

Housing & Safety Elements

Unincorporated Marin County Community Workshop

November 15, 2021



Language Interpretation

Interpretación de idiomas

Ngon ngu phien dich

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

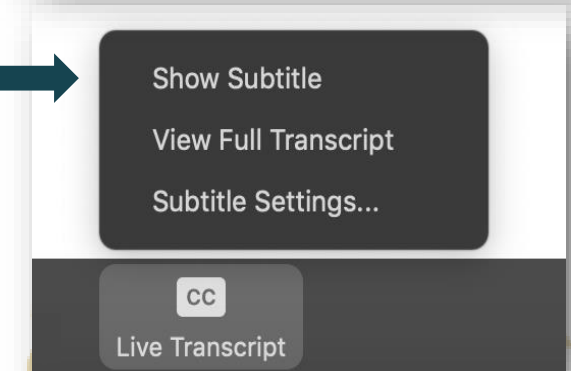
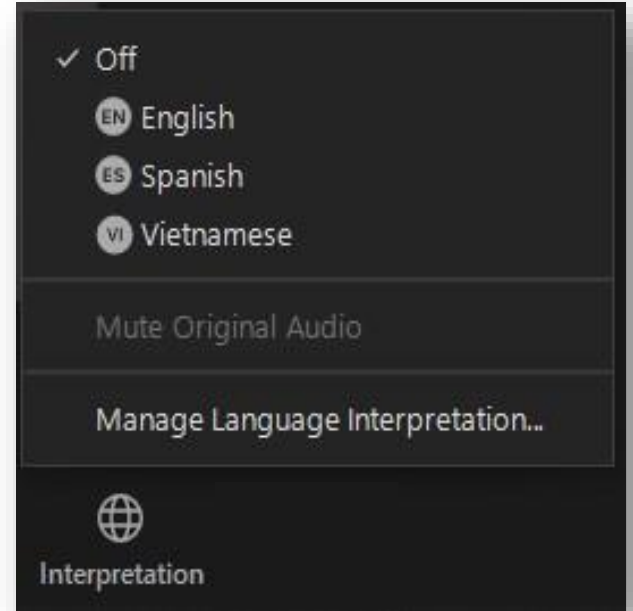
Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.

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

For Closed Captioning, select this option...

Para subtítulos, seleccione esta opción...

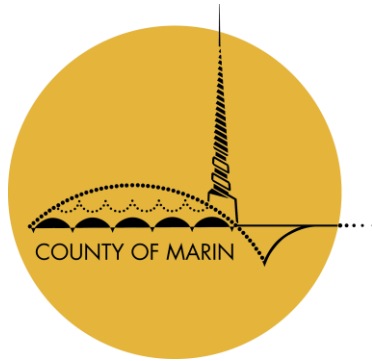
Muon co phu de xin nhan vao day.



Welcome & Introductions



Presenters and Facilitators



County Staff

Leelee Thomas (Housing)
Jillian Zeiger (Housing)

Aline Tanielian
(Housing)
Leslie Lacko (Safety)



VERONICA TAM AND ASSOCIATES

Consultant Team – MIG/VTA

Veronica Tam
Barbara Beard
Joan Chaplick

Myrna Ortiz
Ana Padilla



Agenda

- Agenda, Workshop Objectives & Ground Rules
- Safety Element and its role in helping the County respond to Climate Change
- Vulnerability Assessment
- Atlas- Accessing information about area properties
- Housing Element Update
- Upcoming Outreach Activities
- Next Steps and Closing Comments



Workshop Objectives

- Inform the community about the Safety Element and its role in responding to climate change
- Describe the process for assessing risks and developing responsive policies
- Introduce the Atlas!
- Answer questions and hear issues, ideas and concerns about natural hazards
- Provide an update on the Housing Element
- Share information about current and upcoming outreach opportunities for the Housing & Safety Elements



