

# Housing Element Update Community Roadshow

March 2022



Marin County Community Development Agency | [www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)

# Agenda

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- Brief Housing Element Overview
- Housing Site Selection Process
- New Sites
- Next Steps



# Meeting Goals

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- **Inform** the community about the new sites under consideration
- **Provide** an opportunity for participants to share their input on the new sites

# What is a Housing Element?

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- 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

HCD determines RHNAs for each Council of Governments



RHNA for **Bay Area region:**  
441,176 housing units

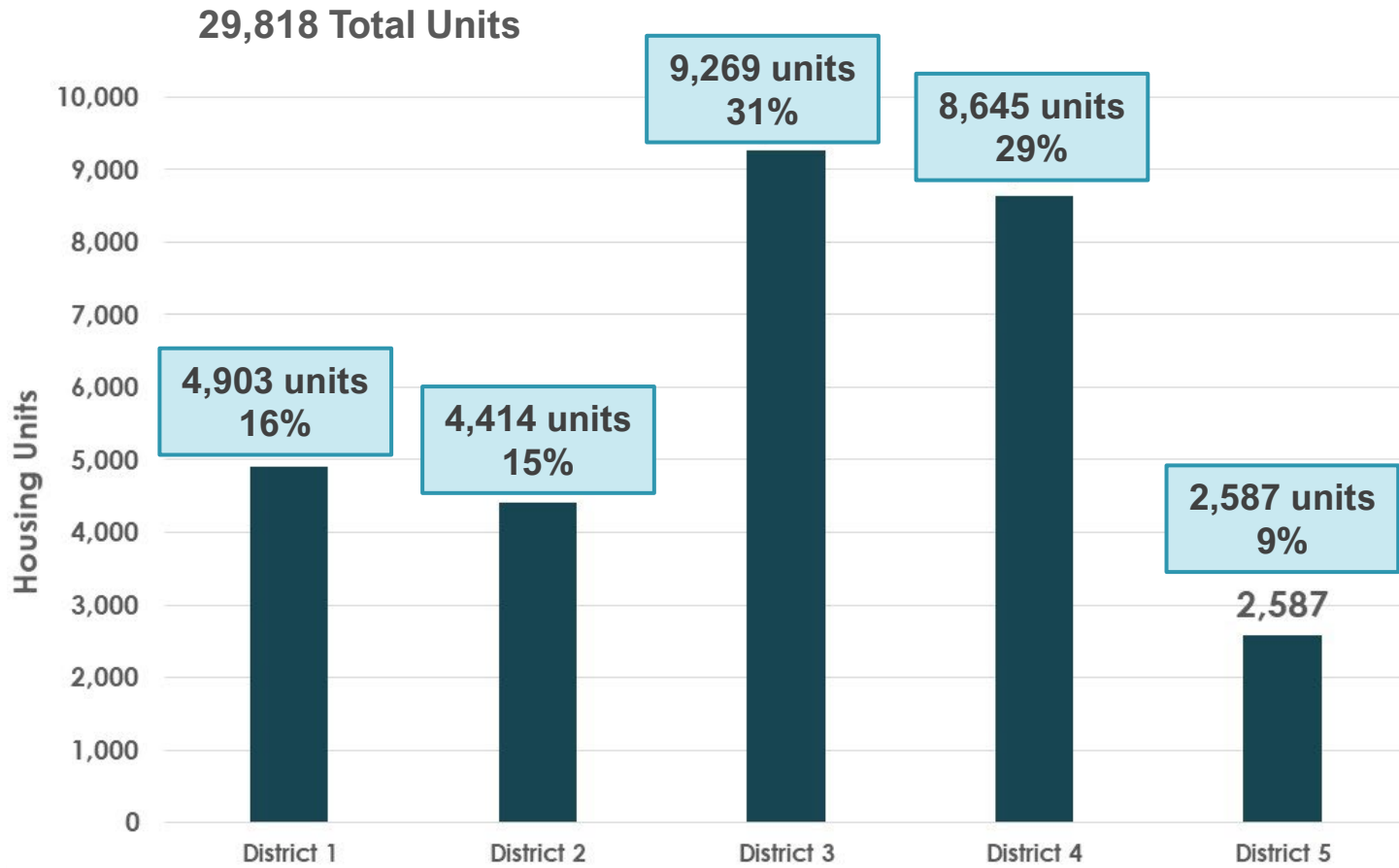


RHNA for all of **Marin County:**  
14,210

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

Marin County accounts for 3.2% of the Bay Area RHNA.  
Unincorporated Marin represents 25% of overall Marin County RHNA.

# Existing Housing Unit Distribution (2021)



# State Income Thresholds for Affordable Housing in Marin County

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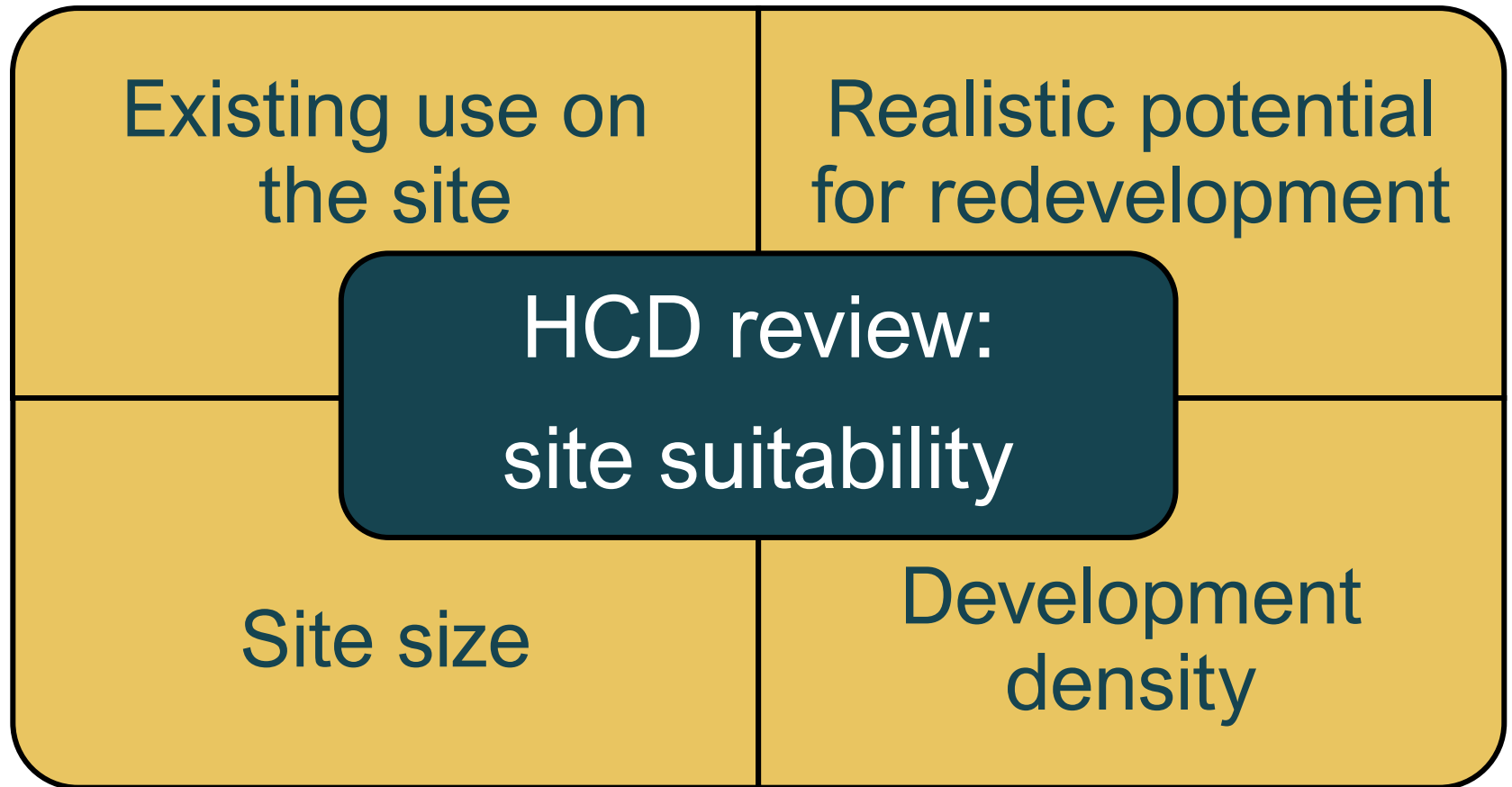
Income Level	1-Person	2-Person	3-Person	4-Person
<b>Extremely Low</b> 0-30% AMI	\$38,400	\$43,850	\$49,350	\$54,800
<b>Very Low</b> 31-50% AMI	\$63,950	\$73,100	\$82,250	\$91,350
<b>Low</b> 51-80% AMI	\$102,450	\$117,100	\$131,750	\$146,350
<b>Moderate</b> 81-120% AMI	\$125,650	\$143,600	\$161,550	\$179,500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

