

Housing Element Update Community Roadshow

January - February 2022



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

Language Interpretation

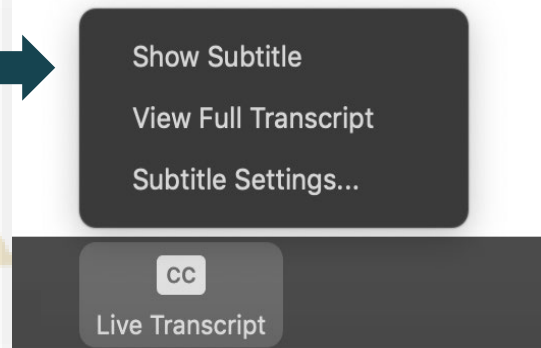
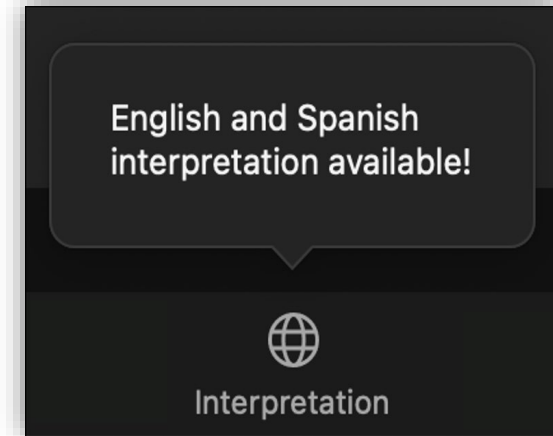
Interpretación de idiomas

Select the globe icon to choose the language you want to listen to for this meeting.

Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.

For Closed Captioning, select this option...

Para subtítulos, seleccione esta opción...



Agenda

- Update on the Housing Element
- Process for selecting potential housing sites
- How to provide input on the sites using Balancing Act
- Balancing Act office hours
- Closing comments

Roadshow Goals

- **Inform** the community about the planning process for achieving County housing goals and the Site Selection Process
- **Provide** an opportunity for participants to share their input on the site selection process
- **Introduce** Balancing Act- a digital tool for providing feedback on the sites

Tonight's Meeting

- Receive comments and questions from the Design Review Board and members of the public
- No decision or formal response is requested
- Encourage the use of Balancing Act as a key tool for providing feedback

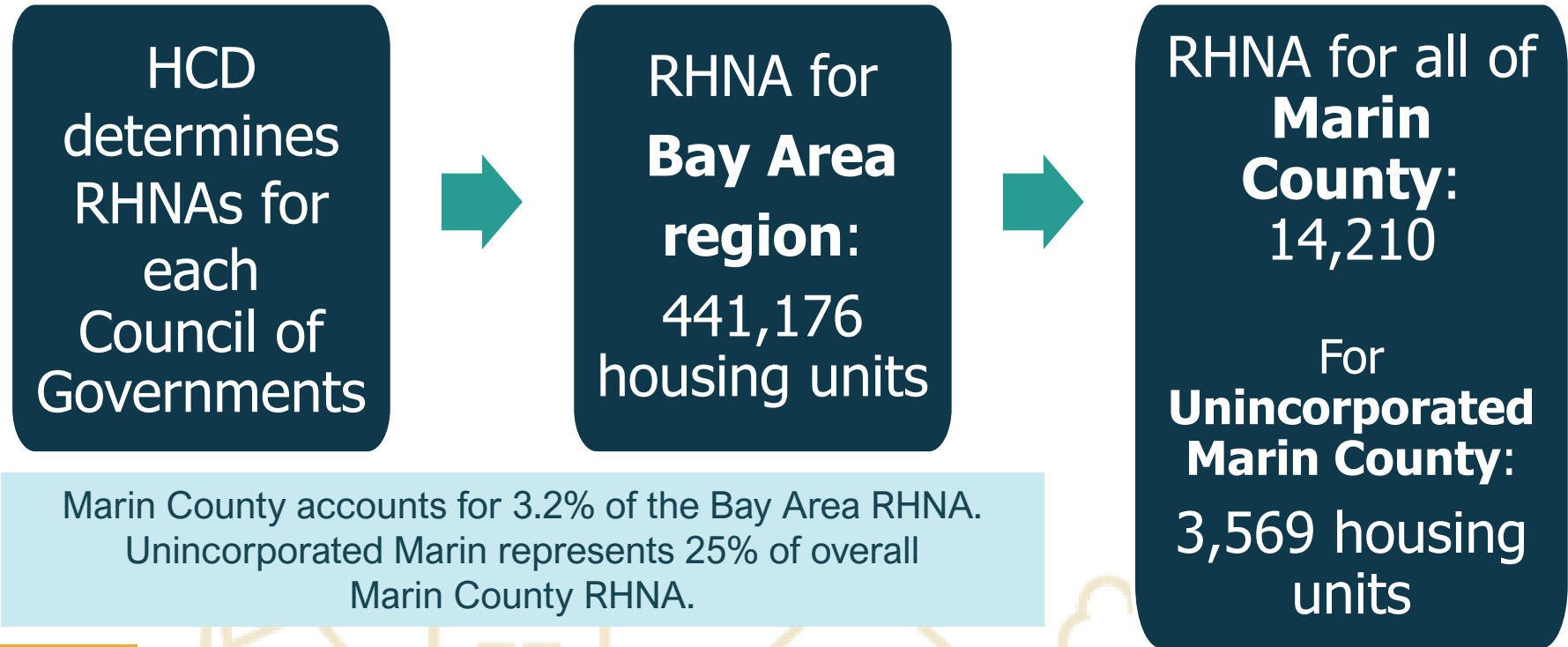
What is a Housing Element?