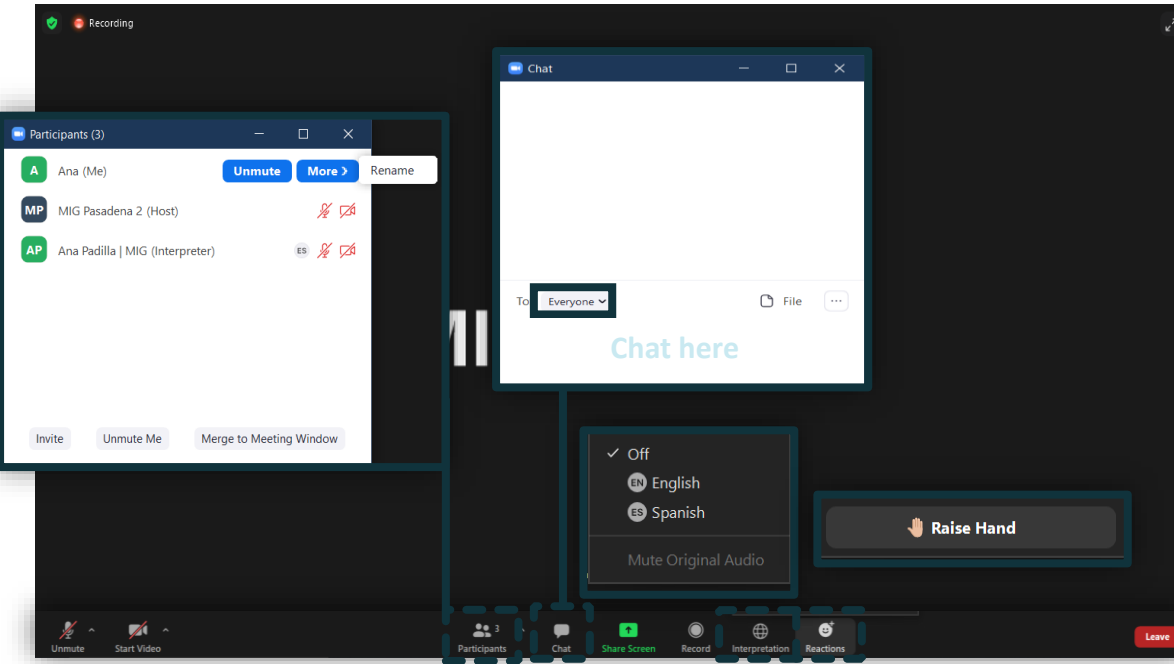
Ground Rules

- **Ask questions and provide input** when directed during the meeting
- **Respect others' opinions** – We are gathering input and expect to hear multiple viewpoints
- **Be respectful** when sharing comments in the chat
- **Technology happens** – Please be flexible and patient.
- **Share your video** so we can stay visually connected.
- Remember: **This is just one meeting** in a longer process and there are additional ways to provide input

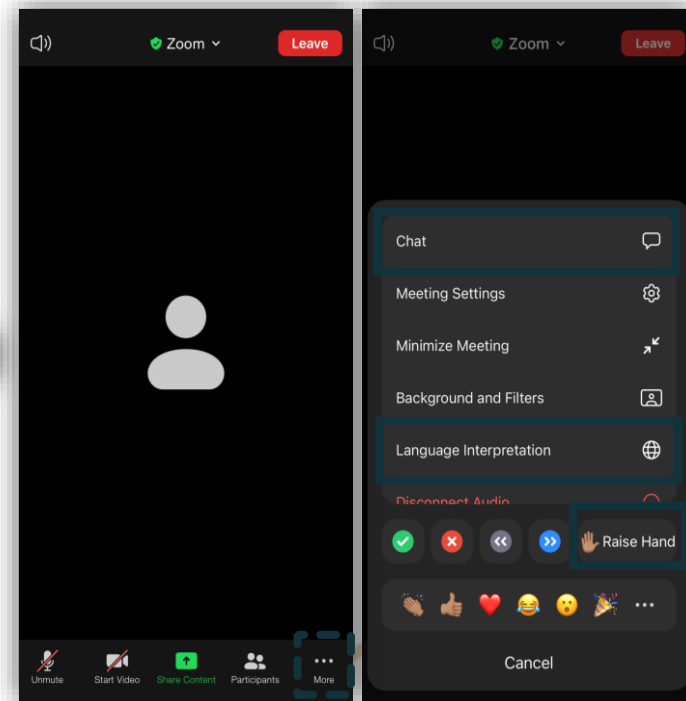


Zoom Tools - Funciones de Zoom

On your Computer | En su computadora



On your Phone | En su teléfono móvil



Ways to Engage

When directed by the facilitator, you can:

- Respond to polling questions
- Submit your comments and questions in the chat
- Participate in additional outreach opportunities





Polling Question #1

Where do you live?

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





Polling Question #2

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

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





Polling Question #3

Do you work in Marin County?

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





Polling Question #4

How long have you lived in Marin County?

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





Polling Question #5

What is your housing situation?

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





Polling Question #6

What is your age?

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



Let's test the chat

What's one word that comes to mind when you think about **Climate Change and Marin County**.

Place your response in the chat.



Safety Element Update



What is the Safety Element?