Source: CA HCD 2021 Income Limits



# Housing Sites Considerations

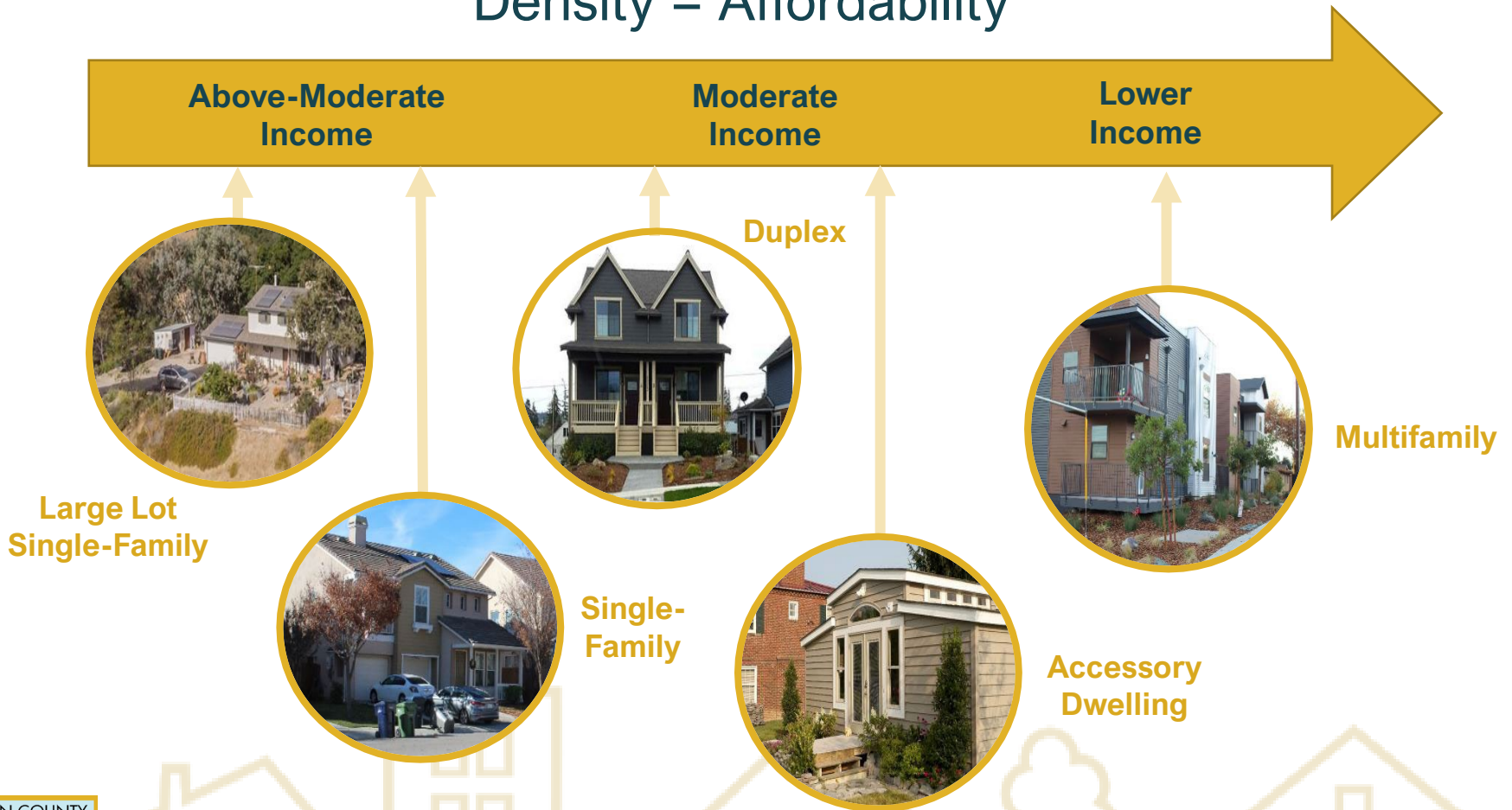
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# Sites Inventory: Assumptions

