning Commission, whose discussion in turn is appealable to the Board of Supervisors. The Marin County Code, however, also allows the Agency Director to refer an appeal directly to the Board of Supervisors if necessary to comply with State or Federal law or otherwise consistent with applicable development standards. The findings to approve a project are subjective and require interpretation.

Review Process

Completeness Review: The first step in the formal application process is reviewing the application materials submitted to determine if the submission is adequate to fully review the project. This process is governed by the Permit Streamlining Act (PSA). If the application is not complete, the applicant is informed within 30 days of submittal those items of information that are still necessary. The applicant is given 30 days to resubmit, but may be granted extension upon request to gather all the necessary information.

The completeness review sometimes involves the planner transmitting the project materials to a number of agencies and organizations that have purview over or an interest in development. These usually include: (1) the Department of Public Works; (2) the local fire department; (3) the local water district (or the Environmental Health Services Division, if the property is on well water); (4) the local sanitary district (or the Environmental Health Services Division, if the property is on septic); and, (5) design review boards, if located in an area where a Design Review Board reviews development projects (see more on this below). In some rare instances, a planner may also transmit a project to State agencies, such as the California Coastal Commission, the Department of Fish and Wildlife, or federal agencies such as the Army Corps of Engineers.

Design Review Boards: Design Review Boards are citizen advisory committees and act as liaisons to the Board of Supervisors, the Planning Commission, the Planning Division, and the local community. They are made up of volunteers from the local community who are appointed by the Board of Supervisors. They hold public meetings where applicants for development projects are invited to present their proposals. While Design Review Boards do not issue decisions on projects, they do make recommendations to the County on each proposal they review. There are three design review boards:

- Kentfield Planning Advisory Board: The Kentfield Planning Advisory Board reviews projects within the area of Kentfield and Greenbrae covered by the Kentfield/Greenbrae Community Plan, with the exception of the Kent Woodlands neighborhood.
- Strawberry Design Review Board: The Strawberry Design Review Board reviews projects in the area covered by the Strawberry Community Plan, in the Strawberry area of Mill Valley.
- Tamalpais Design Review Board: The Tamalpais Design Review Board reviews projects in the area covered by the Tamalpais Valley Community Plan, in the Tamalpais area of Mill Valley.

Projects outside of these geographical areas are not subject to a publicly held design review hearing, unless an action of the Agency is appealed to the Planning Commission.

Coastal Zones: All development projects are subject to a Coastal Development Permit and a Design Review is often required. There are two types of Coastal Permit. Administrative Coastal Permits typically involve additions, minor developments etc. A decision to approve or deny is made by Agency Director or designee. A Coastal Development Permit is subject to a public hearing and decision is entered by a Deputy Zoning Administrator. A Coastal Development Permit is a discretionary application and is processed in accordance with the description above.

Decisions made by the Director or Zoning Administrator may be appealed to the Planning Commission, and decisions made by the Planning Commission may be appealed to the Board of Supervisors. However, the Director may refer an appeal directly to the Board of Supervisors. In all instances where a public review process is required, the County insures no more than five public hearings are held, including appeals.

Environmental Review: Once a project is deemed complete, a determination can be made regarding whether the project is categorically exempt from the California Environmental Quality Act (CEQA). Within three business days of determining that an application is complete, the planner will prepare a categorical exemption form and provide it to the environmental planning manager for signature. On the day the appeal period ends, the signed categorical exemption form to the administrative support staff for recording.

In more than 99 percent of cases, a project is categorically exempt, but there are rare instances when an environmental review needs to be conducted. There are essentially two kinds of environmental review: (1) an initial study leading to a Negative Declaration of Environmental Impact; or (2) an Environmental Impact Report (EIR). According to the CEQA Guidelines, an initial study/negative declaration should take no longer than six months to prepare and an EIR should take no longer than a year to prepare.

Merits Review and Decision: After a project is deemed complete and any necessary environmental review has been completed, the review of the merits of an application begins. Public notice, describing the project, is sent out to the surrounding area inviting comments before a decision is made. Most planning permits for development, such as Design Review, are decisions issued “administratively,” which means that planning staff issue the decision without a public hearing. Other types of permits, including most Coastal Permits, require a public hearing before a Deputy Zoning Administrator. According to the Permit Streamlining Act, a decision on an application that is categorically exempt from CEQA must be rendered within 60 days of the date on which it is deemed complete. When a project is approved, the approval will contain certain “conditions of approval,” or stipulations for measures that must be implemented for the development to proceed. Many conditions of approval are standardized across all discretionary projects. All decisions on discretionary projects can be appealed to the Planning Commission and subsequently the Board of Supervisors for a hearing to reconsider the action taken by the lower decision-making body. Appeals tend to add a considerable amount of time and expense to the review of an application.

Findings for approval: All projects subject to Design Review application must comply with two sets of findings: First, the uniform development standards such as site planning minimum setback requirements, floor area ratio, maximum site coverage, height limits, building location on the site and other development standards. Second, projects subject

to Design Review must also comply with findings related to community character, such as architectural design, massing, materials, and scale that are compatible with the site surroundings and the community, must protect access to sunlight, views, vista points etc. These findings are subjective and require interpretation of by staff based on subjective findings and undefined design guidelines.

Overall Review Timeline and impacts on housing development projects. The minimum public hearings and review timelines are affected by location (coastal and non-coastal), as well as whether a project is subject to a design review board, and whether a project is subject to a community/specific plan.

Currently, Marin relies on subjective design standards codified within the County's Development Code and Design Guidelines, various Community Plans, and its discretionary review processes when considering residential or mixed-use development projects. Administered through staff, Planning Commission, or appointed advisory design review boards, the various community plan and design guidelines interpretation and create uncertainty as project modifications are often required throughout the review process. Additionally, design guidelines are difficult to apply consistently. They offer too much room for subjective interpretation and difficult to enforce. Design Guidelines require oversight by discretionary review bodies, leading to a protracted and politicized planning process that can cost time and money.

As stated above, the Marin County Development Code will be amended on or before the adoption of the Housing Element to establish a new Form Based Code (FBC) residential zoning district. The FBC zoning district would establish objective and precise design standards that offer predictability. Typically, developers borrow money to pursue pre-construction work. For developers, time is money. The biggest incentive that the County can offer is not money, but clear and predictable development standards. Most developers are willing to build to higher standards if the rules are clear and the process is predictable. By offering predictable environment the FBC can reduce risks to developers and offer streamlined process to staff.

Master Plan

The Master Plan review process applies to all existing Master Plans and Precise Development Plans, to Planned Developments in Planned zoning districts, and to subdivisions in Planned zoning districts that are subject to Final Maps. The master plan process is intended to:

- Align with California State Law governing common interest developments;
- Allow for phased developments;
- Establish site specific development criteria;

- Promote clustering of structures to preserve open land areas and avoid environmentally sensitive areas; and
- Protect natural resources, scenic quality, and environmentally sensitive areas.

Affordable housing projects are exempt from the Master Plan requirements.

All Master Plan Reviews require an application and public hearing before the Planning Commission, the Board of Supervisors and, if applicable, by a design review board following the process outlined below:

- Design Review Board: The Design Review Boards hold public hearing for projects located in one of the three geographical areas of the unincorporated Marin County. While Design Review Boards do not issue decisions on master plan projects, they make recommendations to the County staff and planning commission.
- Planning Commission: For Master Plan applications, the Planning Commission holds hearings and makes recommendations to the Board of Supervisors.
- Board of Supervisors: The Board of Supervisors is legislative body that exercises final authority on all master plan applications.

Timing for Permit Processing

Time requirements for review of the merits of a project are contingent on project complexity and environmental impacts. If a house design meets County standards and Uniform Building Code requirements in a conventionally zoned agricultural or urban zoning district, a building permit can be granted without further review. Figure H-3.1 below shows the typical timeline for a discretionary review application that is not subject to CEQA analysis. These include some design reviews, site plan reviews, variance, etc. Once a complete application is submitted, the County will issue a decision within three months. Projects that include more complex applications, such as a rezoning, or require CEQA analysis will have a longer review period.

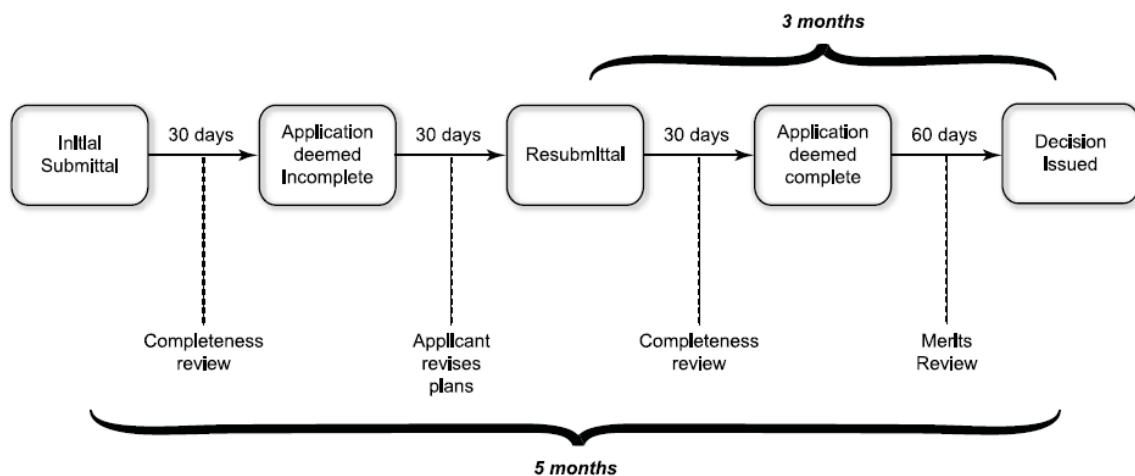
The County recognizes that a streamlined development review process could moderate the cost of development. Several housing programs in this Housing Element demonstrate the County's commitment to streamlining development review. These include:

- Program 2: By Right Approval
- Program 5: SB 9 Mapping Tool
- Program 8: Development Code Amendments
- Program 10: Objective Standards for Off-Site Improvements

- Program 13: Reasonable Accommodation

These programs help streamline the review process for various types of projects. Furthermore, the County offers planning consultation and pre-application conference prior to submitting the Master Plan Review application. County staff will discuss the review procedures, application requirements, application deadlines, and the County’s goals, policies, and development standards as they relate to the proposed project.

Figure H-3.1: Typical Discretionary Review Timeline in Marin County (No CEQA Review)



Source: County of Marin Planning Application Guide, Prepared September 2017.

Permit Processing for Affordable Housing

In conjunction with its analysis and preparation of streamlined review procedures pursuant to SB 35, staff initiated an exploration of potential procedures to expedite review for affordable housing projects. The new Objective Design and Development Standards (described earlier in this Constraints section), was developed in collaboration with cities and towns to streamline the development of housing, including affordable housing.

AB 1397 requires that housing to be developed on reuse or rezone sites be provided ministerial review if the project includes 20% lower income units. This is part of the Housing Element’s adequate sites program (please see Chapter 5).

Streamlining Building Permit Review

to make the zoning compliance process as efficient as possible, the County's 2021 Development Code amendments included changes to the building permit review. These changes included:

1. Community Plan policies and discretionary standards would no longer modify the Design Review exemptions.
2. Recent work under separate building permits would no longer prevent Design Review exemptions from applying to new work.
3. Second story porches would be exempt from Design Review as long as they meet certain setbacks.
4. The installation of power generators would be exempt from Design Review as long as they meet 10-foot side and rear yard setbacks (or the setbacks required in the governing conventional zoning districts).

Fees and Exactions

Planning Fees

The County collects various fees from development to cover the costs of processing permits, including planning review, environmental review, engineering, and plan review and building permits, among others. Table III-21 shows the 2021 Planning Fee Schedule, available on the County's website. Most jurisdictions, the County of Marin among them, establish fees designed to cover the costs of staff time charged on an hourly basis and materials, consistent with California law. The fees noted in the fee schedule are minimum fees to be paid at the time of application filing to cover the average County cost of review. Should actual costs exceed the amount of any fee, the applicant is billed for additional costs and if the initial fees submitted exceed the cost of reviewing the application, then the fees remaining are refunded to the applicant.

Table H-3.21: Planning Fees

Permit Type	Fee Amount (Deposit)
Accessory Dwelling Unit	\$500
Coastal	
Regular	\$5,804
Minor/Amendment	\$3,482
Exclusion	\$164
Design Review	
Residential – Regular	\$4,643
Residential – Minor	\$1,741
Environmental Review	
Initial Study	\$17,411
Environmental Review Contract Overhead	30%
Master Plans	
Regular	\$23,214
Minor/Amendment	\$11,607
Plan Amendment	\$35,861
Property Modification	
Lot Line Adjustment	\$2,321
Merger	\$361
Tentative Map – Major	\$23,214
Tentative Map – Minor	\$11,607
Rezoning	\$23,214
Site Plan Review	\$2,086
Use	
Master Use Permit	\$8,125
Major	\$8,125
Regular/CUP Amendments	\$4,643
Variance	
Regular	\$4,643
Minor Amendment	\$2,086

Source: Marin County Community Development Agency, 2019 Fee Schedule

Affordable Housing Impact Fees

Several fees are included as are part of the County’s Affordable Housing Program. The County adjusts its Affordable Housing Impact, In-Lieu Housing, and Rental Housing Impact fees annually based on the higher of either the Consumer Price Index (CPI) or Shelter for the Construction Cost Index (CCI) published by the Engineering-News Record. The County’s Jobs/Housing Linkage Fees for Residential Care Facilities and Skilled Nursing Facilities are likewise updated. During calendar year 2020, the Marin Housing Trust fund collected \$507,041 in impact, inclusionary, and jobs/housing linkage fees.

Affordable Housing Impact Fee

Because the majority of homes constructed in Marin County consist of custom-built, high-end units, most residential development is not subject to the Inclusionary Housing requirement. The County found it appropriate to establish a fee on single-family home development to address the shortage of low income homes in the community. A nexus study was conducted in 2008 to determine the appropriate amount for an affordable housing impact fee to be charged on new single-family home development that would mitigate the impact of an increase in demand for affordable housing due to employment growth associated with the new single-family development.

The Affordable Housing Impact Fee, adopted in October 2008, applies to all new single-family homes greater than 2,000 square feet. Teardowns and major remodels that would result in over 500 square feet of new space and a floor area of greater than 2,000 square feet are also subject to the Affordable Housing Impact Fee. The fee is either waived or reduced when a second unit is included as part of the proposed project. Fees are assessed as shown in [Table H-3.22](#) below.

Table H-3.22: Affordable Housing Impact Fee

Example Home Size	Fee Per Square Foot	Housing Impact Fee (\$5 and \$10 per sq ft)	If proposed project includes second unit or agricultural worker unit
< 2,000	\$0	\$0	\$0
2,500	\$6.95	\$2,500	\$0
> 3,000	\$10	\$10,000	\$5,000
3,500	\$14.74	\$15,000	\$7,500
4,000	\$10	\$20,000	\$10,000

Source: Marin County Ordinance No. 3500, adopted 10/14/2008

In-Lieu Housing Fee

An in-lieu housing fee is required for the portion of subdivisions or multi-family development that results in a fractional share of less than 0.5 of a unit. This fee is paid at the time the subdivision map is recorded or at the time a building permit is issued (if the project consists of the construction of multiple-family units). The County adjusts its in-lieu housing fee annually based on the higher of either CPI for CCI published by the Engineering-News Record.

Jobs/Housing Linkage Fee

Per Section 22.22.100 of the County Development Code, development with no residential component must pay a jobs/housing linkage fee. This fee is based on the development type and floor areas of the development and is collected at the time a Building Permit is issued. Alternatively, an applicant for a non-residential development may propose to provide the number of new affordable units required by the Development Code.

Permit Fees – Outside Agencies

Unincorporated Marin County 's water and sanitary disposal needs are serviced by 20 separate water, sanitation, community service, and public utility districts. Upon adoption of the 6th Cycle Housing Element, the Community Development Agency will inform all districts of the Housing Element update through written correspondence. Per Government Code Section 65589.7, the letter will detail:

- The need to accommodate new residential units per the Regional Housing Needs Allocation at the prescribed income levels.
- The requirement that water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower- income households.

Upon adoption, the Community Development Agency will provide a copy of the Housing Element to water and sewer providers.

Fees from outside agencies constitute a significant share of the total fees charged to a project. While the County does not control outside agency fee schedules, a program is included to work with these agencies to encourage fee waivers for affordable and special needs housing.