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

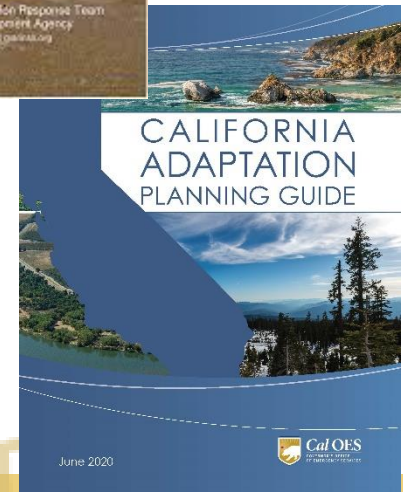


Updating the Safety Element

- State law requires the Safety Element (SE) to be updated every 8 years with the Housing Element
- A Vulnerability Assessment (VA) accounts for climate change
 - **Sea level rise, flooding, wildfire hazard, and extreme weather events**
- Develop SE and implementation programs

Marin County
Multi-Jurisdiction Local Hazard Mitigation Plan
(MCM LHMP)

2018



Builds on Existing Work

BayWave and
C-SMART Sea
Level Rise
Reports

Local Hazard
Mitigation Plan

Emergency
Operations Plan

Climate Action
Plan

Marin Community
Wildfire
Protection Plan

Marin Adaptation
& Land Use
Planning Guide

County has completed focused work and gotten smaller projects funded and built.

What's the County doing already?

Sea Level Rise Adaptation

- Pilot Projects
- Nature-based solutions
- Engineering/Restoration studies

Wildfire Prevention

- Marin Wildfire Prevention Authority, Zonehaven, and more
- Marin County Fire and Fire-Safe Marin, Community Wildfire Protection Plan

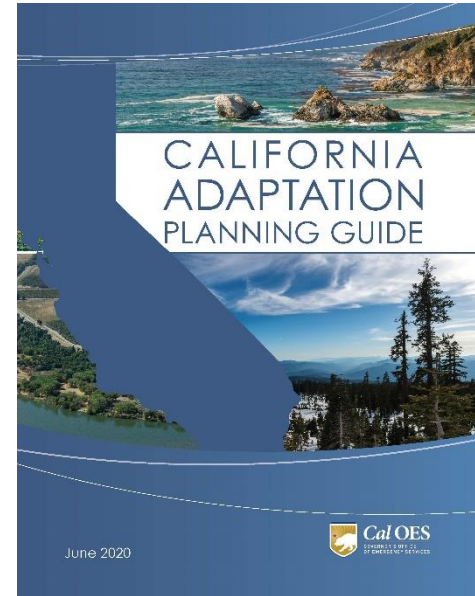
Climate Change Mitigation

- Climate Action Plan
- Drawdown Marin
- Marin Carbon Project



Vulnerability Assessment Methodology

- Follows California Adaptation Planning Guide
- Describes hazards exacerbated by climate change
- Identifies vulnerable populations and community assets
- Evaluates Adaptive Capacity



Climate Change Hazards

Environmental hazards exacerbated by climate change



- Drought
- Extreme Heat
- Flooding
- Landslides & Subsidence
- Sea Level Rise
- Severe Weather
- Wildfire

Polling Questions





Polling Question #7

In the past 5 years, which of the following hazards have you experienced at your home or neighborhood?

- Flooding
- Landslide or subsidence
- Storm damage to your residence
- Damage or loss of trees due to high winds or storms
- Threat of wildfire
- None of the above
- Other





Polling Question #8

What has been your experience during extreme heat events in the last five years?

- My home keeps me reasonably comfortable
- My home provides little relief for extreme heat
- I am forced to be outside (due to my job or lack of housing)
- The cooling centers provided by the County have offered some relief
- I'm able to temporarily re-locate during extreme heat
- None of the above



Environmental Hazards



Drought

- 75% of Marin Municipal Water District water comes from rainfall in Mt. Tamalpais watershed
- “Boon and bust” years - with very wet and very dry years
- **Prediction:** Climate change will cause longer more intense droughts



Flooding

- Marin watersheds prone to flooding
- County has 8 designated Flood Zones
- Increased likelihood of floods linked to extreme weather and sea level rise



Source: Sherry LaVars/Marin Independent Journal

Extreme Heat

- Health threat for seniors, children, those experiencing homelessness, people with disabilities or chronic health issues and outdoor workers
- Increases demand for energy and puts stress on infrastructure
- **Prediction:** at least 6 extreme heat events per year by end of century (ABAG)



Landslides

- Frequency/number of landslides related to duration/intensity of rainfall
- More intense rainfall expected to trigger more landslides
- Wildfire can increase the likelihood of landslides and debris flows