Density = Affordability



# Guiding Principles

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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*

# Site Selection Process

Candidate Housing Sites:  
**142 Sites**

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

Scenario 1 (Distribution)  
**88 Sites**

Scenario 2 (Equity)  
**85 Sites**

Scenario 3 (Infill)  
**88 Sites**

Scenario 4 (Hazards)  
**67 Sites**

**Comments From Public Engagement/Online Tools**

Alternative 1 (Distribution):  
**108 Sites**

Alternative 2 (Hazards & Infill):  
**100 Sites**

**Board of Supervisor and Planning Commission Comments**

Recommended Sites:  
**82 Sites**

# Sites Inventory: Strategies



**Vacant Residential Sites**  
(Factor in Constraints)



**Increase Densities in Residential Areas**  
(Up Zoning)



**Approved/Proposed Projects** (Credits)



**Rezoning of Commercial Sites** (Mixed Use)



**Accessory Dwelling Units**



**Religious Institutions**  
(excess parking areas)



**Publicly Owned Land**



**School Sites**  
(excess site areas)



**Affordable Housing Conversion**  
(Rehabilitation/Preservation)

# New Candidate Sites

- At the meeting on March 15 Board and Planning Commission provided feedback to staff on recommended sites
- Board members asked to reduce units on some sites, remove others and add additional sites
- The new sites are in Atherton area and San Geronimo Valley