- Updated every **eight years**
- **Review required** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** Jan 2023
- Housing Element for Marin County only covers the **unincorporated areas**



What is the RHNA?

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



Previous and Current RHNA Cycles

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

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



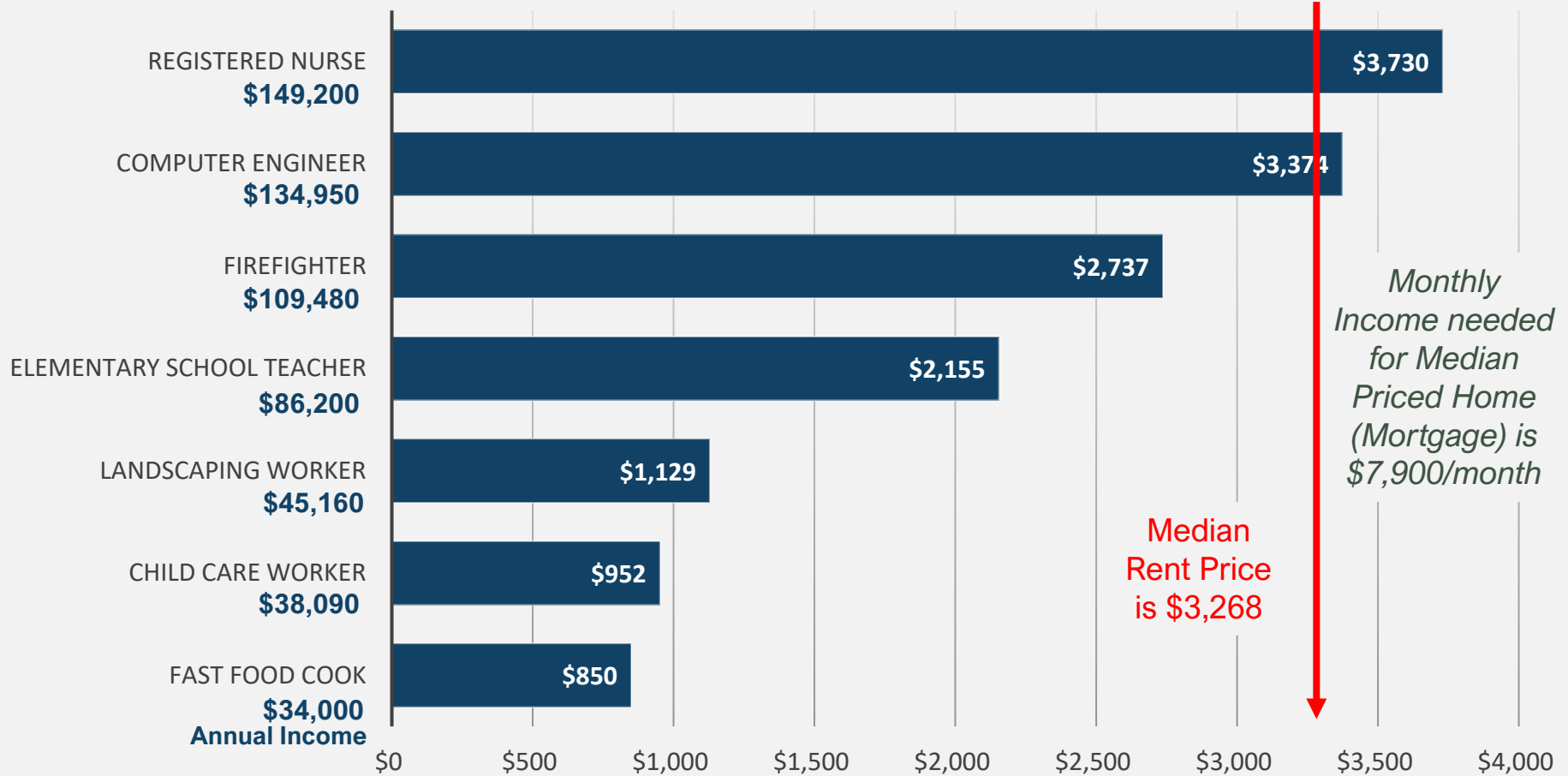
State Income Thresholds for Affordable Housing in Marin County