Source: Marin County Sheriff's Office

Issues & Concerns

Digital Whiteboard Activity



Sea Level Rise

- 4 to 8-inch rise in sea level already occurred
- 2050 model projections: 20 inches + 20-year storm event
- **By 2100, an estimated 9,000 parcels, 10,000 buildings and 120 miles of roads** subject to sea level rise and 100-year storm events
(source C-SMART)



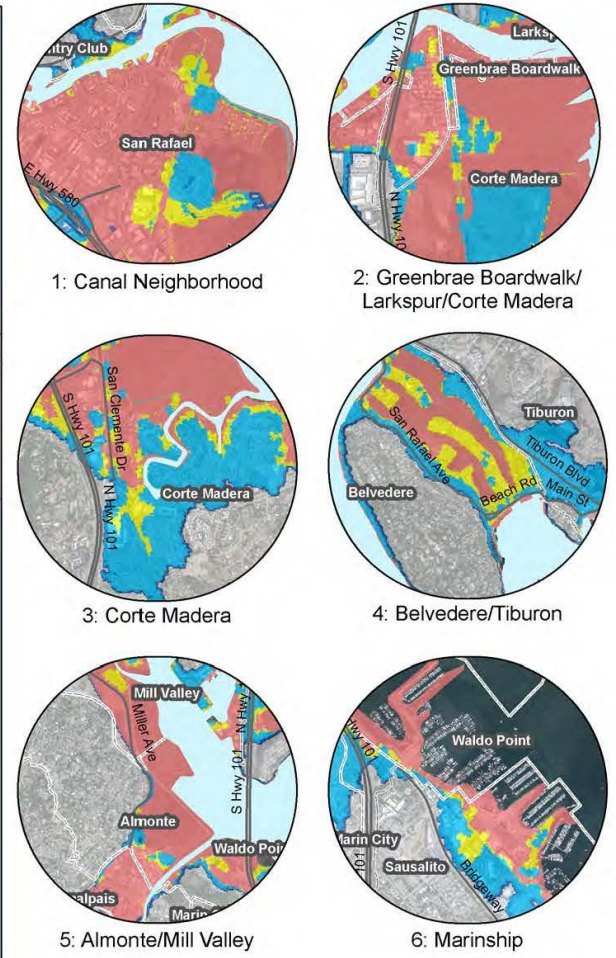
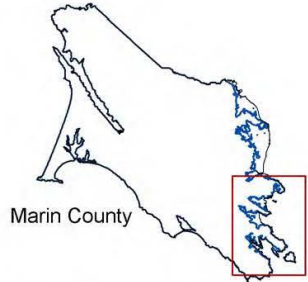
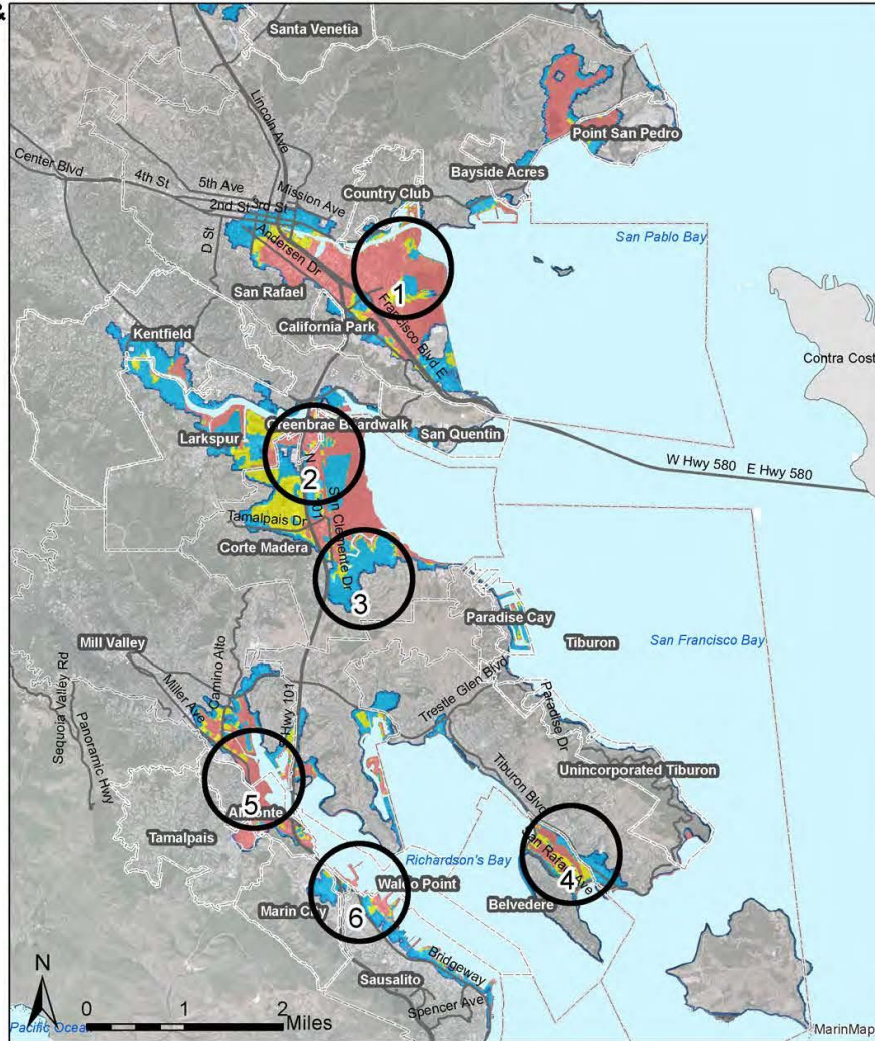
Stinson Beach Flooding, 1982. Credit: SF Examiner