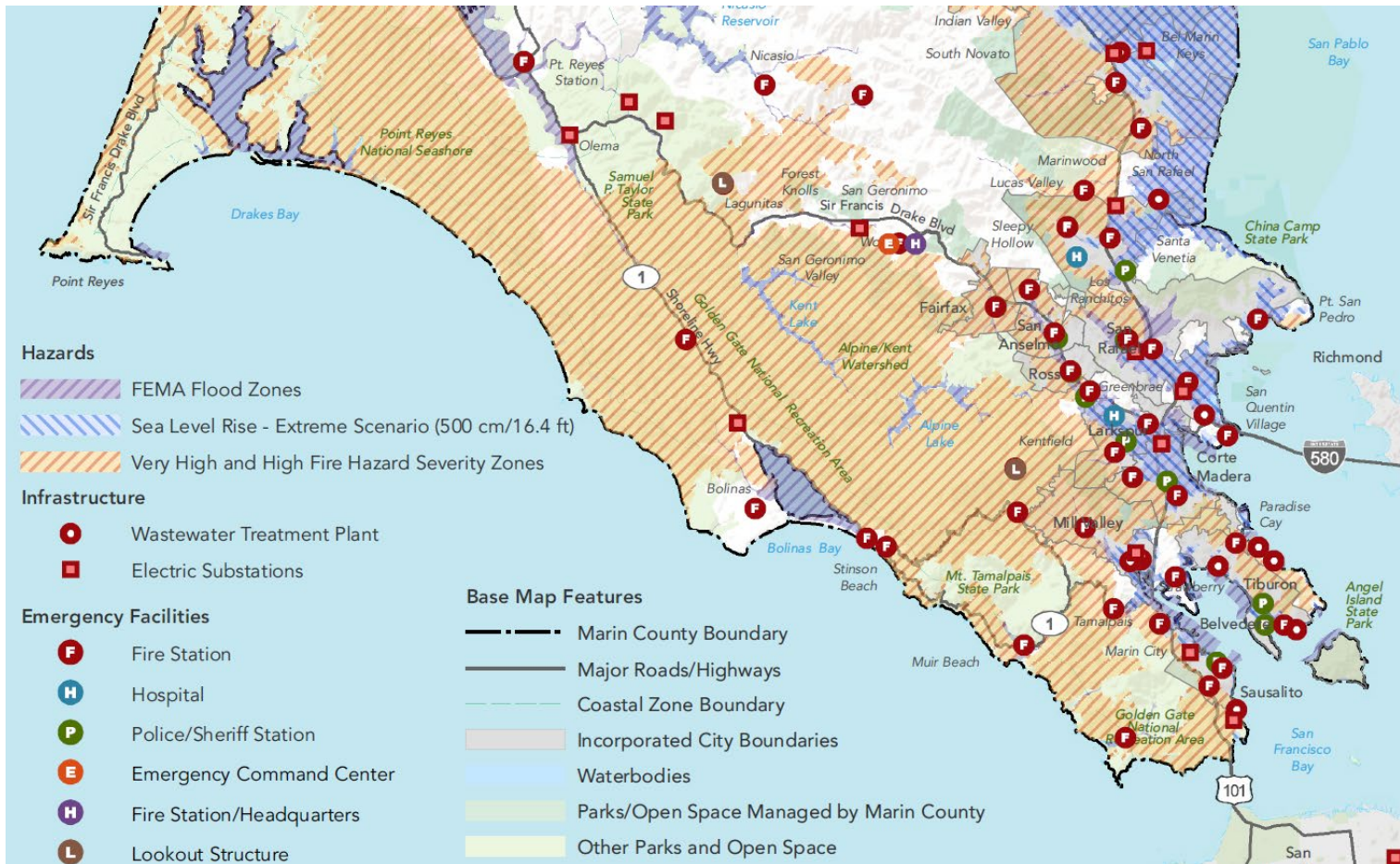
# New Candidate Sites cont'd

Property Name	Parcel Number(s)	Property Address
Woodacre Fire Station	172-111-01, 172-111-02; 172-104-02	33 Castle Rock, Woodacre
Saint Cecilia Church	168-183-04	428 W. Cintura, Lagunitas
Forest Knolls Residential	168-131-04	6760 Sir Francis Drake Boulevard, Forest Knolls
Greenpoint Corridor	143-360-04	350 Atherton Avenue, North Novato
Greenpoint Corridor	143-171-66	618 Atherton Avenue, Novato
Greenpoint Corridor	143-171-63	654 Atherton Avenue, Novato
Greenpoint Corridor	143-171-70	50 H Lane, North Novato
Blackpoint	157-031-12	5 Harbor Drive, Blackpoint
Blackpoint	157-031-14	55 Harbor Drive, Blackpoint
Blackpoint	157-031-02	35 Harbor Drive, Blackpoint
Blackpoint	157-031-04, 157-031-06	11 Harbor Drive, Blackpoint