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

Source: CA HCD 2021 Income Limits



Wage Scale in Marin County



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



Marin County Wages and Housing Affordability

Affordable housing = 30% of household income

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

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

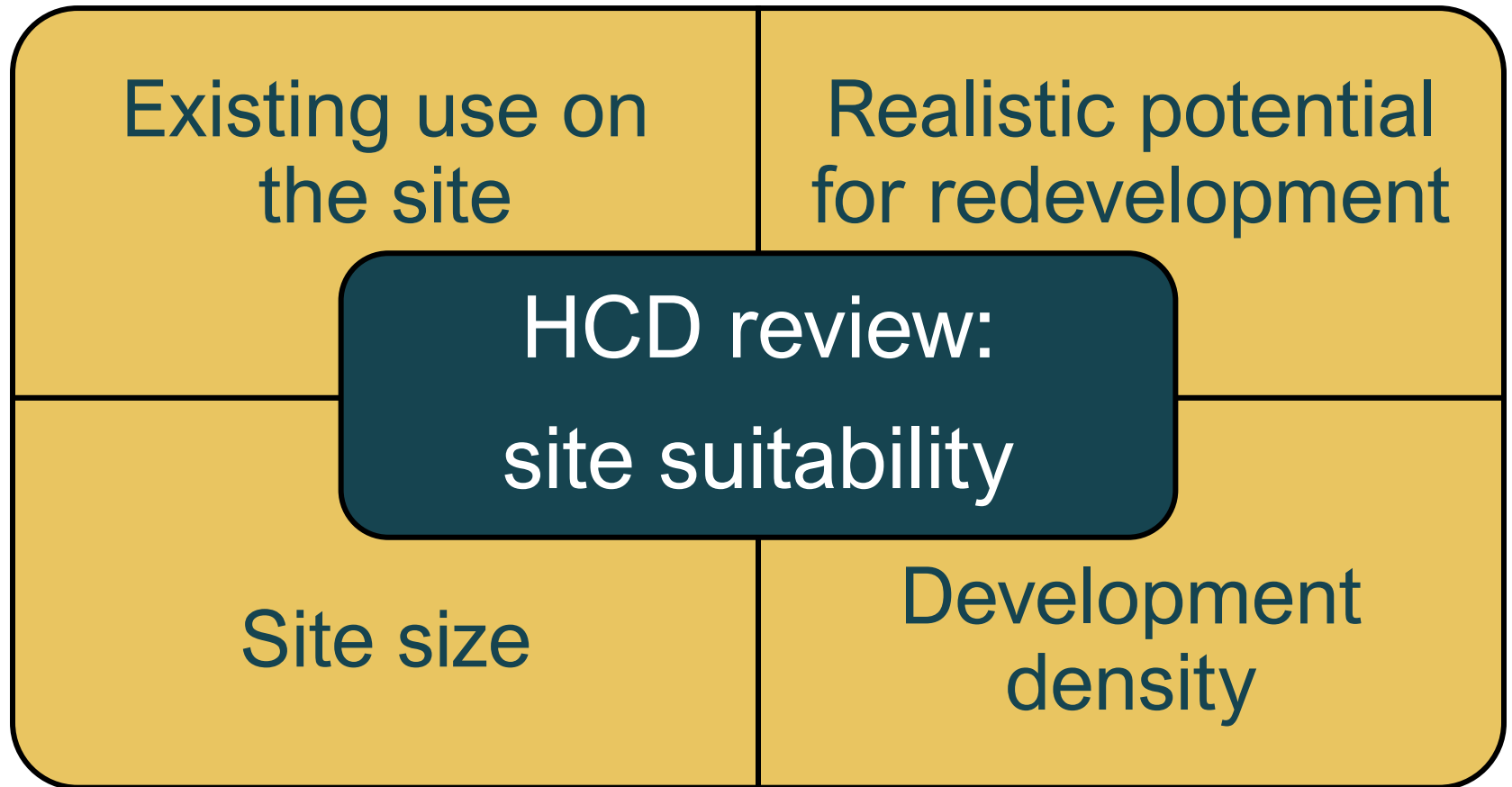
Monthly Income needed for Median Priced Home (Mortgage) is \$7,900/month