Water Connection and Impact Fees

Water fees are determined by each water district. Unincorporated Marin County is served primarily by two districts: North Marin Water District and Marin Municipal Water District. This fee analysis continues using the two previously described housing scenarios of a 2,400-square-foot house and a 10-unit condo development.

below summarizes typical water fees for new residential developments. It includes installation fee, connection fee, meter charge, and any other initial fees required prior to the commencement of service. Monthly service fees and any other ongoing charges are not included.

Recognizing that water connection fees may serve as a constraint to affordable housing development, the Marin Municipal Water District (MMWD) offers a 50% fee reduction for qualified affordable housing projects (affordable to low and moderate income households for at least 30 years, with at least 50% of the project affordable to low income households), as well as to second units deed-restricted to rents affordable to lower income households for a minimum of 10 years.

Table H-3.23: Average Water Fees

Service Area	Water District	Single-family Home	10-Unit Condo Development
Belvedere	Marin Municipal Water District	\$23,040	\$16,000 plus \$7,720 per meter
Corte Madera			
Fairfax			
Larkspur			
Mill Valley			
Ross/Kentfield			
Tiburon			
San Anselmo			
San Rafael			
Novato	North Marin Water District*	\$28,600	\$172,000 (\$17,200 per unit)

Source: Marin Municipal Water District and North Marin Water District, 2022

*Facilities reserve charges

Sewer Connection and Impact Fees

Unincorporated Marin is served by approximately 16 sanitary districts. Each sanitary district categorizes and calculates sewer fees using a different method. A new residential development may be subject to fees for permits, inspections, connection, and impact. Terminology between districts is not standardized. The average fees provided in summarize typical sewer fees for new residential developments. The tables include installation fees, connection fees, inspection fees, and any other initial fees charged prior to the commencement of service. Monthly service fees and any other ongoing charges are not included. Despite the number of sanitary districts and charging methods, sewer fee levels are remarkably consistent across the surveyed jurisdictions.

Table H-3.24: Average Sanitary Fees

Sanitary District	Single-Family	Small Multi-Unit (2-4 units), per project	Large Multi-Unit (5+ units), per project
Almonte	\$4,000	\$4,000	\$4,000
Alto	\$7,414	\$9,268+	\$16,684+
District #1 (Ross Valley)	\$15,773.16+	\$30,738.32+	\$75,753.80+
District #2 (Corte Madera)	\$9,281	\$11,884.42+	\$21,493.42+
District #5 (Tiburon/Belvedere)	~\$6,500	~\$13,000+	~\$32,500+
Homestead Valley	\$4,000	\$4,000+	\$4,000+
Las Gallinas Valley	\$7,166	\$13,832+	\$33,830+
Novato	\$12,990	\$12,990	\$12,990
San Rafael	\$10,482.42	\$20,964.84+	\$52,412.10+
Tamalpais CSD	\$17,231	\$22,796+	\$48,213+
Tomales Village CSD	\$10,000	\$10,000	\$10,000
Richardson Bay	\$12,990.00	\$12,990.00	\$12,990.00
Sausalito/Marin City	\$6,130	\$6,130	\$6,130
Bolinas Community Public Utility District*	N/A	N/A	N/A

Source: Survey of Marin County sanitary districts, 2022

*Since 1985, BCPUD has a moratorium on new connections to their sewer system.

Estimated Total Fees

Table H-3.25 illustrates the cost of two development scenarios incurred from fees assessed by Marin County and other impact fees. The first scenario is a 2,400-square-foot, three-bedroom, single-family home on a 10,000-square-foot lot with a 400-square-foot garage at a density of four units per acre. The second scenario is a multi-family condominium development with 10 1,200-square-foot, two-bedroom units on 0.5-acre site. Line item fees related to processing, inspections, and installation services are limited by California law to the cost to the agencies of performing these services.

It should be noted that there are different types of design review applications. Assuming regular residential design review, the current fee is \$4,643. For Scenario B, County fees account for \$18,304.30 per unit, or about 1.8% of the sales price. Fees charged by outside agencies vary by location. In general, fees from other agencies (water, sewer, etc.) can add another \$21,862 to the cost of development for Scenario B. Total fees account for about 4% of the sales price.

Overall, on a per-unit basis, the planning and development fees do not unduly constrain multi-family housing development, when compared to single-family development.

Table H-3.25: Estimated Permit and Impact Fees Assessed

Permit Type / Impact Fee	Scenario A: Single-family house, 2400 sq ft, 3 bedrooms. 10,000 sq ft lot, 4 units/acre. Construction \$8500,000/unit. Sale \$1,500,000/unit.	Scenario B: 10-unit condo development, 1,200 sq ft, 2 bedrooms. 0.5 acre lot, 20 units/acre. Construction \$700,000/unit. Sale \$1,000,000/unit.
<u>County Fees</u>		
Design Review		
Building Permit	\$6,100	\$7,052.75
Plan Review	\$16,204.53	\$18,734.24
Title 24 Energy Fee	Included	Included
BSC "Green" Tax	\$60	\$600.00
Seismic Tax	\$195	\$1,950
Affordable Housing Impact Fee	\$16,680	\$0
Technology Fee	\$1,262.69	\$1,459.81
Engineering Plan Check	Included	Included

Permit Type / Impact Fee	Scenario A: Single-family house, 2400 sq ft, 3 bedrooms. 10,000 sq ft lot, 4 units/acre. Construction \$8500,000/unit. Sale \$1,500,000/unit.	Scenario B: 10-unit condo development, 1,200 sq ft, 2 bedrooms. 0.5 acre lot, 20 units/acre. Construction \$700,000/unit. Sale \$1,000,000/unit.
Planning Zoning Review	\$2,020.00	\$2,020.00
Plumbing/Gas Permit	Included	Included
Electrical Permit	Included	Included
Mechanical Permit	Included	Included
General Plan Surcharge	\$2,104.48	\$2,433.02
Other	\$4,840.31	\$5,595.94
Roads	\$15,000	\$150,000
In-Lieu Park Dedication Fee ¹	See note	See note
<u>Total County Fees</u>	<u>\$41,887.01</u>	<u>\$183,043.01</u> <u>(\$18,304.30 per unit)</u>
<u>Impact Fee by Outside Agencies</u>		
<u>School Impact Fee²</u>	<u>\$8,352</u>	<u>\$4,176</u>
<u>Marin Municipal Water District³</u>	<u>\$7,380</u>	<u>\$7,380</u>
<u>San Rafael Sanitation District</u>	<u>\$10,306</u>	<u>\$10,306</u>
<u>Estimated Total Fees (with Outside Agencies)</u>	<u>\$67,925.01</u>	<u>\$40,166.30</u>

Source: Marin County Community Development Agency, 2022

- 1. The in-lieu park dedication fee applies to subdivisions and is calculated by multiplying the number of dwelling units by the number of acres of parkland required per dwelling unit multiplied by the fair market value per buildable acre by 1.20. This fee is paid at the time a Parcel or Final Map is recorded. Please refer to Section 22.98.040 of the Marin County Development Code* for more information.*
- 2. Per square foot school impact fees range from \$2.29 for Lagunitas School District to \$4.79 for Mill Valley School District. However, most school districts set the fee at \$3.48. This analysis uses this typical fee for calculation.*
- 3. Ranges from \$7,040 to \$7,720 depending on meter size. An average fee of \$7,380 is used.*

Building Code and Enforcement

Marin County adopts the California Building Standards Code (Title 24, CCR) that establishes minimum standards for building construction. The County has amended two specific provisions contained in the State codes which can impose additional costs on residential development: 1) fire sprinklers are required in any residential addition or substantial remodel that exceeds 50% of the area of the original structure, and 2) Class A roofing is required because of potential fire hazard. The standards may add material and labor costs but are felt to be necessary minimum standards for the health and safety of firefighters, those occupying the structures, and the general public.

In February 2020, the Board of Supervisors adopted an ordinance updating building permit fees. These fees had only increased once since 2009. The fee increases were needed to provide the necessary revenue to support ongoing Building Division services including permit issuance and inspections.

The County also enforces local provisions related to energy conservation and green building. While these requirements have been strengthened over time resulting in increased construction costs, greater energy efficiency results in lower operating costs for the resident and lower greenhouse gas production resulting from the construction process. For additional information on the County's energy efficiency efforts, refer to Section IV: Sites Inventory and Analysis.

The County's code enforcement program is complaint driven. The County has four staff dedicated to building and zoning code enforcement while additional staff is dedicated to septic system monitoring and enforcement. Most complaints are resolved voluntarily through corrective action by the property owner, although some require additional actions through hearings and assessment of fines. In instances where work is done without building permits, additional fees and penalties are assessed and the work must meet minimum code standards.

Code enforcement staff have been trained on available resources and make referrals when appropriate. For example, they make referrals to Marin Housing Authority for the rehabilitation loan program, to the Marin Center for Independent Living for accessibility rehabilitation needs, and to the Department of Health and Human Services for support services. The County has adopted policy consistent with Health and Safety Code Section 17980(b)(2), and code enforcement staff use these guidelines in their enforcement activities.

On/Off-Site Improvement Standards and Exactions

Administered by the Department of Public Works and the Community Development Agency, standards for on- and off-site improvements are detailed in the County Code.

Requirements are generally set for street improvements, driveways, landscaping, easements, drainage, parkland dedication and fees, sewage disposal, and water supply.

Overall, the purpose of on- and off-site requirements is to ensure the health and safety of residents. While required on- and off-site improvements may add to the cost of housing on affected properties, it is not evidenced that these requirements and associated costs represent a higher standard than other jurisdictions in the County and beyond. For example, the required width of public utility easements is no less than 10 feet for the unincorporated County, San Rafael, and Novato. Parkland dedications and fees are calculated in an identical fashion to San Rafael and Novato. Additionally, street and driveway widths and grades in the County's Development Code are on par with the requirements set forth in Novato's and San Rafael's codes. On- and off-site improvement requirements do not constitute extraneous requirements, with the exception perhaps of landscaping and parkland dedication requirements.

Technically, all developments are subject to off-site improvements that could include curbs, gutters, sidewalks, street pavement, driveways, parking areas, retaining walls, storm drainage facilities, and related improvements, and dedication of such additional rights-of-way as are necessary. However, developments are not automatically required to provide off-site improvements but are evaluated on a case-by-case basis depending on project location and size, and existing facilities available. The off-site improvement standards required by unincorporated Marin County are typical for most suburban communities and do not pose unusual constraints for housing development.

Several of the parcels zoned for multi-family housing in the sites inventory are considered infill sites, and as such, are not required to complete major infrastructure improvements. Based upon recent proposals submitted by the development community for a variety of housing sites throughout unincorporated Marin County, it is apparent that the off-site improvements required for housing development is not a constraint on housing development.

On-site improvement standards, in most cases, do not pose unusual constraints for housing development. However, some housing sites require infrastructure connections or improvements including for example, onsite wastewater systems, that can increase the cost of development beyond typical suburban development. County staff have recognized this constraint and there are several programs in progress or in place to help facilitate the development of wastewater improvements.

Incentives for Affordable Housing – Providing Incentives and Removing Barriers

Amendments to the Marin County Development Code in 2008 and 2012 clarified incentives for affordable housing development. Chapter 22.24 clearly outlines a range of incentives, such as density bonuses, technical assistance, site development alternative standards, and fee waivers to encourage and facilitate the development of affordable homes. Many of these incentives and programs were described earlier in this Constraints section.

Incentives for inclusionary and 100% affordable housing include:

- Density for affordable housing projects. For affordable housing located in all districts that allow residential uses, allowable density will be established by the maximum Marin Countywide Plan density range, subject to all applicable Countywide Plan policies.
- County density bonus. An increase in density of up to 10% of the number of dwelling units normally allowed by the applicable zoning district in a proposed residential development or subdivision.
- Interior design. The applicant may have the option of reducing the interior amenity level and the square footage of inclusionary units below that of large market-rate units, provided that all of the dwelling units conform to the requirements of County Building and Housing Codes and the Director finds that the reduction in interior amenity level will provide a quality and healthy living environment. The County strongly encourages the use of green building principles, such as the use of environmentally preferable interior finishes and flooring, as well as the installation of water and energy efficient hardware, wherever feasible.
- Unit types. In a residential project that contains single-family detached homes, inclusionary units may be attached living units rather than detached homes or may be constructed on smaller lots.
- On-site inclusionary housing for commercial and industrial development. As an inducement to include on-site inclusionary housing in a commercial or industrial development, the County may grant a reduction in the Development Code's site development standards or in architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission in compliance with State law (Health and Safety Code Sections 18901 et seq.), including, but not limited to, setbacks, coverage, and parking requirements.
- Affordable housing on mixed-use and industrial sites. In commercial/mixed-use and industrial land use categories, as designated in the Countywide Plan, the floor-

area ratio may be exceeded for income-restricted units that are affordable to very low, low, or moderate income persons, subject to any limitations in the Countywide Plan.

- Impacted roadways. In areas restricted to the low end of the density range due to vehicle Level of Service standards, affordable housing developments may be considered for densities higher than the low-end standard in the Countywide Plan.
- Fee waivers. The County may waive any County fees applicable to the affordable or income-restricted units of a proposed residential, commercial, or industrial development. In addition, for projects developed pursuant to Housing Overlay Designation policies and for income-restricted housing developments that are affordable to very low or low income persons, the Director may waive fees or transfer In-Lieu Housing Trust funds to pay for up to 100% of Community Development Agency fees.
- Projects developed pursuant to Housing Overlay Designation policies. Residential development projects developed in conformance with Housing Overlay Designation policies may be granted adjustments in development standards, such as parking, floor area ratio, and height, as provided in the Countywide Plan.
- Technical assistance. To emphasize the importance of securing affordable housing as a part of the County's affordable housing program, the County may provide assistance to applicants in qualifying for financial subsidy programs.
- Priority processing. The County shall priority process projects developed pursuant to Housing Overlay Designation policies and affordable housing developments that are affordable to very low or low income persons.

The Community Development Agency has also increasingly taken the opportunity to connect applicants for affordable housing projects and community groups in the pre-application process by noticing, facilitating, or funding community engagement and visioning exercises.

Housing for People with Disabilities

As noted in the Special Needs section of the Housing Needs Assessment, persons with disabilities have specific housing needs related to affordability, accessibility, access to transportation and services, and alternative living arrangements (such as Single Room Occupancy units and housing that includes supportive services). The County ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility.

Reasonable Accommodation

A series of Federal and State laws have been enacted to prohibit policies that act as a barrier to individuals with disabilities who are seeking housing. Among such laws are the Federal Fair Housing Amendments Act of 1988, California's Fair Employment and Housing Act, the Lanterman Developmental Disabilities Services Act (§5115 and §5116) of the California Welfare and Institutions Code, California's AB 686 to Affirmatively Further Fair Housing, and additional components of Housing Element law. Additionally, the U.S. Department of Housing and Urban Development (HUD) requires that localities utilizing Community Planning and Development funds such as CDBG and HOME funds administer programs in a manner that affirmatively further fair housing. Taken together, these pieces of legislation require jurisdictions to take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

Procedures for Ensuring Reasonable Accommodations

Ordinance 3668 establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, and practices and procedures of the County of Marin to comply fully with the intent and purpose of fair housing laws. Requests for reasonable accommodation shall be reviewed by the Director of the Community Development Agency and a written decision shall be issued within 30 business days of the date of the application being deemed complete and may grant, grant with modifications, or deny a request using the following criteria:

1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
2. Whether the requested accommodation is necessary to make use or enjoyment of housing available to an individual with disabilities protected under fair housing laws;
3. Whether the requested accommodation would impose an undue financial or administrative burden on the County;
4. Whether the requested accommodation would require a fundamental alteration in the nature of the County's land use and zoning or building program; and
5. Whether there is an alternative accommodation which may provide an equivalent level of benefit to the Applicant.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any local discretion for review of small group homes for persons with disabilities (six or fewer clients plus the owner's household) which must be treated like one family or household occupying a dwelling unit. The County does not impose additional zoning, building code, or permitting procedures other than those allowed by

State law. There are no County initiated constraints on housing for persons with disabilities caused or controlled by the County. The County also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements through reasonable accommodation requests. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Please see Ordinance 3668 provisions above.

County Housing and Federal Grants Division staff actively refer tenants in need of assistance making reasonable accommodation requests in the private housing market to the Marin Center for Independent Living (MCIL) and Fair Housing Advocates of Northern California (FHANC). Both organizations were supported in their work by CDBG funding. MCIL received funding to its home modification program for homes occupied by low income individuals with disabilities. FHANC received funding to support its fair housing monitoring and assistance.