BayWAVE Sea Level Rise (SLR) & 100-year Storm Surge Scenarios

- Scen 2: 10"SLR+Storm Surge
- Scen 4: 20"SLR+Storm Surge
- Scen 6: 60"SLR+Storm Surge

Location Indicators

- Unincorporated
- Municipality
- Road
- Bay



Disclaimer: Vulnerability Assessment maps, tables, etc. can be used as a resource to help identify potential hazardous areas and vulnerable assets. Marin County, and data providers here in, make no warranties of the accuracy or completeness of maps and data. Maps are representational and subject to future revision. Local site conditions must be examined. Commercial use is prohibited.

Figure 3-16: Southern Study Area SLR and 100-Year Storm Surge Scenarios

SAFETY ELEMENT VULNERABILITY ASSESSMENT

Source: Marin Shoreline Sea Level Rise Vulnerability Assessment

Date: 1/7/2017

Severe Weather

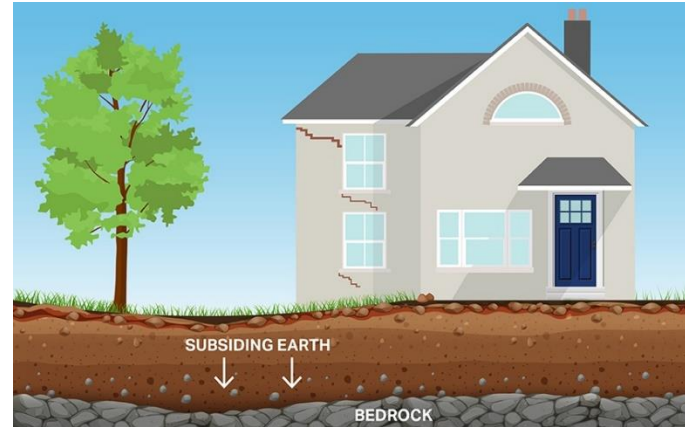
- Heavy rains, flash flooding, tidal flooding, high winds
- Severe storms occur every year and federally declared disasters occur about every 10 years
- **Prediction:** Increase in frequency and intensity of storm events



(Source: Alan Dep/Marin Independent Journal)

Subsidence

- Subsidence: gradual settling or sudden sinking of ground due to removal or displacement of subsurface materials
- On-going issue along Marin's bay shoreline
- Many properties built on fill and mud. With sea level rise, soils will become more saturated and vulnerable to subsidence



Source: Hamilton Fraser, Marin County CDA

Wildfire

- 82% of County's total land area ranked as moderate to very high fire severity
- 18% of unincorporated Marin is in the wildland urban interface (WUI)
- Wildfire hazard to increase with increased temperatures and more frequent droughts



(Source: Marin County Fire Department)