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

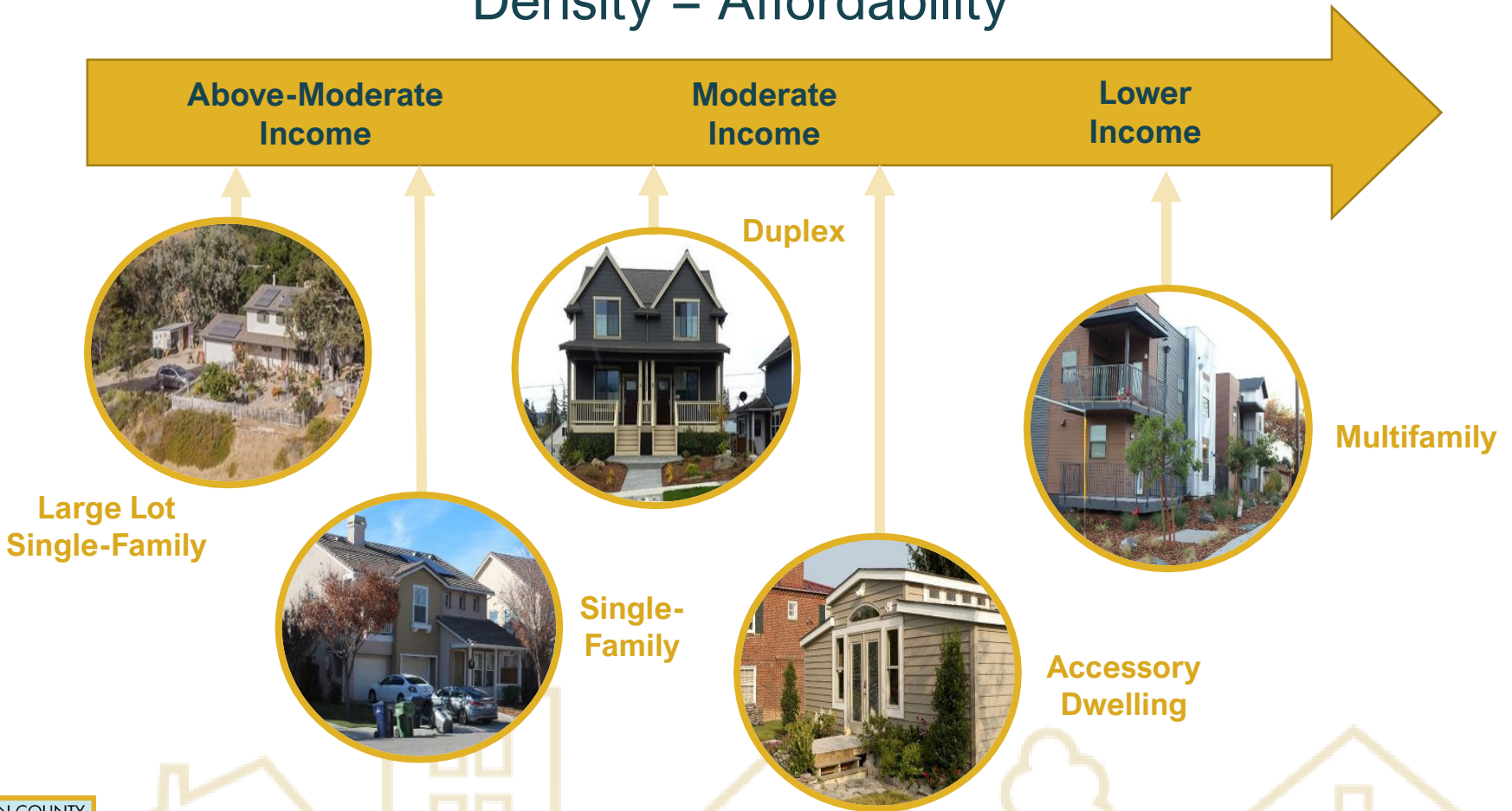
Source: CA HCD 2021 Income Limits

Housing Sites Considerations



Sites Inventory: Assumptions

Density = Affordability



Guiding Principles

1. *Ensure Countywide Distribution*
2. *Address Racial Equity and Historic Patterns of Segregation*
3. *Encourage Infill and Redevelopment Opportunities*
4. *Consider Environmental Hazards*
5. *Leverage Surplus Lands*
6. *Ensure robust public engagement around all sites*

Sites Inventory: Strategies



Vacant Residential Sites
(Factor in Constraints)



Approved/Proposed Projects (Credits)



Accessory Dwelling Units



Publicly Owned Land



Increase Densities in Residential Areas
(Up Zoning)



Rezoning of Commercial Sites (Mixed Use)



Religious Institutions
(excess parking areas)