Zoning and Other Land Use Regulations

The County has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of housing for these individuals. Examples of the ways in which the County facilitates housing for persons with disabilities through its regulatory and permitting processes include:

- The County permits group homes of all sizes in all residential districts. All of the County's commercial zones also allow group homes. The County has no authority to approve or deny group homes of six or fewer people, except for compliance with building code requirements, which are also governed by the State.
- The County does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinances.
- The County permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the County. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permitting Procedures

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Requirements for building permits and inspections are the same as for other residential projects. Staff is not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities. As discussed above, County Code allows group homes of six or fewer persons by right, as required by State law. No use permit or

other special permitting requirements apply to such homes. The County does require a use permit for group homes of more than six persons in all residential and commercial zones that allow for residential uses. The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are necessary for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for other new residential structures. The permit process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where the project became no longer feasible.

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CHAPTER 4: RESOURCES

Land Characteristics of Marin County: Development Policy and Objectives

Marin County includes a total area of approximately 606 square miles of land and water. Nearly 84% of the County consists of open space, watersheds, tidelands, parks, and agricultural lands.¹ Significant public amenities include the Federally protected Golden Gate National Recreation Area, the Marin Islands National Wildlife Refuge, the Muir Woods National Monument, the Point Reyes National Seashore, and the San Pablo Bay National Wildlife Refuge. About 11% of Marin County's area has been developed, primarily within cities and towns, near services, and along major transportation corridors. Much of the additional land potentially available for development (approximately 5% of the County) is in incorporated cities and towns.

As discussed in Section Three of the Housing Element (Constraints), the Marin Countywide Plan (2007) recognizes four separate environmental corridors present in the County, based on specific geographic and environmental characteristics and natural boundaries formed by north-south running ridges.

- The Baylands Corridor, encompassing lands along the shoreline of San Francisco, San Pablo, and Richardson Bays, provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources. The area generally contains marshes, tidelands, and diked lands that were once wetlands or part of the bays, and adjacent, largely undeveloped uplands. Less than 1% of the County's residents live in the Baylands Corridor.
- The City-Centered Corridor, along Highway 101 in the eastern part of the County near San Francisco and San Pablo bays, is designated primarily for urban development and for the protection of environmental resources. This corridor is divided into six planning areas, generally based on watersheds, and is intertwined with Marin's 11 cities and towns. Nearly 96% of Marin County's population lives in the City Centered Corridor, where the majority of development is concentrated.
- The Inland Rural Corridor in the central and northwestern part of the County is designated primarily for agriculture and compatible uses, as well as for the preservation of existing small communities. Less than 2% of Marin County's population lives in the Inland Rural Corridor.
- The Coastal Corridor is adjacent to the Pacific Ocean and is designated primarily for agriculture, Federal parklands, recreational uses, and the preservation of

¹ Marin Countywide Plan, Built Environment Element, pages 3-10.

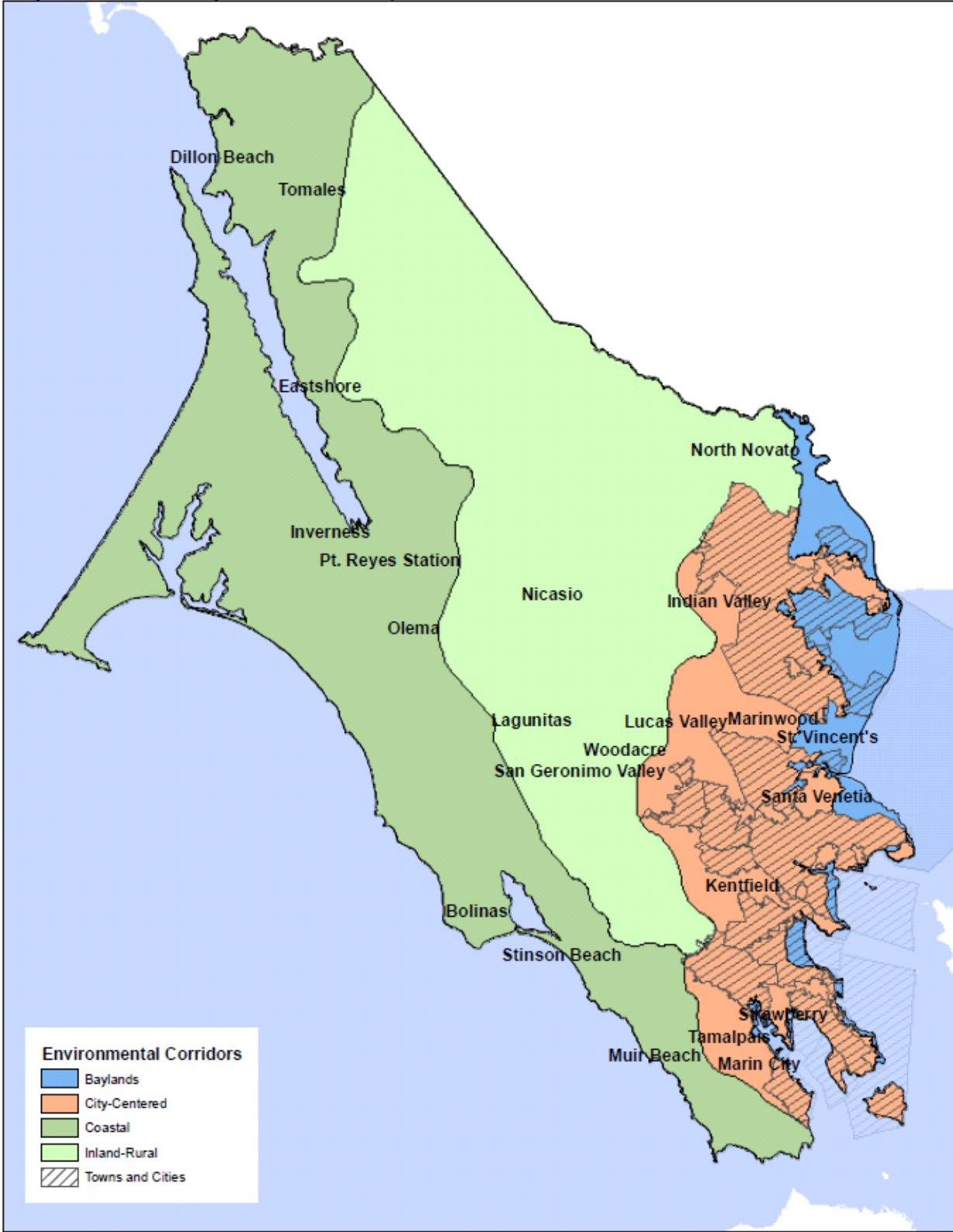
existing small coastal communities. Approximately 2% of Marin County residents live in the Coastal Corridor.²

As a result of policies in the Countywide Plan, community plans, and the Local Coastal Program, residential development in Marin County is primarily directed to the City-Centered Corridor and limited to the Inland Rural and Coastal Corridors. Development of moderate densities is most compatible with the City-Centered Corridor, close to transit, services, and Marin's cities and towns.

The Inland Rural and Coastal communities recognize the need and advocate for housing affordable to visitor-serving employees, agricultural workers, and other local workers in their communities. Multi-family or moderately dense development permitted in the coastal areas is directed as infill within the various villages.

² General Demographic Characteristics for Marin County California Cities and Places, Marin County Community Development Agency

Figure H-4.1: Marin County and its Unincorporated Communities



Affordable Housing in Marin County

As of March 2020, there were approximately 6,125 households benefiting from deed restricted affordable housing throughout Marin County's 12 jurisdictions.³ These units typically target renter-households earning 60% of area median income or below and serve populations including low and very low income families, households with disabilities, formerly homeless adults, and older adults.⁴ Affordable homeownership units typically serve moderate income and below. Affordable housing developers and developers with nonprofit arms manage approximately 4,100 of these units. Nearly 3,000 of these units are assisted through the Marin Housing Authority's Section 8 and public housing programs. Of the public housing units, 296 units serve families, and 200 units serve senior and disabled households. The 6,125 units consist of the following types:

- 496 Public Housing Units
- 1,126 Senior Units
- 2,771 Family Housing Units
- 207 units for Persons with Disabilities
- 832 Home Ownership Units⁵
- 337 Permanent Supportive Housing Units
- 336 Transitional and Shelter Units

Of these 6,125 units restricted to moderate, low, very low, and extremely low income households, 761 are located in the unincorporated County, not including Section 8 vouchers. The Marin Housing Authority manages 340 Below Market Rate (BMR) home ownership units throughout Marin County that are preserved by deed-restriction, of which 90 units are in the unincorporated County. The Marin Housing Authority processes all sales of new units, resales of existing units, refinances, capital improvement evaluations, down payment assistance, and monitoring of the portfolio for compliance with BMR Program requirements. MHA also works with developers at the initial stage to formulate Developer Agreements determining the affordability range and construction requirements for these BMR units. The majority of affordable housing is in the City-Centered Corridor, although there are several deed restricted rental and ownership properties in the villages of West Marin and the Inland Rural Corridor. These developments demonstrate the future potential for affordable housing in a range of communities and geographic locations throughout the diverse environs of unincorporated Marin.

³ Marin County 2020-2024 Consolidated Plan

⁴ Some communities have deed-restricted moderate income households, While tax credit projects are aimed at 60% of median or below, inclusionary ordinances are often aimed at 80% and below.

⁵ These affordable homeownership units typically serve moderate income households

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key part of State housing element law (Government Code Section 65580) and is a central factor in satisfying periodic required updates of the housing element. Every city and county in the State of California has a legal obligation to respond to its fair share of the existing and projected future housing needs in the region in which it is located. Housing element law requires local governments to update land use plans, policies, and zoning to accommodate projected housing growth. The RHNA figure is not a projection of residential building permit activities, but of housing need based on regional growth projections and regional policies for accommodating that growth. On December 16, 2021, the Association of Bay Area Governments (ABAG) Executive Board adopted the Final RHNA Plan: San Francisco Bay Area, 2023-2031. Table H-4.1 summarizes the Regional Housing Needs Allocation for all jurisdictions in Marin County. All Marin jurisdictions saw a significant increase in the 2023-2031 RHNA allocation from the 2014-2022 allocation.

Table H-4.1: Regional Needs Housing Allocation, 2023-2031 Planning Period

Jurisdiction	RHNA Units Needed By Income Category				2023-2031	2015-2023
	Very Low (0-50% AMI)†	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+ AMI)		
Belvedere	49	28	23	60	160	16
Corte Madera	213	123	108	281	725	72
Fairfax	149	86	71	184	490	61
Larkspur	291	168	145	375	979	132
Mill Valley	262	151	126	326	865	129
Novato	570	328	332	860	2,090	415
Ross	34	20	16	41	111	18
San Anselmo	253	145	121	314	833	106
San Rafael	857	492	521	1,350	3,220	1,007
Sausalito	200	115	114	295	724	79
Tiburon	193	110	93	243	639	78
Unincorporated	1,100	634	512	1,323	3,569	185
TOTAL	4,171	2,400	2,182	5,652	14,405	2,298

Source: https://abag.ca.gov/sites/default/files/documents/2022-04/Final_RHNA_Methodology_Report_2023-2031_March2022_Update.pdf

† Extremely Low Income (ELI) units are assumed to be 50% of the Very Low (VL) income RHNA figure, or 27 units, for the unincorporated County.

Every housing element must demonstrate that the local jurisdiction has made adequate provisions to support the development of housing at various income levels (extremely low, very low, low, moderate, and above moderate) to meet its ‘fair share’ of the existing and projected regional housing need. However, because local jurisdictions rarely, if ever, develop and construct housing units, the RHNA numbers establish goals that are used to guide planning, zoning, and development decision-making. Specifically, the numbers establish a gauge for determining whether the County is allocating adequate sites at a range of densities to accommodate the development of housing— meeting the County’s RHNA. In particular, the County must identify adequate sites for lower income households that will allow residential uses at least 20 units per acre. Appendix B includes an evaluation of the County’s progress toward its 2015-2023 Regional Housing Needs Allocation.

Strategies for Meeting RHNA

This section of the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2, which require the County to provide an inventory of sites suitable for housing development that can accommodate Marin County’s short-term housing development objectives, as determined by the Regional Housing Needs Assessment (RHNA) for the Housing Element planning period of June 30, 2022, and ending December 31, 2030.

Methodology to Satisfy the Regional Housing Needs Allocation

Marin County’s housing needs will be met through the implementation of a variety of strategies. The primary method for addressing the adequate sites requirement is the identification of available vacant and underutilized sites that are appropriately zoned and likely to develop within this planning period.

The analysis includes a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community as well as potential rezone sites.

The RHNA projection period began on June 30, 2022. Therefore, projects that have been approved or entitled but have not received permits as of June 30, 2022, can be credited against the RHNA. Furthermore, jurisdictions are allowed to project the number of Accessory Dwelling Units (ADUs) that might be developed over eight years based on development trends during the current planning cycle to help satisfy the RHNA requirements.

Table H-4.2 shows that there were not enough appropriately zoned sites, units being developed, and ADUs to meet RHNA needs, with a shortfall of 2,864 units. The County has identified 139 rezone sites that have the capacity for 3,242 units to meet the RHNA. Rezoning of these sites to meet the RHNA is being conducted concurrent with the Housing Element update and is expected to be completed by the end of 2022. Therefore, before the statutory deadline of the Housing Element update (January 31,

2023) and by the time of the 6th cycle Housing Element adoption, the County will have provided an adequate inventory of sites to fully meet the County's RHNA by all income categories.

Table H-4.2: Strategies to Meet RHNA

<u>RHNA and Strategies</u>	Housing Units by RHNA Income Categories				Total
	Lower		Mod (80-100% AMI)	Above Mod (>100% AMI)	
	Very Low (0-50% AMI)	Low (50-80% AMI)			
RHNA	1,100	634	512	1,323	3,569
Approved/Entitled	39	184	115	87	425
Accessory Dwelling Units	84	84	84	28	280
Sites not Requiring Rezoning		=	=	<u>25</u>	<u>25</u>
Surplus/(Shortfall)		<u>(1,343)</u>	<u>(313)</u>	<u>(1,208)</u>	<u>(2,864)</u>
Sites Requiring Rezoning		<u>1,647</u>	<u>422</u>	<u>1,173</u>	<u>3,242</u>

Approved or Entitled Projects

A jurisdiction may credit units from entitled projects, approved projects, or projects under construction and not expected to be finalized prior to June 30, 2022, toward its RHNA. These units can be credited against the RHNA to determine the balance of site capacity that must be identified. The list of approved projects is included in Table H-4.3. In total, the County has approved 425 units (39 very low, 184 low, and 115 moderate, and 87 above moderate). Many of these projects are nearing the construction phase and are expected to be completed during the 6th Cycle planning period. The affordability of the units was determined based on the affordability specified on the project proposal as approved by the County.

Table H-4.3: Credits toward RHNA - Approved or Entitled Projects

	RHNA Unit Credits by Income Level					Description of affordability
	Very Low (0-50% AMI)	Low (50-80% AMI)	Mod (80-100% AMI)	Above Mod (>100% AMI)	Total	
Entitled/Approved Projects						
150 Shoreline	0	2	0	8	10	2 units at 60% based on County's inclusionary requirement
825 Drake	37	37	0	0	74	100% affordable SB 35 project w/ tax exempt bonds, Section 8 PBV and County Housing Trust funds, and Regulatory Agreement
Albion Monolith	0	1	0	8	9	1 unit at 60% based on County's inclusionary requirement
Aspen Lots	0	2	0	0	2	Local community land trust, County funds, and Regulatory Agreement restrict at 80% AMI
Downtown Project	2	7	0	0	9	Local community land trust, County funds, and Regulatory Agreement restrict 2 at 30% AMI, 7 at 50% AMI.
North Coast Seminary	0	18	0	71	89	18 units at 60% based on County's inclusionary requirement
Overlook Lots	0	2	0	0	2	Local community land trust, County funds and Regulatory Agreement restrict at 80% AMI
San Quentin Adjacent Vacant Property	0	115	115	0	230	State excess sites program County funds, 50% of units at or below 60% AMI, remaining units at low to moderate
Total Credits	39	184	115	87	425	

Source: Marin County, May 2022.

Accessory Dwelling Units

In addition, pursuant to State law, the County may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. According to ABAG’s “Using ADUs to Satisfy RHNA” Technical Memo,⁶ the estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2019 when state law made it easier to construct the units.

There is a small amount of flexibility in the calculations. If numbers were low in 2019 but were high in 2020, 2021, and 2022, a jurisdiction could potentially use 2020-2022 as the baseline. This rationale would be bolstered if there was a logical explanation for the change, e.g., the jurisdiction further loosened regulations in 2020. Since 2019, the County has issued an average of 35 building permits for ADUs:

- 2019 – 37 building permits issued
- 2020 – 32 building permits issued
- 2021 – 35 building permits issued

Assuming the annual average of 35 ADU permits per year since 2019, the County is projecting 280 ADUs being permitted over the eight-year planning period and is using ABAG’s survey data to distribute the projected units by income category as shown in Table H-4.4.