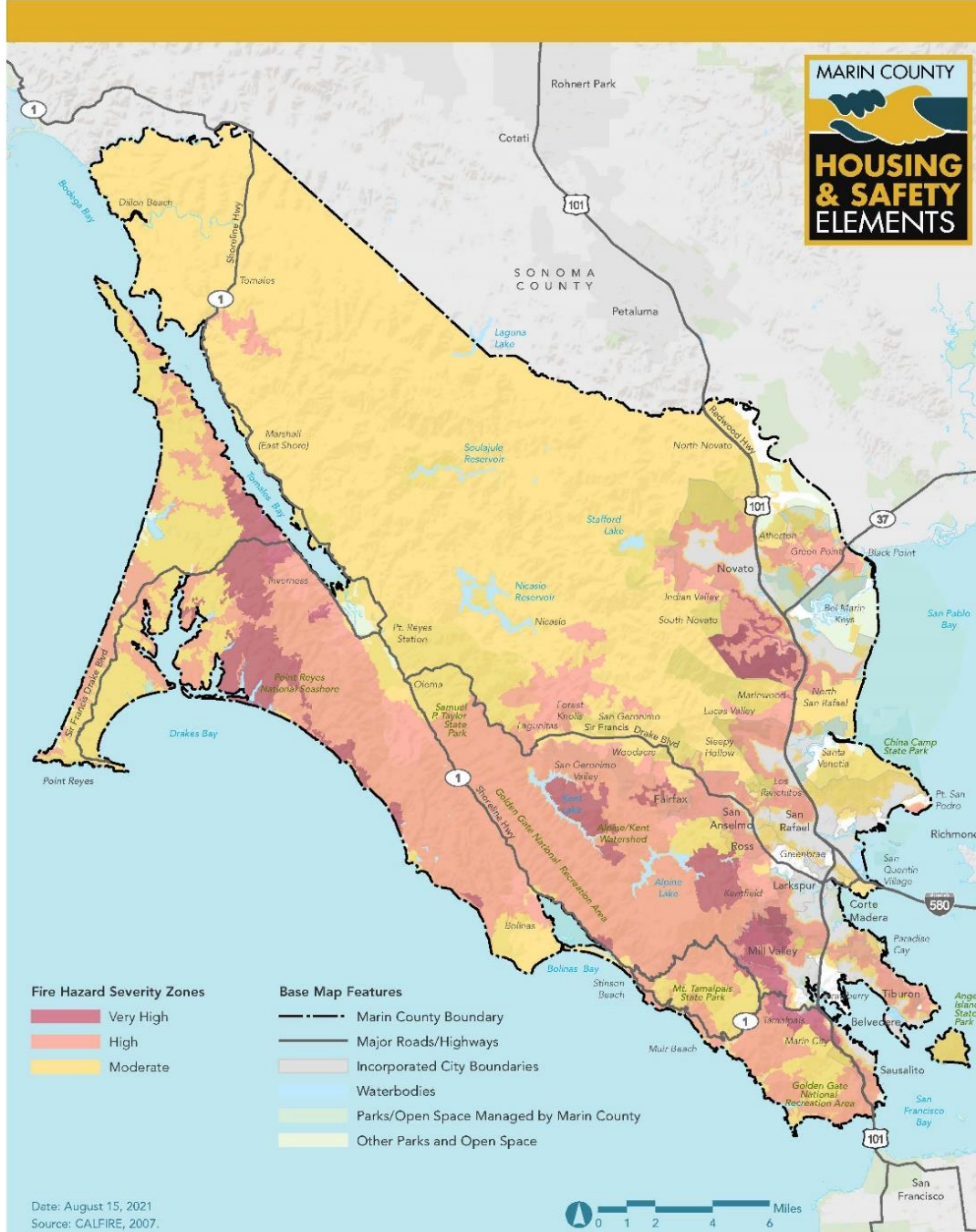


Figure 3-20: Fire Hazard Severity Zones
SAFETY ELEMENT VULNERABILITY ASSESSMENT

Issues & Concerns

Digital Whiteboard Activity



Vulnerability



Vulnerable Populations

Financially
constrained
households

Physically or socially
isolated communities

Persons with high
outdoor exposure

Racial or ethnic
minorities (historically
have limited access
to resources)

Persons with limited
mobility, chronic
health conditions or
dependent on people
or services

Most Impacted Populations

- **Extremely-Low and Low-Income Households:** least adaptive to all climate change hazards because of lack of financial resources to respond (evacuation, retrofit/repair homes)
- **Physically Isolated Households:** no telecommunication service, utilities may be limited and prone to damage, difficult evacuation routes
- **Limited English-Speaking Households:** language barriers may hinder receiving vital communications

Most Impacted Populations

- **Unhoused populations:** limited financial resources to respond, unable to limit exposure to weather conditions, limited mobility in evacuation situations
- **Populations with limited physical mobility:** unable to physically respond to climate events, unable to evacuate without assistance



Vulnerable Community Assets

Roads, Road Infrastructure and Transit

Airports and Railroads

Infrastructure for Water, Wastewater, Flood Control and Energy

Key services - Emergency, Communications, Energy Delivery, Water & Wastewater

Buildings – Gov. Sites, Community Centers, Shelters, Hazardous Materials Facilities