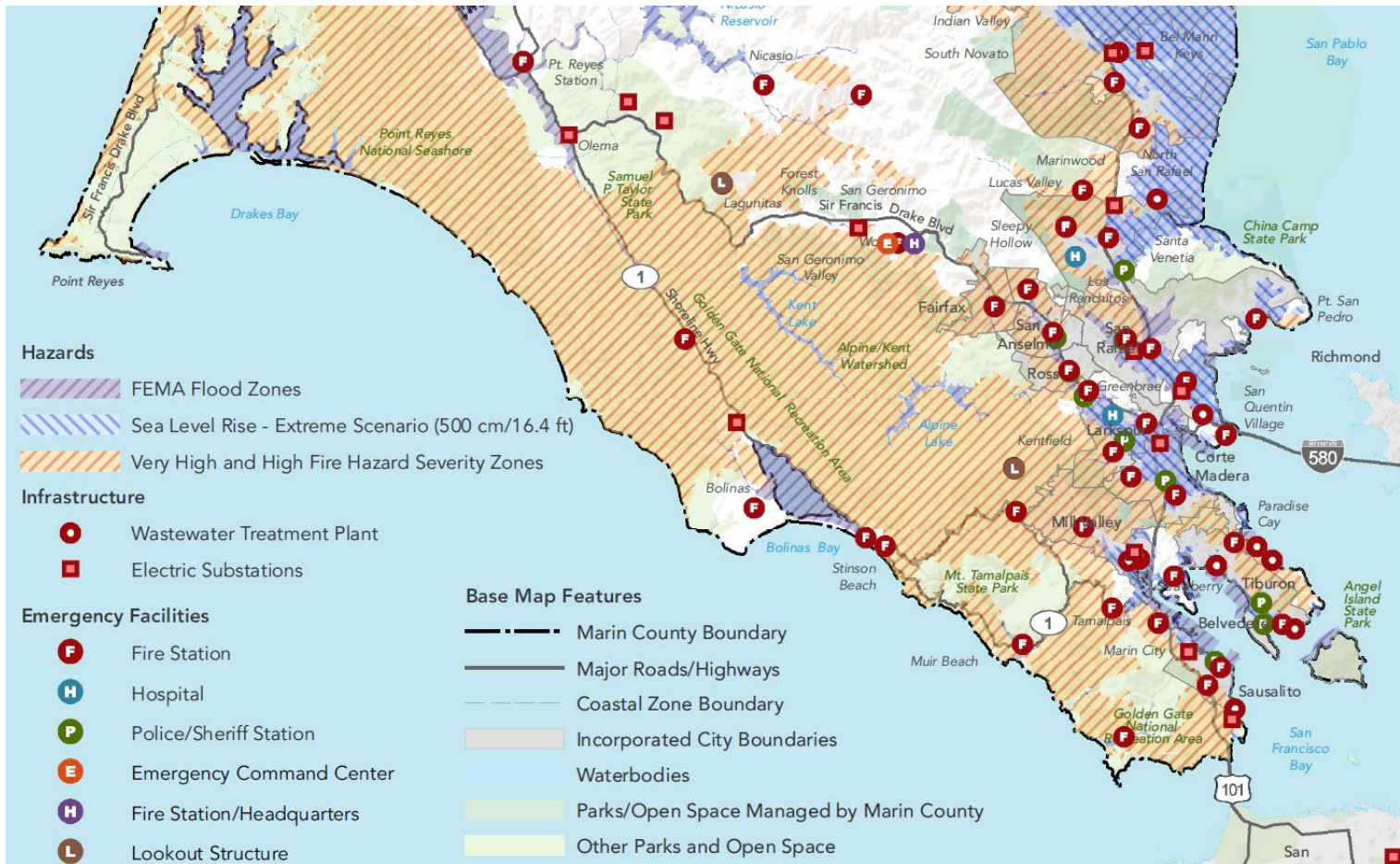
School Sites
(excess site areas)



Affordable Housing Conversion
(Rehabilitation/Preservation)

Preliminary Assessment

Geographic Review of Marin County Properties



Realistic Capacity Assumptions

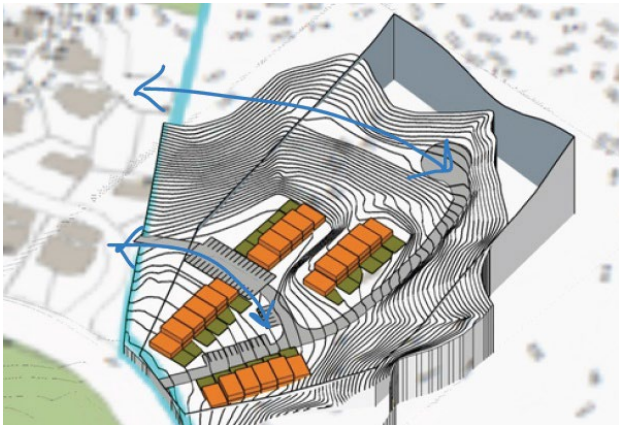


Vacant Residential Land

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

Underutilized Residential

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



Underutilized Non-Residential

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

Candidate Housing Sites



Four Scenarios

- 1. Ensure Countywide Distribution**
- 2. Address Racial Equity and Historic Patterns of Segregation**
- 3. Encourage Infill and Redevelopment Opportunities**
- 4. Consider Environmental Hazards**
 - Leverage Surplus Lands
 - Ensure robust public engagement around all sites

Balancing Act




Balancing Act


Housing and Safety Elements 20: x +


marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements


- **Martes, 1 de febrero de 2022.** Taller #2 de la Junta de Supervisores y la Comisión de Planificación
- **Miércoles 2 de febrero de 2022.** Actualización de sitios del Elementos de Vivienda - Tamalpais Valley ([lista de reuniones comunitarias](#))
- [Escenarios de Vivienda "Balancing Act" y horas de oficina virtual](#)
- [Preguntas frecuentes](#)

We want to hear from you!
¡Queremos escuchar su opinión!