Table H-4.4: Projected ADUs during 6th Cycle Planning Period

	RHNA Unit Credits by Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
Assumed Affordability	30%	30%	30%	10%	--
Projected ADUs	84	84	84	28	280

Based on these calculations, the County is able to meet approximately 705 of its RHNA through credit units and ADUs, and must accommodate another 2,864 units on the sites detailed in the sites inventory (Table H-4.5).

⁶ <https://abag.ca.gov/sites/default/files/documents/2022-03/ADUs-Projections-Memo-final.pdf>

Table H-4.5: Remaining Need After Credit and ADU Units

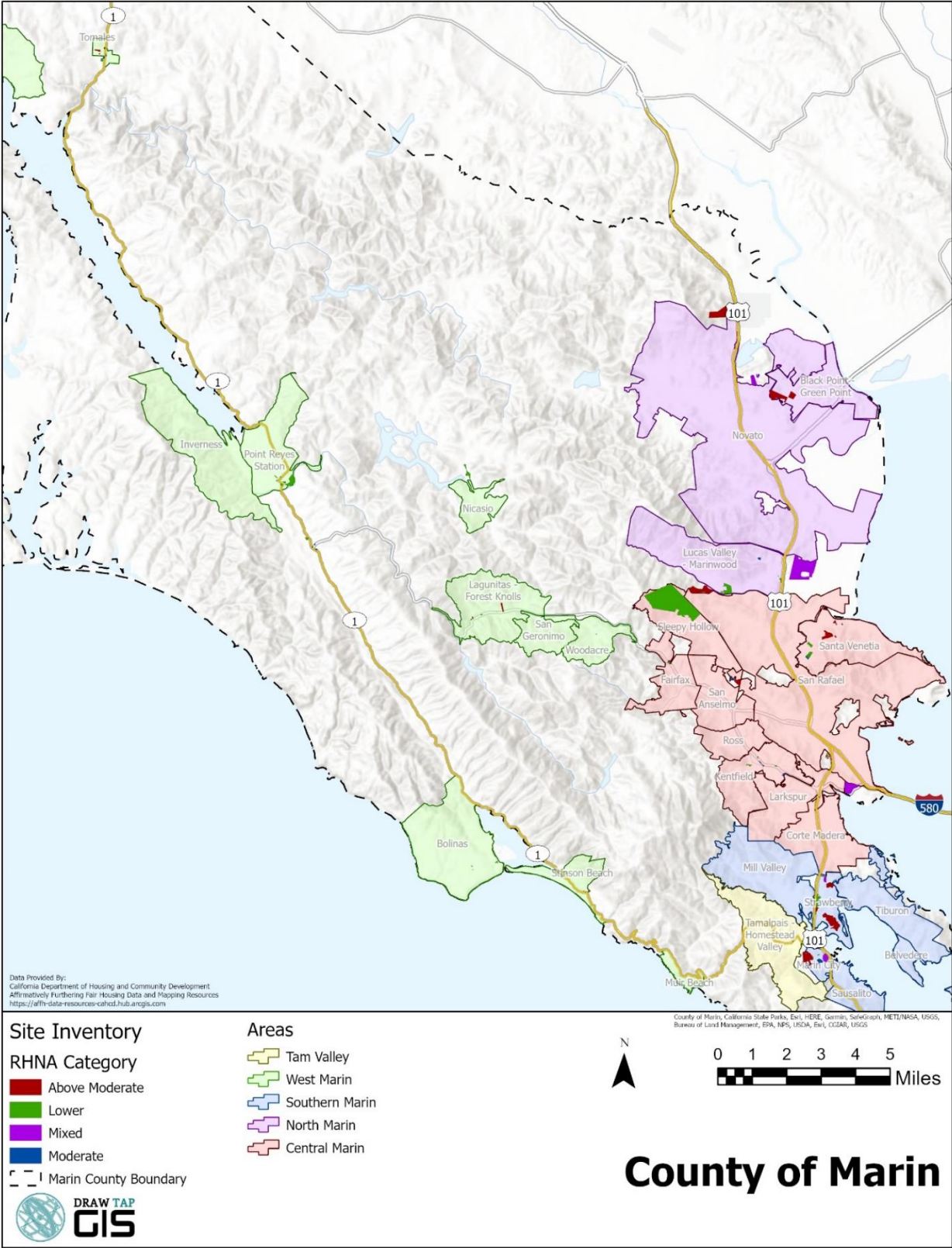
	Housing Units by RHNA Income Categories				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA	1,100	634	512	1323	3,569
Approved/Entitled (Credits)	39	184	115	87	425
Accessory Dwelling Units	84	84	84	28	280
Total Credits + ADU	123	268	199	115	705
Remaining Need	977	366	313	1,208	2,864

Sites Inventory

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

The following summarizes the methodology to identify available sites with near-term development potential pursuant to State adequate sites standards and to the calculate the potential housing units for the Marin County 6th Cycle Housing Element is found in Appendix C. The County identified six types of sites and assessed their suitability for development as described below. Figure H-4.2 illustrates the general location of these sites. Detailed sites information is included in Appendix C: Sites Inventory.

Figure H-4.2: Sites Inventory by RHNA Income Category



Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The Residential Multiple Planned (RMP) and Residential Commercial Multiple Planned (RCMP) designations allow residential development at a density of 20 to 45 units per acre. Based on the intensity of designations and the potential for the development of non-residential uses, the realistic capacity assumptions are set forth as follows:

- **Residential, Multi-Family Planned (RMP).** The RMP designation provides locations for multi-family residential development at densities from 20 to 30 units per acre. To account for land use controls, infrastructure capacity environmental constraints, and site improvements, realistic capacity is calculated based on a 20% reduction on the maximum allowable density, 16 units per acre for maximum density at 20 units per acre, or 24 units per acre for maximum density at 30 units per acre. This is a conservative estimate; more recent multi-family, affordable developments in Marin County have exceeded this density estimate. On a site-by-site basis, this realistic capacity may even be lower due to slope, wildfire, sea-level rise, and natural resource constraints. Sites with no access to sewer infrastructure but require septic systems with leach field, are applied densities at 20 units per acres. The Walnut Place affordable housing project, located in Point Reyes Station, includes 24 units built on 1.5-acre property (built density is 17 dwelling units per acre). . A portion of the property land area is devoted to the septic leach field. The use of 20% reduction of the maximum density, plus additional reductions based on physical constraints establishes conservative density estimate for projects within the County.
- **Residential/Commercial Multiple, Planned (RMPC).** The RMPC designation provides for a mix of residential and non-residential uses on a single development site, with an emphasis on high-density residential uses. All-residential developments are allowed, and non-residential uses are allowed in a subordinate capacity. The RMPC designation has a density of 20 of 45 dwelling units per acre. Because RMPC allows for combined residential/non-commercial uses in a manner that protects the maximum density and facilitates development of affordable units at higher densities, a 24-unit per acre realistic capacity is feasible. In larger commercial center under the RMPC, realistic capacity was calculated by identifying a portion of the center that could accommodate residential units. In many cases, the analysis included identifying parking areas, vacant lots, vacant buildings, or underutilized buildings that could be redeveloped into residential units.

Vacant Sites

Vacant sites are sites with no buildings, structures, or improvements (e.g., parking lots or storage facilities). Vacant sites include parcels that were identified as unimproved properties by the County Assessor data. To identify vacant sites that could be developed for housing development, a constraints analysis was conducted to yield realistic sites that could be developed into housing by either removing sites entirely or reducing a portion of the site that cannot be developed.

Vacant sites that were excluded as potential housing sites include sites with agricultural zoning designations or that are under Williamson Act contracts within rural areas, are under habitat conservation easements or ownership to protect natural resources or recreational access, include extensive environmental constraints, are sites not located near community services, or very small infeasible sites.

Many vacant sites include steep terrain and natural resource constraints to development, including wetlands, wildfire areas, susceptibility to sea-level rise, ridge and upland greenbelt, and stream conservation areas. Sites with significant constraints were reduced in development capacity by removing constrained areas and identifying the developable portions of the site that could accommodate clustering of housing units. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 25% to 75%. Each site capacity percentage varies based on the extent of the constraint.

Sites identified in rural or inland areas that do not have access to sanitary sewer facilities were reduced in density to accommodate on-site wastewater treatment. These sites do not have densities that exceed 20 dwelling units per acre.

Overall, 24 vacant sites are included in the sites inventory. However, only 25 lower income units can be accommodated on vacant sites. The total number of lower income units that can be accommodated by vacant sites, ADU construction, and credit units is 332 units, or 19.1% of the County's 1,734 lower income RHNA. Therefore, approximately 80% of the County's lower income RHNA must be accommodated on non-vacant sites.

Underutilized Residential Sites

Underutilized residential sites are residential properties that are considered underutilized (e.g., older buildings that have not been improved in many years based on Marin County Assessor building and land assessed values) or have the zoning potential for additional residential units. The analysis does not consider potential SB9 units or ADUs beyond those projected above.

All sites selected for Underutilized Residential Sites include only one existing unit, have a building-to-land value ratio less than 2.00, include lots one acre in size or larger, and have existing residential main buildings built prior to 1980. Sites with residential buildings older than 1940 or structures 80 years or older were also removed for historical considerations. This threshold was applied under the assumption to remove

the oldest structures that could be replaced or developed by new housing development. In some cases, buildings that could be rehabilitated or adaptively reused for housing were considered.

Underutilized sites within the Baylands and City Center areas were designated as multi-family or mixed-use designation with a density of 30 dwelling units per acre. If the sites fall within the 0.5- to 10-acre range, they were designated as a Lower income site. Underutilized sites within Coastal and Inland areas were designated between 7.3 to 15 dwelling units per acre. These sites were designated for Moderate to Above Moderate income categories.

Environmental constraints were factored into the sites. If there were sea-level rise, steep terrain, natural resources, or wildfire constraints, a lower realistic development percentage was applied. Sites with wildfire constraints averaged 52% reduction of the development capacity. Housing sites that included sea-level rise constraints averaged a 60% reduction of the housing capacity. Sites with natural resources constraints, such as wetlands or adjacent to natural streams, typically averaged a 53% reduction of development capacity. Sites with steep terrain constraints, with slopes greater than 10 percent, typically averaged a 65 reduction of development capacity.

Underutilized Nonresidential Sites

Underutilized nonresidential sites are sites with commercial, office, or similar uses that are considered underutilized (e.g., older buildings that have not been improved in many years based on Marin County Assessor building and land assessed values) and are not meeting their full economic or land use potential.

For large commercial shopping centers, sites have been identified by selecting areas that have the potential for housing development. Large parking areas or commercial buildings with vacancies were identified for redevelopment. Based on the developable areas, these sites were reduced in capacity by 15% to 85%. This reduction allows for commercial uses to remain under mixed use development. The reductions vary by each commercial center.

County or Public Site

County or public sites are publicly owned sites that are currently underutilized or vacant and could accommodate residential development. Sites with public ownership were identified, including properties owned by Marin County and the State of California. Both sites (052-041-27 Shoreline Highway and 018-152-12 Sir Francis Drake Boulevard) owned by the State of California are identified as excess state-owned property that could be potentially suitable for affordable housing development. Sites with development opportunities were selected and counted for housing sites. Vacant site capacities were calculated with a 20% to 50% reduction based on constraints (e.g., terrain). Some sites were identified as underutilized and have a portion of the property available for housing development and only those areas were counted.

Religious Institution

Religious institutions sites are sites with churches or other religious institutions, with excess vacant property or large parking lots, that could accommodate residential development. Only the portion of the vacant or parking area is used as a candidate housing site. All religious properties in the unincorporated county were reviewed. Sites with the largest parking areas or surrounding vacant areas were selected or that could yield at least a half an acre when half of the property was calculated. In rural and inland areas, vacant lots appear to be used as parking areas. Half of the parking lot or vacant area (50 percent) was calculated toward housing units. Vacant areas with terrain constraints were either excluded or not selected from the analysis.

School Site

School sites are properties with schools, with underutilized or unused areas, or sites considered surplus by the school district that could accommodate residential development. Only the portion of the site considered underutilized or unused, or the entire “surplus” site, is considered a candidate housing site. Additionally, some school sites include buildings or recreational amenities that could or are currently being used as neighborhood amenities. These buildings and facilities were removed from the housing calculation analysis. Some school sites have development potential limited by environmental constraints such as flooding, sea-level rise, and terrain. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 15% to 75% and vary by each site.

Sites Summary

The County has identified a total of 3,267 units through a combination of vacant, underutilized residential sites, underutilized nonresidential sites, County and public sites, religious institution sites, and school sites. In combination with the 425 credit units (approved/entitled projects), the County’s total sites inventory has 3,692 units 1,850 lower income, 537 moderate income, and 1,305 above moderate income. A detailed parcel by parcel summary is in Appendix C.

Table H-4.6: Sites Inventory by Community

Community	Lower	Moderate	Above Moderate	Total
<u>Almonte</u>	<u>72</u>	<u>-</u>	<u>36</u>	<u>108</u>
<u>Blackpoint</u>	<u>-</u>	<u>-</u>	<u>111</u>	<u>111</u>
<u>California Park</u>	<u>25</u>	<u>-</u>	<u>85</u>	<u>110</u>
<u>Forest Knolls</u>	<u>-</u>	<u>-</u>	<u>10</u>	<u>10</u>
<u>Kentfield</u>	<u>130</u>	<u>92</u>	<u>3</u>	<u>225</u>
<u>Lagunitas</u>	<u>32</u>	<u>10</u>	<u>4</u>	<u>46</u>
<u>Lucas Valley</u>	<u>138</u>	<u>-</u>	<u>-</u>	<u>138</u>
<u>Lucas Valley Environs</u>	<u>-</u>	<u>-</u>	<u>26</u>	<u>26</u>
<u>Marin City</u>	<u>-</u>	<u>117</u>	<u>75</u>	<u>192</u>
<u>Marinwood</u>	<u>125</u>	<u>42</u>	<u>-</u>	<u>167</u>
<u>Nicasio</u>	<u>16</u>	<u>-</u>	<u>-</u>	<u>16</u>
<u>North Novato</u>	<u>109</u>	<u>38</u>	<u>249</u>	<u>396</u>
<u>Olema</u>	<u>20</u>	<u>31</u>	<u>5</u>	<u>56</u>
<u>Pt. Reyes Station</u>	<u>149</u>	<u>3</u>	<u>4</u>	<u>156</u>
<u>San Geronimo Village</u>	<u>-</u>	<u>15</u>	<u>-</u>	<u>15</u>
<u>Santa Venetia</u>	<u>121</u>	<u>13</u>	<u>47</u>	<u>181</u>
<u>Sleepy Hollow</u>	<u>70</u>	<u>4</u>	<u>54</u>	<u>128</u>
<u>St. Vincent's</u>	<u>440</u>	<u>-</u>	<u>240</u>	<u>680</u>
<u>Stinson Beach</u>	<u>-</u>	<u>-</u>	<u>13</u>	<u>13</u>
<u>Strawberry</u>	<u>100</u>	<u>8</u>	<u>189</u>	<u>297</u>
<u>Tamalpais</u>	<u>20</u>	<u>12</u>	<u>-</u>	<u>32</u>
<u>Tomales</u>	<u>44</u>	<u>27</u>	<u>47</u>	<u>118</u>
<u>Unincorporated Fairfax</u>	<u>36</u>	<u>-</u>	<u>-</u>	<u>36</u>
<u>Woodacre</u>	<u>-</u>	<u>10</u>	<u>-</u>	<u>10</u>
<u>SubTotal</u>	<u>1,647</u>	<u>422</u>	<u>1,198</u>	<u>3,267</u>
<u>Credit Sites</u>				
<u>Almonte</u>	<u>-</u>	<u>-</u>	<u>10</u>	<u>10</u>

Table H-4.6: Sites Inventory by Community

Community	Lower	Moderate	Above Moderate	Total
<u>Bolinas</u>	<u>13</u>	<u>-</u>	<u>-</u>	<u>13</u>
<u>California Park</u>	<u>1</u>	<u>-</u>	<u>8</u>	<u>9</u>
<u>Marin City</u>	<u>74</u>	<u>-</u>	<u>-</u>	<u>74</u>
<u>San Quentin</u>	<u>115</u>	<u>115</u>	<u>-</u>	<u>230</u>
<u>Strawberry</u>	<u>-</u>	<u>-</u>	<u>89</u>	<u>89</u>
<u>SubTotal</u>	<u>203</u>	<u>115</u>	<u>107</u>	<u>425</u>
<u>Total</u>	<u>1,850</u>	<u>537</u>	<u>1,305</u>	<u>3,692</u>

Table H-4.7 shows the breakdown of the RHNA sites requiring rezone and not requiring rezone by income level. Of the 3,205 units identified, only 528 do not require rezoning. This means that the County has a shortfall of 2,336 units, as shown in Table H-4.2. To accommodate the City's remaining shortfall RHNA, the County needs to rezone 1,445 acres (109 parcels) that could allow for potentially 2,677 units. Table H-4.8 shows a breakdown of the rezone RHNA units by existing zoning, acreage, number of sites, and RHNA units.