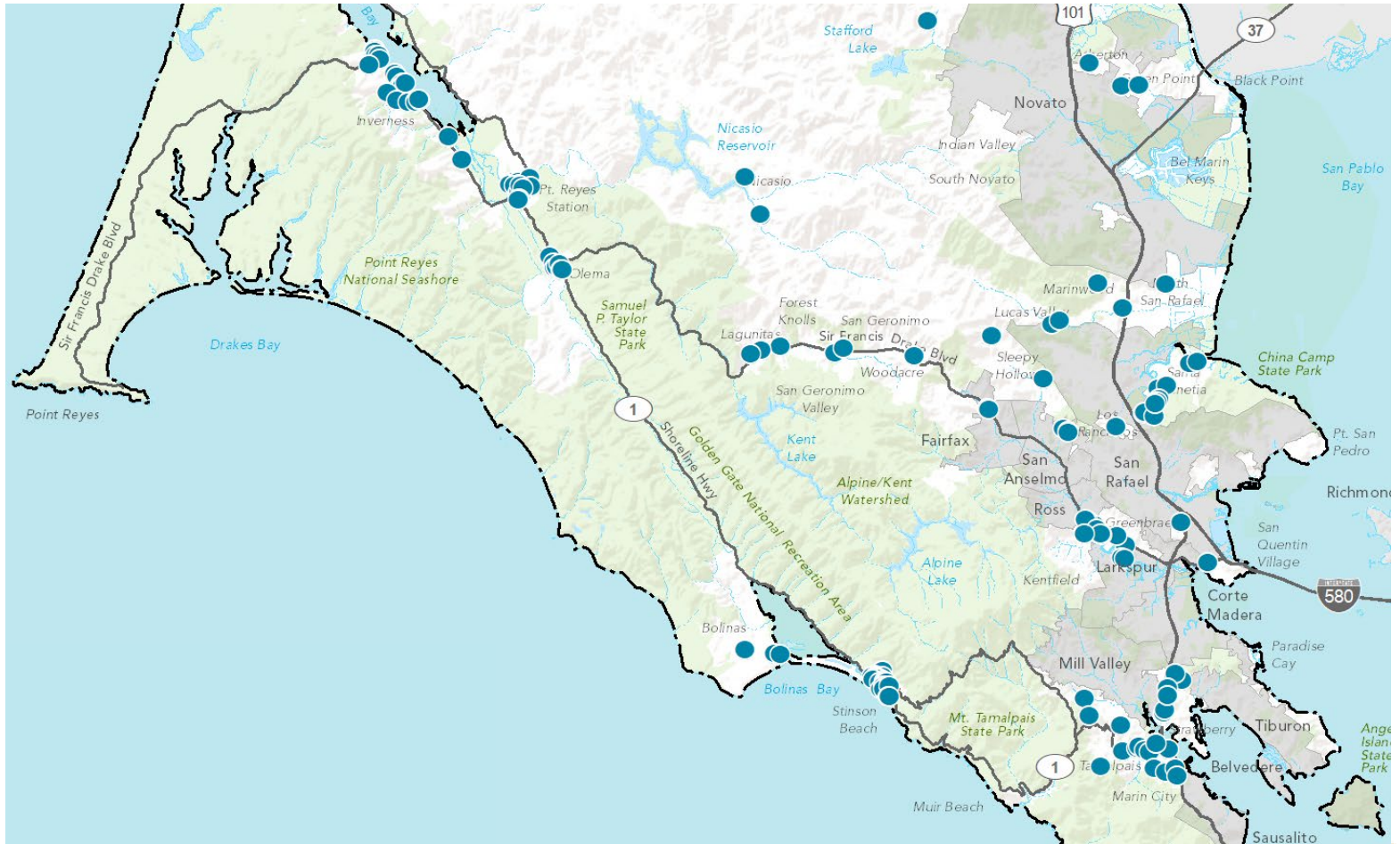


# Preliminary Assessment

## Geographic Review of Marin County Properties



# Candidate Housing Sites





# Next Steps

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- Joint BOS/PC Session (4/12)
  1. Consider policies and programs
  2. Confirm Housing sites
- Joint BOS/PC Session to consider Safety policies and programs (4/19)
- Public Release of Housing & Safety Elements and EIR in Summer 2022

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