Natural and Managed Resources – Ecosystems/Biological Resources, Parks

Economic Drivers – Agriculture, Major Employers, Recreation, Park Lands



Impacts to Assets

- **All community assets are impacted by one or more environmental hazards**
 - Wildfire: potential to impact large areas of County and all types of assets
 - Sea Level Rise: will impact all types of assets within the inundation zones.
 - Drought: direct impacts on natural and ecosystem-based resources and financial impacts on utilities, key services and economic drivers
 - Flooding, Landslides, Subsidence will continue to impact assets located in areas prone to those hazards



Safety Element Update – Next Steps

- Complete Vulnerability Assessment
- Begin work on Safety Element update
- Wildfire section of Safety Element approved by Cal Fire
- Draft Safety Element available to public – Spring 2022



Atlas

Map Website for Housing and Safety Elements



Atlas Introduction

- **What is the purpose of the Atlas?**
 - This is to empower community, dig in, and look at data on properties you own, are concerned about, or are important in your community.
 - The map layers displayed are part of our analysis for the Housing and Safety Elements.



Community
Profile



Physical and Community
Infrastructure



Hazards



Natural Resources



Housing Element Update



Housing and Safety- How do they work together?)

- Sites analysis and inventory work
- Look at new and existing requirements



Outreach Accomplishments

- Focus Groups with Renters and Homeowners
- Focus Groups with Community-Based Organizations and Workshop #1 we discussed Housing Element
- Housing is **too expensive**
 - For most renters, housing costs are more than one-third of monthly expenses
 - For-sale prices are too high
- Many have experienced **discrimination** in the housing market
 - Unfair requirements to rent
 - More prevalent in certain housing types
- Housing is in too **short supply**



What We Have Heard So Far

- Workshop #1 we discussed Housing Element
- Housing is **too expensive**
 - For most renters, housing costs are more than one-third of monthly expenses
 - For-sale prices are too high
- Many have experienced **discrimination** in the housing market
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Continuing Outreach

- Housing Needs Survey is available-online and in print, in English, Spanish, and Vietnamese
- Developer roundtable being hosted to identify constraints and opportunities
- Future workshops and outreach activities to provide more opportunities for input



Assessing Existing Conditions

- Housing needs assessment is based on demographic and market trends
- Implementation of current Housing Element (2015-2023)
- Met overall RHNA, exceeded above market rate units but fell short with units to serve lower income levels



Housing Element (2015-2023)

	Very Low Income	Low Income	Moderate Income	Subtotal Affordable Units	Above Moderate Income	Total
Constructed 2015-2020	30	38	25	93	171	264
Regional Fair Share Housing Need 2015-2023	55	32	37	124	61	185
% of RHNA Met	55%	118%	68%	75%	280%	140%



Housing Element Update

- Identifying potential sites for meeting projected needs
 - Limited available vacant land
 - Environmental constraints
 - Potential redevelopment of existing underutilized properties
 - Provide affordable housing in all our communities to provide choice