Table H-4.7: Sites Requiring Rezone by Income Level

	Lower	Moderate	Above Moderate	Total
Sites requiring rezone	<u>1,647</u>	<u>422</u>	<u>1,173</u>	<u>3,242</u>
Sites not requiring rezone	<u>-</u>	<u>-</u>	<u>25</u>	<u>25</u>
Total	<u>1,647</u>	<u>422</u>	<u>1,198</u>	<u>3,267</u>

Table H-4.8: Rezoning for RHNA

Existing Zoning	Acreage	Parcels	RHNA Units
<u>Admin and Professional</u>	<u>1.7</u>	<u>1</u>	<u>13</u>
<u>Agriculture and Conservation</u>	<u>200.0</u>	<u>2</u>	<u>275</u>
<u>Agriculture Limited</u>	<u>290.8</u>	<u>11</u>	<u>904</u>
<u>Agriculture Residential Planned</u>	<u>93.3</u>	<u>4</u>	<u>140</u>
<u>Limited Roadside Business</u>	<u>3.3</u>	<u>5</u>	<u>76</u>
<u>Open Area</u>	<u>31.4</u>	<u>1</u>	<u>50</u>
<u>Planned Commercial</u>	<u>30.9</u>	<u>9</u>	<u>365</u>
<u>Public Facilities</u>	<u>45.6</u>	<u>7</u>	<u>224</u>
<u>Residential Agriculture</u>	<u>11.2</u>	<u>3</u>	<u>31</u>
<u>Residential Commercial Multiple Planned</u>	<u>19.4</u>	<u>19</u>	<u>237</u>
<u>Residential Multiple Planned</u>	<u>567.6</u>	<u>14</u>	<u>253</u>
<u>Residential Single Family</u>	<u>12.1</u>	<u>15</u>	<u>175</u>
<u>Residential Single Family Planned</u>	<u>24.1</u>	<u>16</u>	<u>255</u>
<u>Resort and Commercial Recreation</u>	<u>2.2</u>	<u>1</u>	<u>36</u>
<u>Retail Business</u>	<u>1.6</u>	<u>2</u>	<u>36</u>
<u>Village Commercial Residential</u>	<u>17.3</u>	<u>20</u>	<u>172</u>
<u>Total</u>	<u>1,352.5</u>	<u>130</u>	<u>3,242</u>

Local Funding Opportunities

Affordable Housing Trust Fund

The County's Affordable Housing Trust Fund was established in 1980 by Resolution 88-53, along with the inclusionary housing program. Projects throughout Marin County, which serve low, very low and extremely low income households, are eligible for funding, but priority is given to rental projects located in the unincorporated County that serve the lowest income levels. Funding is to be used for land and property acquisition, development, construction, or preservation of affordable units. Applications are submitted to the Community Development Agency, and staff makes funding recommendations to the Board of Supervisors as grant requests are received. The Affordable Housing Trust Fund is primarily funded through residential in-lieu fees, commercial linkage fees, and, since 2009, the Affordable Housing Impact Fee (discussed later in this Chapter). In recent years, the Board of Supervisors has allocated \$250,000 annually from the general fund to the Affordable Housing Trust Fund. In the last twenty years, the Housing Trust has been a major funder of every affordable housing development in the unincorporated County. During the Fifth Cycle Housing Element period (2013-2021), \$13,545,980 from the Housing Trust Fund was dispersed and helped develop 120 units and rehabilitate 83 units. As of April 30, 2022, the Fund's balance is \$10,822,352.60

Restricted Affordable Housing Fund

The Community Development agency also oversees this fund, which resulted from the excess funds of mortgage revenue bonds. The Restricted Affordable Housing Fund may be used solely for the purposes of residential development or preservation for low and moderate income households. Eligible projects shall include ones that create new affordable units through new construction, or through acquisition and/or rehabilitation of existing structures, or that preserve existing affordable housing units threatened by expiration of affordability restrictions, or market forces. As of April 30, the Funds balance is \$2,241,808.47.

Priority Development Areas

Marin County is participating in the FOCUS regional planning initiative facilitated by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Authority (MTC). Two areas within the unincorporated county, within one-half mile of Highway 101, have been designated as Priority Development Areas (PDAs): Cal Park and Marin City. The objectives of the program are to foster the valuable relationship between land use and transportation and to promote compact land use patterns. Funding is available periodically through regional sources for housing projects or planning activities within PDAs.

HUD Community Planning and Development Grants

The County is the lead agency for purposes of receiving HUD Community Planning and Development entitlement grants on behalf of all jurisdictions within the County. Annually the County receives approximately \$1.6 million in Community Development Block Grants (CDBG) and \$800,000 in HOME Investment Partnership (HOME) funds for a variety of housing and community development activities.

The CDBG program provides funds for a range of community development projects that benefit low- to moderate-income people. The program can fund a variety of activities such as: acquisition and/or disposition of real estate or property, public facilities and improvements, public services, relocation, rehabilitation of housing, and homeownership assistance.

HOME funds can be used for activities that provide affordable housing opportunities for low to moderate income households, such as development of new affordable units, owner-occupied housing rehabilitation, homebuyer assistance, and tenant-based rental assistance. The County uses HOME funds to gap-finance affordable housing projects throughout the County. However, the County has signed a voluntary agreement to avoid an overconcentration of affordable units in areas of minority concentration, including Marin City and the Canal neighborhood.

Permanent Local Housing Allocation (PLHA)

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, 70% of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60% of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

The County anticipates receiving between \$750,000 to \$1,500,000 in PLHA annually and has committed funds to projects for allocations received to date.

Opportunities for Energy Conservation

Housing elements are required to identify opportunities for energy conservation. Since the deregulation of energy companies in 1998, the price of energy has skyrocketed. With such an increase in prices, energy costs can account for a substantial portion of housing costs. There are a number of programs offered locally, through the local energy distributor (PG&E), Marin's own clean energy provider (MCE Clean Energy), the Bay Area Regional Energy Network (BayREN), and through the State of California that provide cost-effective energy savings. The County makes information regarding energy conservation available to the public on its website.^[1]

Effective energy conservation measures built into or added to existing housing can help residents manage their housing costs over time and keep lower income households' operating costs affordable. There are several significant areas in which the County of Marin is encouraging energy conservation in new and existing housing:

- All residential projects requiring discretionary planning review must comply with the County's green building ordinance which includes additional energy efficiency measures.
- The Housing Rehabilitation Loan Program assists low income owners in the rehabilitation of older housing units, which can include energy efficiency improvements.
- The County has sponsored various incentives, such as free solar and green building technical assistance programs that assist owners in converting to green energy technologies and green building techniques.
- Land use policies in the 2007 Countywide Plan promote more compact neighborhoods, encourage in-fill development, and promote cluster development.
- MCE Clean Energy and the BayREN offers tenants of multi-family properties, Homeowners, and renters of single-family units no-cost walk-through energy assessments to identify potential energy and cost savings opportunities and incentives to assist with energy upgrades to the common area and units. Additionally, both programs offer no-cost energy savings kits for residents that include LED lamps, smart power strips, faucet aerators, and more.
- The County-led Electrify Marin program offers free technical assistance and rebates to encourage homeowners to replace natural gas burning appliances such as space and water heating and cooking appliances with high efficiency electric units. The replacement units use less energy and improve the indoor air quality of the home. The Electrify Marin rebates can also be combined with

^[1] <https://www.marincounty.org/residents/environment/conservation-and-energy>

incentives provided by BayREN and the state.

- The BayREN Home+ program provides single family homeowners no-cost technical assistance and rebates for energy efficiency and electrification projects. Measures eligible for rebates include insulation, air sealing, duct sealing/replacement, and HVAC and water heater upgrades.
- MCE Clean Energy offers an income-qualified single family energy efficiency program. MCE Home Energy Savings program provides income-qualifying residents with free in-person or virtual home energy assessments, free upgrade projects including attic insulation, gas furnace replacement, and water heater replacement, and a complimentary energy-saving toolkit. Income guidelines are set at 200% to 400% above federal poverty line.
- Peninsula Energy Services is the current provider in Marin for the federally funded Low-Income Heating and Energy Assistance Program (LIHEAP). LIHEAP provides no-cost weatherization and other energy efficiency home improvements to income-qualified residents. LIHEAP income guidelines are up to 200% federal poverty line.
- MarinCAN is a community-driven campaign to dramatically reduce greenhouse gas (GHG) emissions, prepare for climate change impacts, and meaningfully address and integrate equity. MarinCAN works with Marin County residents, businesses, organizations, agencies, and local governments to design and implement local climate change solutions in 6 Focus Areas: Renewable Energy, Transportation, Buildings and Infrastructure, Local Food and Waste, Carbon Sequestration, Climate Resilient Communities.
- Energy Efficiency Programs for Renters: People who rent their homes face challenging barriers when it comes to making energy efficiency improvements. Most projects that require a building permit (furnace, water heater, or window replacement, insulation upgrades, and more) also require property owner approval. Additionally, most renters do not want to pay for property improvements to a home they do not own. The County encourages renters to have discussions about equipment upgrades and share resources with their property owners. For these types of upgrades, the County recommends renters inform their property owners of rebate program opportunities when discussions are being held around replacing old equipment. The MCE Clean Energy and BayREN energy savings kits programs are open to renters in single family homes.

Through these and other conservation measures, the County seeks to help minimize the proportion of household income that must be dedicated to energy costs, as well as to minimize the use of nonrenewable resources.

CHAPTER 5: GOALS, POLICIES, AND PROGRAMS

Overview

State law requires each jurisdiction to address how it will satisfy the objectives for new residential units as represented by the Regional Housing Needs Allocation (RHNA). Means of achieving the development of these units should be outlined through policies and programs in the Housing Element.

Marin County's housing policies and programs have been revised to reflect the major themes identified through the County's community outreach process and a critical evaluation of the programs and policies from the 2015 Housing Element (found in Appendix B: Evaluation of 2015 Housing Element Programs). Implementing programs are grouped by the housing goals described below. Additionally, under State law to Affirmatively Furthering Fair Housing (AFFH), policies and programs must be examined under the lens of affirmatively furthering fair housing and a commitment to specific meaningful actions (Appendix D: Affirmatively Furthering Fair Housing).

Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Goal 3: Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Goal 4: Combat Housing Discrimination, Eliminate Racial Bias, Undo Historic Patterns of Segregation

Lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

Policies are organized around these four central goals, with an emphasis on facilitating development of housing affordable to lower and moderate income households in Marin. Strategies to aid in achieving these goals include:

- Provide clear standards and incentives for affordable and special needs housing developments to minimize risk and costs to funders and developers.
- Minimize discretionary review; streamline the permitting process.
- Establish programs appropriate to various Marin locations (urban vs. rural) and be responsive to the needs of communities.

These ideas have been carried through in the Housing Element update to be implemented with a series of programs.

Upon adoption, the County will provide the Housing Element to all water and sewer service districts and notify all districts of the requirement to prioritize water and sewer service allocation for new affordable housing development (Government Code Section 65589.7).

Goals and Policies

Housing Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and to implement smart and sustainable development principles.

Policy 1.1: Land Use

Enact policies that encourage efficient use of land to foster a range of housing types in our community.

Policy 1.2: Regional Housing Needs Assessment

Maintain an adequate inventory of residential and mixed-use sites to fully accommodate the County's RHNA by income category throughout the planning period.

Policy 1.3: Housing Sites

Recognize developable land as a scarce community resource. Protect and expand the supply and residential capacity of housing sites, particularly for lower income households.

Policy 1.4: Development Certainty

Promote development certainty and minimize discretionary review for affordable and special needs housing through amendments to the Development Code.

Policy 1.5: Design, Sustainability, and Flexibility

Enact programs that facilitate well designed, energy efficient development and

flexibility of standards to encourage outstanding projects.

Housing Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Policy 2.1: Special Needs Groups

Expand housing opportunities for special needs groups, including seniors, people living with disabilities (including mental, physical, and developmental disabilities), agricultural workers and their families, individuals and families experiencing homelessness, single-parent families, large households, lower income (including extremely low-income) households, and other persons identified as having special housing needs in Marin County.

Policy 2.2: Supportive Services

Link housing to Department of Health and Human Services programs in order to coordinate assistance to people with special needs.

Policy 2.3: Workforce Housing

Implement policies that facilitate housing opportunities to meet the needs of Marin County's workforce, especially those earning lower incomes.

Policy 2.4: Incentives for Affordable Housing

Continue to provide a range of incentives and tools to ensure development certainty and cost savings for affordable housing providers.

Policy 2.5: Preserve Existing Housing

Protect and enhance the housing we have and ensure that existing affordable housing remains affordable and residents are not displaced.

Policy 2.6: Preserve Permanent Housing Inventory

Preserve our housing inventory for permanent residential uses. Discourage or mitigate the impact of short-term rentals and units unoccupied for extended periods of time.

Housing Goal 3: Ensure Leadership and Institutional Capacity

Educate the community regarding the need for a diverse and balanced inventory of housing to further equal access to housing opportunities. Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Policy 3.1: Community Participation

Maintain an open channel of communications among the community, County staff, and decision makers. Ensure inclusive and meaningful efforts are undertaken to obtain input from diverse groups in the community. When needed, employ additional efforts to include those that are typically excluded or under-represented.

Policy 3.2: Coordination

Take a proactive approach in local housing coordination, policy development, and communication. Share resources with cities and towns and other agencies to effectively create and respond to opportunities for achieving housing goals.

Policy 3.3: Research, Monitoring, and Evaluation

Perform effective management of housing data relating to Marin County housing programs, production, and achievements. Monitor and evaluate housing policies on an ongoing basis and respond expeditiously to changing housing conditions and needs of the population over time.

Policy 3.4: Funding

Actively and creatively seek ways to increase funding resources for affordable and special needs housing.

Housing Goal 4: Combat Housing Discrimination, Eliminate Racial Bias, Undo Historic Patterns of Segregation

Lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all local workers and current and future residents of Marin.

Policy 4.1: Tenant Protection

Implement policies and actions to protect tenants from unlawful evictions as well as direct and indirect (economic) displacement, and to promote greater education around tenants' rights.

Policy 4.2: Fair Housing Outreach and Education

Proactively conduct outreach and educate the community about fair housing rights and responsibilities.

Policy 4.3: Affirmatively Further Fair Housing

Ensure that the County's land use, development, and housing policies further the goal of equal access to housing opportunities.

Implementing Programs

A housing program can implement more than one goal and multiple policies. Furthermore, some programs and actions may target specific areas of implementation in order to bridge existing service gaps, access to resources, and disproportionate housing needs.

Housing Supply

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The County of Marin has been allocated a need of 3,569 units (1,100 very low income, 634 low income, 512 moderate income, and 1,323 above moderate income units). Based on projected ADUs and entitled projects, the County has met 705 of its RHNA, with a remaining RHNA of 2,864 units (1,343 lower income, 313 moderate income, and 1,208 above moderate income units).

To accommodate this remaining RHNA, the County has identified an inventory of sites with potential for redevelopment over the eight-year planning period. The inventory includes sites that can accommodate only 25 additional units under current Countywide Plan (CWP) and Development Code. The inventory also includes sites that will be rezoned/upzoned concurrent with this Housing Element update. Sites identified for rezoning/upzoning can accommodate 3,242 units (see Table H-5.1). The County is committed to redesignating and rezoning accordingly by January 31, 2023. Appendix C contains a detailed parcel listing of properties in the inventory, including those that will be redesignated/rezoned concurrent with the Housing Element update.