 [Consider-It Discussion Forum](#)
[Foro de discusión para consideraciones](#)

 **Interactive Atlas** *(coming soon)*
Atlas interactivo *(estará disponible pronto)*

 [Housing Site Suggestions](#)
[Sugerencias de sitios de vivienda](#)

 **Balancing Act and Housing Sites Feedback**
["Balancing Act" y comentarios sobre sitios de vivienda](#)

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Do you need this information in another language?



Balancing Act



[Forum](#)

[eraciones](#)



Interactive Atlas *(coming soon)*

Atlas interactivo *(estará disponible pronto)*



[ions](#)

[vienda](#)



Balancing Act and Housing Sites Feedback

["Balancing Act" y comentarios sobre sitios de vivienda](#)



Balancing Act

Scenario #1: Ensure Countywide Distribution

The Countywide Distribution Scenario distributes housing sites throughout the County. It responds to housing demand throughout the County, locates housing near services (e.g., City Center Corridor and villages in the Coastal and Inland Rural Corridors), and distributes housing throughout all five Supervisorial districts.

→ [Access the Balancing Act exercise for this scenario and share your feedback.](#)

Scenario #2: Address Racial Equity and Historic Patterns of Segregation

The Equity Scenario emphasizes racial equity and addresses historic patterns of segregation by promoting inclusive communities, furthering housing choice, and examining racial and economic disparities. It locates affordable housing in areas with access to resources such as good schools, transportation infrastructure, and healthy living conditions such as good air quality. It focuses housing development outside areas of current minority concentration, as defined by the federal U.S. Department of Housing and Urban Development (HUD).

→ [Access the Balancing Act exercise for this scenario and share your feedback.](#)

Scenario #3: Encourage Infill and Redevelopment Opportunities

The Infill scenario focuses housing on infill sites within already developed areas and limits new development on larger undeveloped areas. It locates housing within existing communities and close to services, jobs, transportation, and amenities. It considers the rezoning of infill sites to accommodate affordable housing, suggests housing on underutilized and marginal commercial properties and publicly owned sites at higher densities and facilitates production of accessory dwelling units (ADUs).

→ [Access the Balancing Act exercise for this scenario and share your feedback.](#)

Scenario #4: Consider Environmental Hazards

The Environmental Hazards Scenario locates housing in areas with limited environmental hazards or in areas where impacts could be mitigated to address threats to life and property from these hazards. It identifies sites where technology, materials, and building methods could mitigate environmental hazards; prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. This scenario will be refined with additional analysis of environmental constraints and transportation capacity.

→ [Access the Balancing Act exercise for this scenario and share your feedback.](#)

How To Submit Comments

To submit comments about a particular site on Balancing Act first navigate to the site, then click on the "Add a Comment" icon to the right (on mobile, first click on the icon



Opportunities for Input

- **Kentfield** (Kentfield Planning Advisory Board meeting): Wednesday January 26, 7 pm
- **Tamalpais Valley** (Tamalpais Design Review Board meeting): Wednesday, February 2, 7 pm
- **Strawberry** (Strawberry Design Review Board meeting): Monday, February 7, 7 pm
- **Lucas Valley and Marinwood**: Thursday February 10, 6-7 pm
- **Santa Venetia and Los Ranchitos***: Tuesday, February 15, 6-7 pm
- **Marin City***: Tuesday, February 15, 6-7 PM
- **West Marin*** – Wednesday, February 16, 6-7 pm
- **Unincorporated Novato** – Thursday, February 17, 6-7 pm

**Spanish interpretation will be available*

Meeting Details at:
[www. MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)



Need Help with Balancing Act?

Balancing Act

Housing Element
Simulation

Staff Virtual Office Hours

Feb 1, 5-6

Feb 10, 7-8 (After roadshow)

Feb 15, 7-8 (After roadshow)

Feb 22, 5-6

Balancing Act will be open until February 27



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