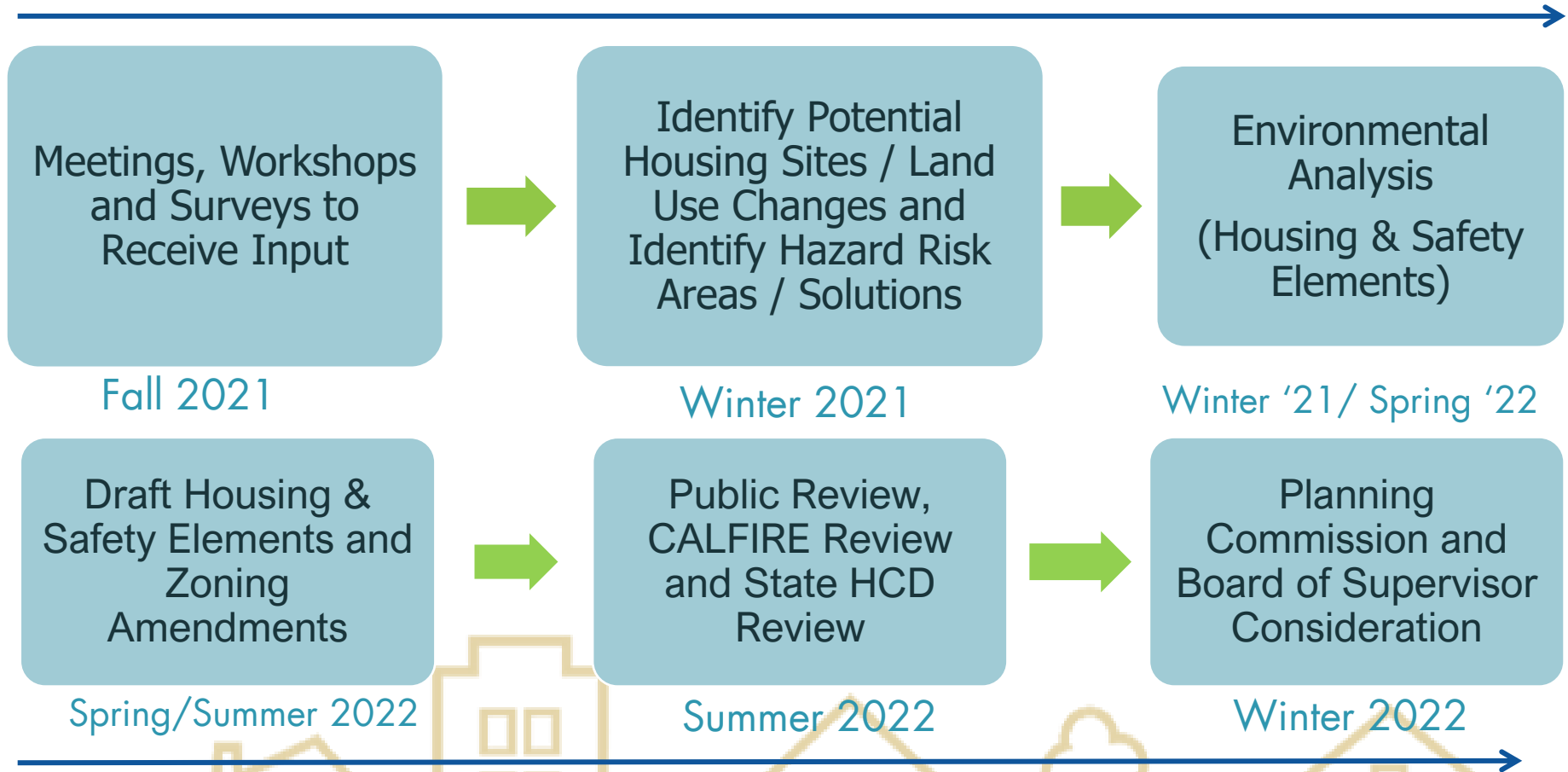


Outreach Activities & Engagement Opportunities



Timeline

Public Input



Public Input

Survey - Housing Needs



ENGLISH: <https://www.surveymonkey.com/r/MarinCoHousingSurvey>

SPANISH: <https://www.surveymonkey.com/r/marincohousingencuesta>

VIETNAMESE: <https://forms.gle/px6Ltf8gez9uc22V8>



Consider-it: Safety Dialogue

▼ Hazards: Threats & Opportunities

There are a range of hazards that may impact Marin County communities. Use the slider to show how big of an impact each hazard is to you and your community. Tell us how each hazard is a threat (cons) to you and what opportunities or solutions (pros) we should consider to minimize the effects of each hazard. *Use the slider to express the level of impact each hazard will have on you, and then use the cons/pros comment section to help explain your response.*

sort by: **Trending** ▼

All opinions | **Just you** | Custom view

- **Drought**

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



- **Wildfire**

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



- **Severe Weather**

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



- **Sea Level Rise**

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



Consider-it: Safety Dialogue

► Potential Ideas & Strategies

▼ How prepared are you for an emergency?

Tell us how prepared or ready you are in case of an emergency caused by a natural disaster or environmental hazard impacting your home or community.

sort by: **Trending** ▼

All opinions | Just you | Custom view

- If you have to move or lose your home due to a natural disaster, could you afford to find another place to live within Marin County?

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



- In case of an evacuation, do you have an alternative place to stay or cash for a hotel or other lodging?

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



- Does your community have an emergency preparedness plan ready in case of a natural disaster emergency?

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



- How well prepared is your household for an emergency?

Added: 10/19/2021 | 0 pros and cons | [add a consideration](#)



Consider-It Discussion Forum



Create an account and join the discussion
<https://marinsafetyelement.consider.it/>



Coming Soon

- Consider-it on Housing Issues
- Presentations to DRBs
- BOS/PC Presentation – Dec 7th
- January Workshops
- Balancing Act – Where you can have direct input on Housing Element: online feedback on sites



Public Comment



How to make public comments

- Submit your name through the chat
- Wait to be recognized by the facilitator
- Stay within allocated time



Next Steps & Closing Comments



Get more information

Sign up for notification emails

www.MarinCounty.org/HousingSafetyElements



Housing & Safety Elements

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