Table H-5.1: Summary of Areas to be Rezoned

Existing Zoning	Acreage	Parcels	RHNA Units
<u>Admin and Professional</u>	<u>1.7</u>	<u>1</u>	<u>13</u>
<u>Agriculture and Conservation</u>	<u>200.0</u>	<u>2</u>	<u>275</u>
<u>Agriculture Limited</u>	<u>290.8</u>	<u>11</u>	<u>904</u>
<u>Agriculture Residential Planned</u>	<u>93.3</u>	<u>4</u>	<u>140</u>
<u>Limited Roadside Business</u>	<u>3.3</u>	<u>5</u>	<u>76</u>
<u>Open Area</u>	<u>31.4</u>	<u>1</u>	<u>50</u>
<u>Planned Commercial</u>	<u>30.9</u>	<u>9</u>	<u>365</u>
<u>Public Facilities</u>	<u>45.6</u>	<u>7</u>	<u>224</u>
<u>Residential Agriculture</u>	<u>11.2</u>	<u>3</u>	<u>31</u>
<u>Residential Commercial Multiple Planned</u>	<u>19.4</u>	<u>19</u>	<u>237</u>
<u>Residential Multiple Planned</u>	<u>567.6</u>	<u>14</u>	<u>253</u>
<u>Residential Single Family</u>	<u>12.1</u>	<u>15</u>	<u>175</u>
<u>Residential Single Family Planned</u>	<u>24.1</u>	<u>16</u>	<u>255</u>
<u>Resort and Commercial Recreation</u>	<u>2.2</u>	<u>1</u>	<u>36</u>
<u>Retail Business</u>	<u>1.6</u>	<u>2</u>	<u>36</u>
<u>Village Commercial Residential</u>	<u>17.3</u>	<u>20</u>	<u>172</u>
<u>Total</u>	<u>1,352.5</u>	<u>130</u>	<u>3,242</u>

To ensure that the County complies with Government Code Section 65863 (No Net Loss), the County will monitor the use of residential and mixed-use acreage included in the sites inventory to ensure an adequate inventory is available to meet the County’s RHNA obligations throughout the planning period. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the County will develop and implement a formal, ongoing, project-by-project evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of residential capacity below what is needed to accommodate the remaining need for households at an income level, the County will identify replacement sites as part of the findings for project approval, or if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA within six months.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ Complete redesignation/rezoning of <u>1,352.5</u> acres as outlined in Table H-5.1 to fully accommodate the RHNA. Redesignation and rezoning for adequate sites is being taken concurrently with the Housing Element update and to be completed concurrent with or prior to Housing Element adoption before January 31, 2023. Specifically, the County will completely revamp the Housing Opportunity sites (HOD) policy language in the CWP to outline: <ul style="list-style-type: none"> ○ Allowable density ○ Maximum and minimum number of units ○ Site constraints if any ○ Objective Design Standards category ▪ By <u>January 31, 2023</u>, amend the CWP to adjust the Inland Rural/City-Center corridor boundary and to ensure consistency between CWP and zoning districts. ▪ Ongoing, maintain an inventory of the available sites for residential development and make it available on County website. Update sites inventory annually to reflect status of individual sites. ▪ <u>By January 2024</u>, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category. ▪ <u>By the end of 2024, update the Local Coastal Plan to be consistent with the CWP.</u>
<p>Primary Responsible Departments</p>	<p>Housing</p>
<p>Funding Sources</p>	<p>General Fund</p>
<p>Relevant Housing Policies</p>	<p>1.1, 1.2, and 1.3</p>

Program 2: By Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the County’s sites inventory for lower income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards, when a project includes 20 percent of the units affordable to lower income households and no subdivision is proposed:

- Vacant sites that were identified in the County’s 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the County’s 5th cycle Housing Element as sites for lower income RHNA.

Parcels that are subject to by-right approval pursuant to State law are identified in Appendix C.

In addition, the County may consider expanding the scope of streamlining:

- For sites not subject to Section 65583.2 - projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI; and/or
- 100 percent affordable projects on any Housing Element sites.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By <u>January 31, 2023</u>, concurrent with the Development Code and CWP update to provide adequate sites for RHNA (see Program 1), update the Development Code to address the by-right approval requirements.
Primary Responsible Departments	Planning
Funding Sources	General Fund
Relevant Housing Policies	1.3 and 1.4

Program 3: Replacement Housing

Development on all nonvacant sites designated in the Housing Element, at all income levels, that contain existing residential units, or units that were rented in the past five years, is subject to the replacement housing requirements specified in Government Code sections 65583.2 and 65915.

Specific Actions and Timeline	<ul style="list-style-type: none"> By January 31, 2023, as part of the redesignation and rezoning being undertaken concurrently with the Housing Element update (see Program 1, update the Development Code to address the replacement requirements).
Primary Responsible Departments	Planning
Funding Sources	General Fund
Relevant Housing Policies	1.1, 1.3, and 2.5

Program 4: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are an important resource to provide lower and moderate income housing in the unincorporated County. To facilitate ADU production, the County will:

- Dedicate a specific page on the County website to provide information and resources for ADU construction.
- Dedicate an ombudsperson position to help applicants navigate the pre-development phase of ADU construction.
- Develop an ADU construction guide to clarify the permit application process and requirements. The guide will outline the required review by various departments and fees required.
- Provide financial assistance to income-qualified property owners to build ADUs using State funds (such as Cal HOME funds).
- Develop incentives or strategies to encourage the use of ADUs as housing units (as opposed to pool houses, for example).
- Develop pre-approved plans for different unit sizes to facilitate the permitting process.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ Permit on average 35 ADUs or JADUs per year (280 ADUs or JADUs over eight years). ▪ Update ADU webpage semi-annually, or more frequently as needed, to ensure information addresses questions raised by applicants. ▪ By December 2023, create an ombudsperson position to help property owners navigate the ADU pre-development process. ▪ By December 2023, develop pre-approved plans for different ADU unit sizes. ▪ Annually, pursue and allocate financial incentives to support ADU construction with the annual goal of assisting 5 lower income households with ADU construction or deed restricting 5 ADUs as affordable housing. ▪ By the end of 2025, develop incentives or strategies to encourage the use of ADUs as housing units. ▪ By January 31, 2025 <u>and every other year thereafter</u>, review the production of ADUs to verify that Housing Element projections are accurate, <u>including production level and affordability</u>. If production estimates are below <u>the estimates in the Housing Element, within six months of the review</u>, revise the County’s ADU strategies to help achieve overall goal of at least 280 ADUs during the planning period. <u>Revised strategies may include alternative actions such as increased outreach, reduced fees, streamlined process, and/or rezone additional properties if a RHNA shortfall is resulted (see also Program 1 monitoring of no net loss requirements)</u>.
<p>Primary Responsible Departments</p>	<p>Housing; Planning; Building; Environmental Health Services; Public Works</p>
<p>Funding Sources</p>	<p>General Fund; CalHome; Marin County Collaborative REAP</p>
<p>Relevant Housing Policies</p>	<p>1.3, 1.4, 2.4, and 3.4</p>

Program 5: SB 9 Mapping Tool

SB 9 (Government Code Section 65852.21) is a new regulation that allows property owners to build additional units on their properties. In the unincorporated County, properties eligible to utilize SB 9 are limited to those in urbanized areas and in urban clusters, in addition to other exclusions included in the statute. However, opportunities may also exist in the coastal area. The County will facilitate the SB 9 process by developing a mapping tool to help property owners within the urbanized areas determine if their properties may be eligible to utilize SB 9 to add new units onsite. Furthermore, the mapping tool will be used to conduct feasibility of applying SB 9 within the coastal zone.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2023, develop and implement an online mapping tool that will identify areas in the unincorporated area that are eligible to use SB 9. ▪ By mid-2024, conduct feasibility of applying SB 9 within the coastal zone. If feasible, consistent with the Coastal Act, amend SB 9 ordinance to include the coastal zone (or portions of).
Primary Responsible Departments	Housing; Planning; Public Works
Funding Sources	Marin County Collaborative REAP Funds
Relevant Housing Policies	1.1, 3.1, 3.2, and 3.3

Program 6: Efficient Use of Multi-Unit Land

The County permits single-unit homes in all residential zones and nonresidential zones that permit housing, potentially reducing the achievable density in multi-unit development. Establishing minimum densities will ensure efficient use of the County's multi-unit land and prohibit the construction of new detached single-unit homes on multi-unit zoned property. Existing single-unit homes on multi-unit zoned property can remain and limited expansion or improvement, or reconstruction to replace units damaged due to accidents or disasters would be permitted.

To facilitate efficient use of land, some jurisdictions have also established target densities (tied to the calculation of RHNA potential, for example) to ensure no net loss of capacity as development occurs.

Also, currently no conventional zones in the County permit multi-unit housing, and only ten percent of the parcels are zoned to permit multi-unit residential use. This limited land available solely for multi-unit use is a potential constraint to housing development.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ By December 2023, amend the Development Code to: <ul style="list-style-type: none"> ○ Establish minimum densities for multi-unit and mixed-use zones. ○ Specify the rounding up to the whole number in calculating density. ▪ By December 2023: <ul style="list-style-type: none"> ○ Explore and, if appropriate, develop target density for each zone. ○ Create a residential combining district that allows for form-based objective development standards rather than discretionary review.
<p>Primary Responsible Departments</p>	<p>Planning</p>
<p>Funding Sources</p>	<p>General Fund</p>
<p>Relevant Housing Policies</p>	<p>1.1, 2.4, and 2.5</p>

Program 7: Religious and Institutional Facility Housing Overlay

Government Code Section 65913.6 allows a religious institution to develop an affordable housing project at a place of worship owned by the religious institution even if the development requires the religious institution to reduce the number of religious-use parking spaces available. This bill applies only to religious facilities located in zones that allow residential uses.

The County will establish a Religious and Institutional Facility Housing Overlay with the following potential provisions:

- Expanding the provisions of Section 65913.6 to other institutional uses, such as schools and hospitals, as well as religious facilities located in zones that currently do not allow residential uses.
- Allowing religious and institutional uses to construct up to four ADUs and

JADUs onsite when an affordable housing development may not be feasible.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Beginning in 2023, conduct outreach to religious and institutional facilities regarding the Overlay opportunity. ▪ By December 2024, establish a Religious and Institutional Facility Housing Overlay to extend the provisions of Section 65913.6 to other institutional and religious uses.
Primary Responsible Departments	Planning, Housing
Funding Sources	General Fund
Relevant Housing Policies	1.3 and 2.4

Program 8: Development Code Amendments

The County will amend the Development Code to address the following to facilitate development of a variety of housing types:

- **Residential Use in Mixed-Use Development:** - The County allows residential uses on the upper floors and residential units are limited between 25 and 29 percent of the floor area. Amend the Development Code to allow at least 50 percent of the floor area as residential use.
- **Height Limit:** The 30-foot height limit is potentially constraining to achieving a density of 30 units per acre. Amend the Development Code to increase the height limit to 45 feet.
- **Accessory Dwelling Units:** Currently, the County's ordinance does not allow an ADU to be sold or otherwise conveyed separately from the primary dwelling unit. However, State law makes an exception if the property is owned by a nonprofit organization. The County will amend the ADU regulations to be consistent with State law.
- **Agricultural Worker and Employee Housing:** The County's provisions for agricultural worker housing is not consistent with the State Employee Housing Act. Furthermore, the Development Code does not contain provisions for employee housing. Pursuant to the Employee Housing Act, any housing for six or fewer employees (in any industry) should be permitted as single-unit residential use. The County will amend agricultural worker provisions in the Development Code to be consistent with State law.

- **Residential Care Facilities:** The County permits residential care facilities for six or fewer persons in all residential zones. For residential care facilities for seven or more persons, a conditional use permit is required. The County will revise the Development Code to permit or conditionally permit large residential care facilities in all zones that permit residential uses, as similar uses in the same zone, and to ensure the required conditions for large facilities are objective and provide certainty in outcomes.

- **Transitional and Supportive Housing:** Pursuant to State law, transitional and supportive housing is to be considered a residential use to be similarly permitted as similar uses in the same zone. Currently, transitional and supportive housing is not specifically identified in the Coastal Zone in areas where residential uses are permitted or conditionally permitted. The Development Code will be amended to address the provision of transitional and supportive housing in the Coastal Zone.

Pursuant to State law (Government Code Section 65650 et seq.), supportive housing developments of 50 units or fewer that meet certain requirements must be permitted by right in zones where mixed-use and multi-unit development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. The County will amend Title 24 of the Municipal Code to address the parking requirements to comply with State law (see Program 9).

- **Emergency Shelters:** Government Code Section 65583 requires that parking standards for emergency shelters be established based on the number of employees only and that the separation requirement between two shelters be a maximum of 300 feet. The County Development Code and Title 24 will be revised to comply with this provision.
- **Low Barrier Navigation Center (LBNC):** Government Code section 65660 et seq. requires that LBNCs be permitted by right in mixed-use and nonresidential zones that permit multi-unit housing. The Development Code will be amended to include provisions for LBNC.
- **Density Bonus:** The County adopted an ordinance in 2021 that was consistent with state density bonus law at that time. However, since then, there have been some additional statutory changes. The Development Code will be amended to address all recent changes to the State Density Bonus law.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ By December 2023, amend the Development Code and Title 24 as outlined above to facilitate a variety of housing types, especially for special needs populations.
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Primary Responsible Departments	Planning, Department of Public Works
Funding Sources	General Fund
Relevant Housing Policies	1.1, 2.1, 2.3, and 2.4

Program 9: Parking Standards

The County's current parking standards are codified in Title 24 of the Municipal Code. The parking standards will be updated to address the following:

- **Parking for Multi-Unit Housing:** The County current standards are slightly higher than the standards established for the State density bonus program. The County will reduce the parking requirements to match the State density bonus requirements.
- **Supportive Housing:** Pursuant to State law (Government Code Section 65650 et seq.), parking requirements are prohibited for supportive housing developments of 50 units or fewer meeting certain requirements and located within one-half mile of a transit stop.
- **Emergency Shelters:** Government Code Section 65583 requires that parking standards for emergency shelters be established based on the number of employees only, not based on shelter capacity (such as number of beds).

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2023, amend Title 24 of the Municipal Code to reduce parking requirements for multi-unit housing, and to revise parking requirements for supportive housing meeting certain criteria and emergency shelters.
Primary Responsible Departments	Public Works
Funding Sources	General Fund
Relevant Housing Policies	1.1 and 2.1

Program 10: Objective Development Standards for Off-Site Improvements

Development projects in the County are required to make on- and off-site improvements. The Objective Design Standards that the County has been working on impact only on-site improvements and cover a property up to the right of way. Many rural communities in the unincorporated areas do not have standardized requirements for off-site improvements (such as streetscape improvements), which can make development uncertain and add costs.

Specific Actions and Timeline	<ul style="list-style-type: none"> By December 2025, establish objective development standards for off-site improvements.
Primary Responsible Departments	Housing; Planning; Public Works
Funding Sources	General Fund
Relevant Housing Policies	1.1 and 1.5

Program 11: Water Availability

Availability of water is a significant constraint to housing development in the County and beyond. The County will pursue several strategies to mitigate this constraint to the extent feasible.

[The State has a new requirement for county jurisdictions to take over very small water connections and wells \(less than 20 connections\). DPW has requested proposals for a development of a Marin County Drought and Water Shortage Risk Mitigation Plan that would include the small water districts and coordination with all other Marin Water districts. The Housing Division will work with DPW with the goal of issuing the RFP for the mitigation plan in 2025.](#)

Specific Actions and Timeline	<ul style="list-style-type: none"> Continue to promote sustainability strategies (such as water conservation and recycling). Beginning in 2023, collaborate with water service providers to conduct a strategic water supply assessment in 2023 to evaluate increased supply within Marin (e.g., increased reservoir capacity, new reservoir(s), increase use of recycled water, desalinization plant) and external to Marin (e.g., EBMUD, Russian River water).
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	<ul style="list-style-type: none"> ▪ <u>Upon adoption of the Housing Element, submit it to all water districts and notify all water districts of the requirement to prioritize water allocation for new affordable housing development (Government Code Section 65589.7).</u> ▪ <u>Issue RFP for the Drought and Water Storage Risk Mitigation Plan in 2025.</u>
Primary Responsible Departments	Housing, MMWD, NMWD
Funding Sources	General Fund, State infrastructure funds
Relevant Housing Policies	1.5

Program 12: Septic for Multi-Unit Housing

Parts of the County have no sewer services, with properties relying on individual onsite septic systems. The County will pursue strategies to address this constraint to multi-unit development.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2023 initiate a study to identify alternative approaches to sewage disposal (e.g., package plants, community systems, incinerator toilets, etc.). Upon completion of the study, update by 2024 the County’s methodology for calculating septic capacity. ▪ In 2024, develop standards for multi-unit development in septic areas.
Primary Responsible Departments	Housing; Environmental Health Services
Funding Sources	General Fund
Relevant Housing Policies	1.5

Special Needs Housing

Program 13: Reasonable Accommodation

Reasonable Accommodation provides flexibility in the implementation of land use and development regulations in order to address the special housing needs of persons with disabilities. The review and approval process of Reasonable Accommodation requests may delay a person’s ability to access adequate housing. The County will expedite Reasonable Accommodation requests. (See also Program 21: Rehabilitation Assistance for funding available to assist lower income households in making accessibility improvements.)

Specific Actions and Timeline	<ul style="list-style-type: none"> Beginning in 2023, offer expedited review and approval of Reasonable Accommodation requests.
Primary Responsible Departments	Planning, Building and Environmental Health Services
Funding Sources	General Fund
Relevant Housing Policies	2.1 and 4.3

Program 14: Universal Design and Visitability

Universal design is the design of buildings or environments to make them accessible to all people, regardless of age, disability, or other factors. Universal design goes beyond ADA requirements but may add to the cost of construction. Typically, local governments incentivize the use of universal design principles.

Currently, visitability is a requirement for HUD-funded single-unit or owned-occupied housing. Visitability refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. The County may consider expanding the visitability requirement to multi-unit housing.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, study policies and/or incentives to encourage requirements for universal design and visitability, and develop them by 2025 for implementation.
Primary Responsible Departments	Housing, Planning and Building

Funding Sources	General Fund
Relevant Housing Policies	2.1 and 4.3

Program 15: Housing for Farmworkers and Hospitality Workers

Agricultural operations represent an important component of the County’s economic base. Most farming operations are small dairies, individually employing a small number of farmworkers. These farms often do not have the ability to provide housing for all their workers. Year-round fishery operations also employ a significant number of workers collectively. In addition, Marin County is a popular tourist destination. Farmworkers, fishery workers, and hospitality employees typically earn lower incomes and have limited affordable housing options. The County will explore policies that facilitate the provision of affordable housing for these workers. Potential considerations include:

- Setting aside a specific percentage of affordable housing units for farmworkers within larger affordable housing developments.
- Partnering with other jurisdictions, farm operators, hotels, and other hospitality employers in the region to contribute to an affordable housing fund or a community land trust. Funding collected can be used to acquire, develop, and/or rehabilitate housing for farmworkers.
- Requiring hospitality employers to provide housing to temporary employees during peak seasons.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ <u>By December 2025, develop strategies for addressing farmworker and hospitality worker housing, with the goal of increasing housing for these employees by 20 percent.</u> ▪ <u>Annually convene with interested employers and affordable housing developers to pursue implementation of strategies for affordable housing and pursue funding at state and federal levels.</u> ▪ <u>In 2028, assess the effectiveness of strategies and modify the approach if necessary, by 2029.</u>
Primary Responsible Departments	Housing

Funding Sources	General Fund
Relevant Housing Policies	2.1 and 2.3

Program 16: Project Homekey

The County is actively pursuing Project Homekey opportunities in order to provide permanent supportive housing for people experiencing homelessness. Homekey is an opportunity for the County to pursue funding for the development of a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes, multi-unit apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the homeless.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2023, identify locations that may be appropriate as Project Homekey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD. ▪ <u>Pursue Project Homekey funding annually and if</u> Project Homekey funds become unavailable, pursue other funding sources. ▪ Develop 20 units using Project Homekey over eight years.
Primary Responsible Departments	Housing; Health and Human Services
Funding Sources	HCD Project Homekey Funds; HOME; other affordable housing funds
Relevant Housing Policies	2.1, 2.2, and 4.3

Program 17: Housing for Seniors

The County has a high proportion of aging residents. Many have expressed the need for additional senior housing options, specifically allowing seniors to trade their current homes for other housing that requires less maintenance, is designed to accommodate the mobility needs of seniors, and is more affordable. The County will pursue a variety of housing options for seniors.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2023, explore expansion of home match services to help match over-housed seniors with potential lower income tenants or other seniors to save on housing costs. ▪ In 2024, develop incentives and development standards to facilitate various senior housing options (such as senior apartments/homes, co-housing, assisted living, residential care, memory care, and board and care, etc.).
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	2.1 and 4.3

Preservation of Housing

Program 18: Short-Term Rentals

The County may explore options for limiting short-term rentals in all areas of the unincorporated County including West Marin that currently has a moratorium that is set to expire in 2024 in order to preserve housing units for permanent residential use. Strategies may include:

- Prohibiting short-term rentals (no less than 30 days allowed)
- Limiting the number of days the unit can be used for short-term rentals
- Prohibiting short-term rentals in all multi-unit dwellings
- Allowing for short-term rentals if the property is the owner's primary residence
- Benchmarking the number of short-term rentals allowed to no more than a specific percentage of the community's rental housing stock

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, evaluate and adopt strategies for regulating short-term rentals.
Primary Responsible Departments	Planning
Funding Sources	General Fund
Relevant Housing Policies	2.6 and 3.3

Program 19: Vacant Home Tax

The vacancy rate in the unincorporated County is about 10 percent with close to 60 percent of vacant units used for recreational, seasonal, and occasional purposes. Accessory Dwelling Units in more affluent portions of the unincorporated County are often not occupied as housing units. A vacant home tax is an emerging strategy for discouraging leaving homes unoccupied for extended periods of time.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, study the feasibility of a vacant home tax as a strategy to discourage unoccupied housing units and increase revenue for affordable housing. If appropriate, pursue ballot measures in 2025 to establish tax.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	2.6

Program 20: Monitoring of Rental Housing

The Marin County Landlord Registry was established in 2019 and requires landlords to report rents and general occupancy information for all rental properties subject to the Just Cause for Eviction ordinance. While the registry is designed to collect data on the rental market, the data provides an incomplete picture since a large portion of rental units are exempt from the Just Cause for Eviction ordinance.

Also, the County Development Code prohibits conversion of multi-unit rental units into

condominiums unless the vacancy rate exceeds five percent and the change does not reduce the ratio of multi-unit rental units to less than 25 percent of the total number of dwelling units in the County.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue to implement the Landlord Registry and Condominium Conversion ordinance. ▪ In 2024, expand Landlord Registry requirements to cover all rental units in the unincorporated County.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	3.3 and 4.1

Program 21: Rehabilitation Assistance

The County supports the housing rehabilitation needs of lower income households through:

- Residential Rehabilitation Loan Program: provides low-interest property improvement loans and technical assistance to qualified, very low income homeowners to make basic repairs and improvements, accessibility improvements, correct substandard conditions, and eliminate health and safety hazards.
- Funding assistance to Marin Center for Independent Living (MCIL) home modification program to increase independence and accessibility for renters and homeowners.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Provide rehabilitation loans to 10 households annually (80 households over eight years). ▪ Provide support for 6 households to make accessibility improvements annually (48 households over eight years). ▪ Continue to support nonprofit organizations in providing rehabilitation assistance to lower income renters and homeowners.
Primary	Housing and Federal Grants

Responsible Departments	
Funding Sources	CDBG
Relevant Housing Policies	2.1, 2.5, 2.6, and 3.4

Program 22: Habitability

The County Department of Environmental Health’s Housing Services conducts inspections on residential structures of three or more units only. Single-unit homes and duplexes are not covered by inspection services.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2025, expand the inspection services to cover the entire housing stock.
Primary Responsible Departments	Environmental Health Services
Funding Sources	General Fund
Relevant Housing Policies	2.5 and 2.6

Program 23: Preservation of At-Risk Housing

The County has an inventory of publicly assisted housing projects that offer affordable housing opportunities for lower income households. Most of these projects are deed restricted for affordable housing use long-term. However, 128 units are considered at risk of converting to market-rate housing. The County will work to preserve these at-risk units. Furthermore, two mobile home parks (totaling 102 units) are located in the unincorporated County. A third mobile home park is used as nightly hotel rooms. Mobile homes represent an affordable housing options. The County will monitor the status of these parks.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Annually monitor status of at-risk rental housing projects with the goal of preserving 100 percent of at-risk units. ▪ Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low income use is filed. Notices must be filed three years, one year,
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	<p>and six months in advance of conversion.</p> <ul style="list-style-type: none"> ▪ In the event of a potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low income use. <u>As funding permits, assist in funding the acquisition or support funding applications by nonprofit providers.</u> ▪ Annually monitor the status of the mobile home parks. In the event of a potential conversion, ensure the owners adhere to relocation requirements mandated by State law. ▪ Consider a Community Opportunity to Purchase Act/Tenant Opportunity to Purchase Act (COPA/TOPA) program (see also Program 30: Tenant Protection Strategies).
Primary Responsible Departments	Housing
Funding Sources	Housing Trust Fund
Relevant Housing Policies	2.5, 2.6, 3.3, and 3.4

Housing Affordability

Program 24: Inclusionary Housing

The County implements an Inclusionary Housing program requiring a 20 percent set aside of new units or lots in a development for affordable housing. Ownership developments must have inclusionary units affordable for low to moderate income households. Rental developments must provide inclusionary units for very low to moderate income households. For both rental and homeownership developments, the larger the project, the deeper the affordability requirements. All inclusionary units must be income-restricted in perpetuity. To enhance housing development feasibility while complying with the inclusionary requirements, the County plans to:

- Modify the inclusionary housing program to expand affordability ranges based on the type and size of projects and to be in compliance with AB 1505.
- Work with Marin County cities and towns to achieve consistency across jurisdictions and to ensure that the policies are aligned with best practices and reflect current market conditions.

Specific Actions and Timeline	<ul style="list-style-type: none"> By 2023, modify the Inclusionary Housing program to expand affordability ranges and to comply with State law. In 2023, coordinate with other County jurisdictions to align inclusionary housing requirements for consistency.
Primary Responsible Departments	Housing, Planning
Funding Sources	General Fund
Relevant Housing Policies	1.1, 1.4, and 2.4

Program 25: Incentives for Affordable Housing

The County will continue to facilitate the development of affordable housing, especially for lower income households (including extremely low income) and those with special housing needs (including persons with disabilities/developmental disabilities, older adults, large households, farmworkers, educators, and people experiencing homelessness). Incentives may also be offered to encourage the inclusion of amenities in affordable housing development, such as childcare facilities and universal design/vistability. Incentives available for affordable housing projects include:

- County density bonus of 10 percent (above State density bonus)
- Potential fee waivers, especially for special needs housing
- Priority processing
- Technical assistance
- Financial participation by the County, subject to funding availability
- Support and assistance in project developer’s applications for other local, State, and federal funds

Specific Actions and Timeline	<ul style="list-style-type: none"> Continue to offer incentives to facilitate affordable housing. Annually conduct outreach to affordable housing developers to evaluate the effectiveness of incentives and make appropriate adjustments, <u>and to identify and pursue development opportunities.</u> Provide support (incentives, technical assistance) to
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	<p>school districts to develop district-owned parcels in unincorporated Marin as affordable educator housing.</p> <ul style="list-style-type: none"> Facilitate the development of 300 affordable units over eight years.
Primary Responsible Departments	Housing, Planning
Funding Sources	General Fund; Housing Trust Fund
Relevant Housing Policies	2.4

Program 26: Below Market Rate (BMR) Homeownership Program

The BMR Homeownership program offers low and moderate income, first-time homebuyers the opportunity to purchase specified condominium units in Marin County at less than market value. If the owner of a BMR unit sells, the unit is resold to another income-eligible homeowner.

Homeownership is an important strategy for wealth-building. Due to a history of policies and programs that prevented people of color from accessing homeownership for generations, providing affordable homeownership can help address the growing racial wealth gap.

Specific Actions and Timeline	<ul style="list-style-type: none"> Maintain 90 BMR units for continued affordable housing for lower and moderate income households. Successor Agency funds will be exhausted within the eight-year timeframe of the Housing Element. Beginning in 2024 and annually thereafter, pursue additional funding from local, State, and federal programs to expand affordable homeownership opportunities for first-time buyers.
Primary Responsible Departments	Housing, Marin Housing Authority
Funding Sources	Successor Agency to the Marin County Redevelopment Agency; other funding sources (such as in-lieu fees)

Relevant Housing Policies	2.1, 2.4, and 3.4
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Program 27: Community Land Trust

Currently, the County has two Community Land Trusts in the unincorporated areas = Community Land Trust Association of West Marin (CLAM) and Bolinas Community Land Trust (BCLT). The County provides financial, administrative, and technical support to the CLTs. The County may facilitate the establishment of additional Community Land Trusts in different Community Planning Areas (CPAs).

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue supporting the operation of CLTs. ▪ Subject to funding availability, establish additional CLTs in other CPAs.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	3.4, 4.1, and 4.2

Program 28: Affordable Housing Funding Sources

The County’s Affordable Housing is funded with a variety of sources:

- Affordable Housing Impact Fee
- Inclusionary Housing In-Lieu fee
- Rental Housing Impact Fee
- Jobs/Housing Linkage Fee
- CDBG
- HOME
- Permanent Local Housing Allocation
- General Fund

In addition, the County continues to pursue additional funding from State and Federal housing programs. Other potential sources may include vacant home tax (see Program 19).

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Annually pursue additional funding from State and Federal housing programs. ▪ Facilitate the development of 300 affordable housing units (excluding 200 units projected from the Inclusionary Housing program).
Primary Responsible Departments	Housing
Funding Sources	Affordable Housing Trust Fund
Relevant Housing Policies	3.4

Program 29: Community Plans

Existing community plans contain goals, policies, and programs that are inconsistent with the Countywide Plan. Where such conflicts exist, the Countywide Plan prevails. The County will pursue neighborhood improvement strategies through community plans – specifically for Marin City, which already has a high concentration of affordable housing.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2023, initiate Marin City Community Plan, with the goal of adopting the plan by 2025.
Primary Responsible Departments	Housing; Planning
Funding Sources	General Fund
Relevant Housing Policies	1.1 and 4.3

Affirmatively Furthering Fair Housing

Program 30: Fair Housing Outreach and Enforcement

The County refers fair housing complaints to Fair Housing Advocates of Northern California (FHANC) for legal services. The County will assist in fair housing outreach and education, and reasonable accommodations through funding FHANC.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ Assist an average of 50 residents annually with tenant/landlord dispute resolution, and fair housing inquiries and investigations. ▪ Annually update, or more frequently as needed, the County’s Landlord and Tenant Resources webpage. ▪ Beginning in 2023, increase fair housing outreach to Homeowners Associations, realtors, property managers, and brokers, as well as individual property owners (such as single-unit homes, duplex/triplex units, and ADUs used as rentals). Specifically, promote the State’s Source of Income Protection bills (SB 329 and SB 222) that prohibit discrimination based on the use of public assistance for housing payments (such as Housing Choice Vouchers).
<p>Primary Responsible Departments</p>	<p>Fair Housing Advocates of Norther California; Housing Authority; Housing</p>
<p>Funding Sources</p>	<p>CDBG; General Fund</p>
<p>Relevant Housing Policies</p>	<p>4.1, 4.2, and 4.3</p>

Program 31: Tenant Protection Strategies

Throughout the region, tenants are facing rising rents and increasing risk of eviction due to the economic impact of COVID, as well as displacement from the economic pressure of new development. The County will explore a variety of strategies that strengthen tenant protection. These may include:

- **Rent stabilization:** While AB 1482, the California Tenant Protection Act of 2019, imposes rent caps on some residential rental properties through 2030, it exempts most single-unit homes and condominiums for rent, and multi-unit housing units built within the previous 15 years. Additionally, AB 1482 sets an allowable rent increase in a year to 5% plus the regional cost-of-living index or 10%, whichever is less. Strategies to strengthen rent stabilization include adopting a permanent policy, expanding applicability to units not covered by AB 1482, and/or considering a lower rent increase threshold. However, at this time, compliance with the 1995 Multi-unit Housing Act (Costa Hawkins) is required.

- **Just cause for eviction:** AB 1482 also establishes a specific set of reasons for which a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4) criminal activity; 5) subletting without permission; 6) refusal to provide access; 7) failure to vacate; 8) refusal to sign lease; and 9) unlawful purpose.

The County passed an ordinance to require a just cause for eviction that applies to properties of three or more dwelling units in January 2019, before the adoption of AB 1482. To strengthen this ordinance, the County will consider expanding “just cause” to all units, and/or including relocation assistance.

No-fault causes, such as substantial remodels, owner move-ins, and withdrawal from the rental market, are the leading cause of evictions and displacement . These no-fault just causes are often used by owners to remove tenants so that rents can be increased to market rate, further eroding naturally occurring affordable housing stock. Strengthening no-fault just causes for evictions through higher relocation payments, longer eviction notice periods, and a right for a tenant to return can be effective anti-displacement strategies. An expanded just cause ordinance may also include evictions due to substantial repairs and withdrawal from the rental market.

- **Local relocation assistance:** Given both limited rental options and high housing costs in Marin County, many displaced residents are forced to move out of the County entirely. To address this, the County can adopt a local relocation assistance provision that would require owners to provide financial assistance to tenants if pursuing a no-fault termination. The County can also consider requiring greater relocation assistance to special needs groups (e.g., seniors, disabled, female-headed households) and reasonable accommodation for persons with disabilities.
- **Tenant commission:** Typically, most land use policies and planning decisions are made from the perspective of property owners and tenants lack a voice in the planning process. A tenant commission or advisory committee may be an avenue to bring policy discussions that highlight tenant interests to the County. While the proportion of renter-occupied units in the County is growing, there is currently no body within the County where their unique concerns can be raised.
- **Right to Purchase:** When tenants are being evicted due to condominium conversion or redevelopment, offer first right to purchase to displaced tenants to purchase the units.
- **Right to Return:** When tenants are being evicted due to

rehabilitation/renovation of the property, offer first right to displaced tenants to return to the improved property.

- **Tenant Bill of Rights:** Adopt a Tenant Bill of Rights (TBR) that serves to establish the standard that all Marin residents have the right to clean, safe and secure housing. The TBR can include an extension of tenant protections to subletters and family members, and mechanisms to address severe habitability issues and market pressures, such as stronger protections for tenants from eviction if they deduct repairs from rent. This provision would also provide anti-retaliation protection for tenants that assert their rights.
- **Community or Tenant Right to Purchase (COPA/TOPA):** Pursue COPA/TOPA as a means to preserve affordability and mitigate potential displacement impacts by offering community organizations or tenants the first opportunity to purchase a residential building if the owner is selling. COPA/TOPA policies offer community organizations or tenants the right to negotiate and collectively bargain.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue to implement the County’s Landlord Registry requirement. ▪ In 2023, begin community outreach to discuss various tenant protection strategies as outlined above. Study the administrative and financial feasibility and relative efficiency of each strategy. ▪ In 2024, based on the outcome of the community outreach and also assessment of feasibility, adopt appropriate tenant protection strategies. ▪ Continue to work with Marin cities and towns to consider similar policies.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	4.1

Program 32: Comprehensive Review of Zoning and Planning Policies

The County’s Development Code and planning policies have been incrementally developed over time and may have inherited language rooted in segregation. The County will conduct a comprehensive review of its zoning and planning policies to remove discriminatory language or policies that may directly or indirectly perpetuate segregation. This includes reviewing the use of the terms “single-family” residential use, “protecting the character of the neighborhood,” and findings of conditional approval in different regulatory documents.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, conduct a comprehensive review of zoning and planning policies <u>and make appropriate revisions</u> to remove discriminatory language and policies.
Primary Responsible Departments	Housing, Planning, Building
Funding Sources	General Fund
Relevant Housing Policies	1.1 and 4.3

Program 33: Community Engagement and Regional Collaboration

Community Development Agency (CDA) outreach working group work with local communities to obtain input on housing and community development issues, especially to highlight areas that have historically been underserved or underrepresented in these conversations.

The County will also conduct outreach and education to promote the need for and benefits of additional housing in the unincorporated County, especially housing that meets the diverse needs of all socioeconomic segments of the County residents.

In 2019, County staff reconvened a countywide working group of Planning Directors and planning staff to encourage interjurisdictional collaboration on housing issues and solutions, with a specific focus on responding to new state legislation to streamline housing developments. The working group established common goals and coordinated on housing legislation, planning, production, and preservation of existing affordability. The working group meets once monthly and has evolved from briefings and discussions regarding state housing legislation into collaboration on projects to facilitate the development of more housing in Marin County. The working group applied jointly for SB2 planning grants in the summer and fall of 2019 and has started

to collaborate on these grant projects, including Objective Design and Development Standards, an ADU Workbook and Website, and inclusionary housing program updates. The group received funds from ABAG to work collaboratively on shared Housing Element deliverables including translation dollars, Affirmatively Furthering Fair Housing products, visualizations, and a countywide website.

The County will continue to have a leadership role to coordinate with other jurisdictions within the County to expand housing opportunities throughout the County, achieve consistency in policies, and collaborate on affordable housing projects through the Housing Working Group. Specifically, the County has committed to the following:

- Implementation of Housing Element programs: During implementation of the 2023-2031 Housing Element, the County, cities and towns will collaborate on program implementation, especially those related to Affirmatively Furthering Fair Housing and tenant protections, such as:
 - Model ordinances: developing model ordinances to be considered by the Board of Supervisors and City Councils.
 - Outreach and community engagement: Conducting shared outreach and community engagement.
- Housing Element Collaboration: Develop a deeper and more formalized collaboration on the Housing Element in the future. This could include:
 - One Housing Element: Develop one document with shared background, outreach, programs and policies. This would provide consistency, save funds and improve accessibility for stakeholders and housing developers.
 - Consider a Subregional approach: The County and cities and towns will consider developing a subregional approach to meeting the Regional Housing Need Allocation in the next housing element cycle.
 - Shared consultants to conserve resources and develop more consistent policies and programs, the County, cities and towns will seek to hire the same consultants to prepare parts of the housing element, conduct regional outreach and conduct any needed environmental review.
- Funding collaboration: explore ways to more effectively collaborate on shared funding for affordable housing. This could include:
 - Inclusionary policies: Developing more consistent policies and fees to encourage and facilitate more affordable housing as part of new market rate developments and increase funding for affordable housing.

- Regional housing trust fund: Consider the establishment of a regional housing trust fund which would make state applications more competitive and lower the administrative burden for cities and towns.
- Community Development Block Funds: Continue to collaborate as an entitlement community on using CDBG funds to fund affordable housing and leverage other State and Federal Sources.
- Permanent Local Housing Allocation (PLHA): Continue to collaborate as an entitlement community to use PLHA funds on housing-related projects and programs that assist in addressing the unmet housing needs of our local communities.
- The Bay Area Housing Finance Authority (BAHFA): Actively participate and support the efforts of BAHFA to raise funds to help address affordable housing and housing stability.
- Shared staffing: With the exceptions noted above, the County, and cities and towns address most housing issues individually, and often with limited staff and financial resources. Programs and policies in the Housing Element require concrete goals and deliverables which will be difficult for smaller jurisdictions to achieve with all of the other obligations associated with their work. Shared staffing initiatives would encourage coordination and working together to tackle the housing crisis on a larger scale through shared housing staff to provide expertise and local knowledge to support affordable housing developers. This would also result in consistency throughout the county and adoption of best practices.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ By December 2023, develop a work plan and present to the BOS to identify new geographic areas/populations for outreach and establish a protocol for conducting outreach, with coordinated efforts with County CDA. ▪ <u>In 2023 and annually thereafter, continue working with the regional working group on housing to coordinate and collaborate on regional solutions to housing issues as outlined above.</u>
<p>Primary Responsible Departments</p>	<p>Housing, Planning</p>
<p>Funding Sources</p>	<p>General Fund</p>

Relevant Housing Policies	3.1, 3.2, 4.2, and 4.3
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Affirmatively Furthering Fair Housing Action Matrix

The following table summarizes the County’s implementation actions to further fair housing. Individual housing programs may have different impacts on furthering housing choices. Fair housing actions are grouped into the five themes:

- Fair housing outreach and enforcement
- Housing mobility through expanded choices in housing types and locations
- New opportunities in high resource areas
- Place-based strategies for neighborhood improvements
- Tenant protection and anti-displacement

Housing programs are often implemented throughout the unincorporated areas. However, individual programs may have targeted locations for specific actions, increased outreach efforts, and/or priority for allocation of resources.

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Housing Mobility				
<u>Program 4: Accessory Dwelling Units</u>	<u>Dedicate an ombudsperson position to help applicants navigate the pre-development phase of ADU construction.</u>	<u>2023-2031</u>	<u>Throughout unincorporated County</u>	<u>280 ADUs or JADUs</u>
Program 7: Religious and Institutional Facility Housing Overlay	Establish a Religious and Institutional Facility Housing Overlay to extend the provisions of Section 65913.6 to other institutional and religious uses.	By December 2024	Throughout unincorporated County	Create 100 affordable units within the Overlay
<u>Program 8: Development Code Amendments</u>	<u>Amend County Development Code to facilitate the development of a variety of housing types.</u>	<u>By December 2023</u>	<u>Throughout unincorporated County</u>	<u>Achieve 25 percent of affordable housing for special needs populations</u>
Program 13: Reasonable Accommodation	Offer expedited review and approval of Reasonable Accommodation requests.	Beginning in 2023	Throughout unincorporated County	Not applicable
Program 14: Universal Design and Visitability	Study policies and/or incentives to encourage requirements for universal design and visitability, and develop them by 2025 for implementation.	Study in 2024 Develop policies/incentives by 2025	Throughout unincorporated County	Increase accessible units by 10 percent

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
<u>Program 15: Housing for Farmworkers and Hospitality Workers</u>	<u>Develop strategies for addressing farmworker and hospitality worker housing.</u>	<u>By December 2025</u>	<u>Throughout unincorporated County</u>	<u>Increase housing for these employees by 20 percent</u>
<u>Program 16: Project Homekey</u>	<u>Identify locations that may be appropriate as Project Homekey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD.</u>	<u>In 2023</u>	<u>Throughout unincorporated County</u>	<u>Develop 20 units</u>
Program 17: Housing for Seniors	Explore expansion of home match services to help match over-housed seniors with potential lower income tenants.	In 2023	Throughout unincorporated County	Increase home matches by 20 percent
	Develop incentives and development standards to facilitate various senior housing options (such as senior apartments/homes, co-housing, assisted living, etc.).	In 2024	Throughout unincorporated County	Increase senior housing units by 20 percent
Program 21: Rehabilitation Assistance	Provide support for households to make accessibility improvements.	Annually	Throughout unincorporated County	Assist 48 households
Program 26: Below Market Rate (BMR) Homeownership Program	Provide support for first-time low and moderate income homebuyers to purchase a home at below-market value.	Annually	Throughout unincorporated County	Maintain 90 BMR units but pursue to increase affordable homeownership

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
<p><u>Program 33: Community Outreach and Regional Collaboration</u></p>	<p><u>Develop model ordinances to facilitate affordable housing development and tenant protection to be considered by the Board of Supervisors and City Councils.</u></p> <p><u>Conduct shared outreach and community engagement.</u></p>	<p><u>Annually</u></p>	<p><u>Throughout the County, including in High Resource communities</u></p>	<p><u>Increase affordable housing construction throughout the County, especially in High Resource communities</u></p>
<p>New Opportunities in High Resource Areas</p>				
<p>Program 4: Accessory Dwelling Units</p>	<p><u>Pursue and allocate financial incentives to support ADU construction with the annual goal of assisting 5 lower income households with ADU construction or deed restricting 5 ADUs as affordable housing.</u></p>	<p><u>Annually</u></p>	<p>Throughout unincorporated County, <u>particularly in High Resource areas</u></p>	<p><u>40 ADUs as affordable housing</u></p>
<p>Program 5: SB 9 Mapping Tool</p>	<p>Develop and implement an online mapping tool that will identify areas in the unincorporated area that are eligible to use SB 9.</p>	<p>By December 2024</p>	<p>Throughout unincorporated County, with emphasis in Los Ranchitos (Opportunity Area)</p>	<p>Online tool created</p>
<p><u>Program 7: Religious and Institutional Facility Housing Overlay</u></p>	<p><u>Establish a Religious and Institutional Facility Housing Overlay to extend the provisions of Section 65913.6 to other institutional and religious uses.</u></p>	<p><u>By December 2024</u></p>	<p><u>Throughout unincorporated County, with emphasis in High Resource areas</u></p>	<p><u>Create 100 affordable units within the Overlay, including 50 units in High Resource areas</u></p>

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 24: Inclusionary Housing	Modify the Inclusionary Housing program to expand affordability ranges and to comply with State law	By 2023	Throughout unincorporated County	Increase affordable housing by 500 units
<u>Program 33:</u> <u>Community Outreach and Regional Collaboration</u>	<p><u>Funding collaboration: explore ways to more effectively collaborate on shared funding for affordable housing. This could include:</u></p> <ul style="list-style-type: none"> • <u>Inclusionary policies</u> • <u>Regional housing trust fund</u> • <u>Community Development Block Funds</u> • <u>Permanent Local Housing Allocation</u> • <u>Bay Area Housing Finance Authority</u> 	<u>By 2024</u>	<u>Throughout the County</u>	<u>Increase affordable housing construction throughout the County, especially in High Resource communities</u>

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Place-Based Strategies for Neighborhood Improvements				
Program 10: Objective Development Standards for Off-Site Improvements	Establish objective development standards for off-site improvements	By December 2025	Rural communities	Development Code amended
Program 12: Septic for Multi-Unit Housing	Develop standards for multi-unit development in septic areas. Initiate a study to identify alternative approaches to sewage disposal (e.g., package plants, community systems, incinerator toilets, etc.). Upon completion of the study, update by 2024 the County's methodology for calculating septic capacity.	Study in 2022/2023 Update methodology by 2024	Rural communities, with emphasis in West Marin, Greenpoint-Blackpoint	Development Code amended
Program 27: Community Land Trust	Subject to funding availability, establish additional CLTs in other CPAs.	2023-2031	Marin City and areas along City Centered Corridor	Create 100 affordable units through CLTs
Program 29: Community Plans	Initiate Marin City Community Plan, with the goal of adopting the plan by 2025.	Initiate in 2023 with adoption in 2025	Marin City	Not applicable
Tenant Protection and Anti-Displacement				
Program 3: Replacement Housing	Update Development Code to address replacement requirement	By December 2022	Throughout unincorporated County	Development Code amended

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 15: Housing for Farmworkers and Hospitality Workers	Develop strategies for addressing farmworker and hospitality worker housing.	By December 2025	Throughout unincorporated County, with emphasis in West Marin	Increase housing dedicated for farmworkers or hospitality workers by 20 percent
Program 16: Project Homekey	Identify locations that may be appropriate as Project Homekey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD.	In 2023	Throughout unincorporated County	Develop 20 Project Homekey units
Program 18: Short-Term Rentals	Evaluate and adopt strategies for regulating short-term rentals.	In 2023	Throughout unincorporated County, with emphasis in West Marin where a larger number of units are being used as vacation rentals	Development Code amended
Program 19: Vacant Home Tax	Study the feasibility of a vacant home tax as a strategy to discourage unoccupied housing units and increase revenue for affordable housing. If appropriate, pursue ballot measures to establish tax.	Study in 2024 Pursue ballot in 2025	Throughout unincorporated County	Issue placed on Ballot
Program 20: Monitoring of Rental Housing	Expand Landlord Registry requirements to cover all rental units in the unincorporated County.	In 2024	Throughout unincorporated County	Collect accurate rental data

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 23: Preservation of At-Risk Housing	Monitor status of at-risk projects with the goal of preserving 100% of at-risk units	Annually	Throughout unincorporated County, with emphasis in Marin City and Santa Venetia	Preserve 128 at-risk rental units Preserve 102 mobile home park units
Program 31: Tenant Protection Strategies	Begin community outreach to discuss various tenant protection strategies and adopt appropriate tenant protection strategies.	Begin outreach in 2023 Adopt strategies in 2024	Throughout unincorporated County, with emphasis in Marin City and West Marin where risk of displacement is high	Tenant protection strategies adopted
Fair Housing Outreach and Enforcement				
Program 30: Fair Housing Outreach and Enforcement	Assist an average of 50 residents annually with tenant/landlord dispute resolution, and fair housing inquiries and investigations.	Annually	Throughout unincorporated County	Assist 400 residents
	Increase fair housing outreach to Homeowners Associations, realtors, property managers, and brokers, as well as individual property owners (such as single-unit homes, duplex/triplex units, and ADUs used as rentals).	Beginning in 2023 and annually thereafter	Throughout unincorporated County, with emphasis in West Marin, Marin City, and Santa Venetia	Conduct 40 outreach events

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 32: Comprehensive Review of Zoning and Planning Policies	Conduct a comprehensive review of zoning and planning policies to remove discriminatory language and policies.	In 2025	Throughout unincorporated County	Not applicable
Program 33: Community Engagement and Regional Collaboration	Develop a work plan and present to the BOS to identify new geographic areas/populations for outreach and establish a protocol for conducting outreach, with coordinated efforts with County CDA.	By December 2023	Throughout unincorporated County, with emphasis in West Marin, Marin City, and Santa Venetia	Conduct 40 outreach events

Quantified Objectives

For the 2023-2031 planning period, the County has established quantified objectives for construction, preservation, and rehabilitation of housing in the unincorporated areas. Pursuant to State law, quantified objectives can be established based on trends and available resources.

Table H-5.3: Summary of Quantified Objectives (2023-2031)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	550	550	634	512	1,323	3,569
New Construction	50	200	250	200	500	1,200
Rehabilitation Assistance	28	50	50			128
Preservation of At-Risk Housing	57	58	115			230