

Housing Element Update

Marin County Workshop #3

January 20, 2022



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

Language Interpretation

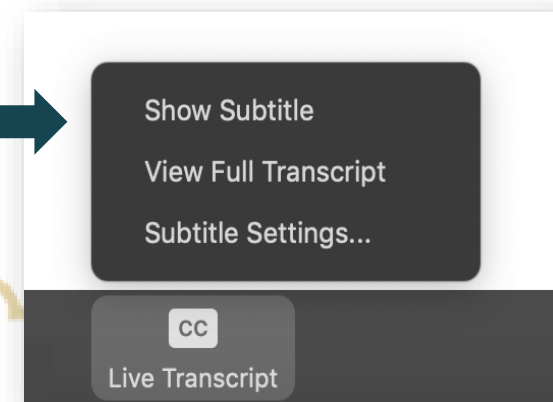
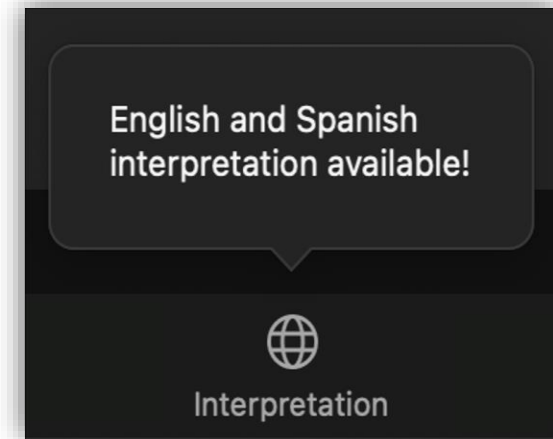
Interpretación de idiomas

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...

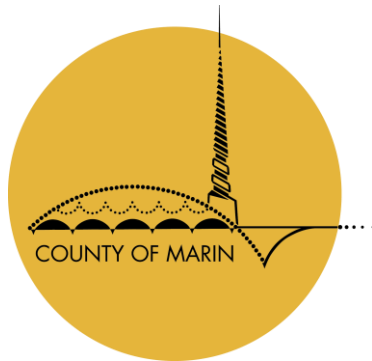
Para subtítulos, seleccione esta opción...



Welcome & Introductions



Presenters and Facilitators



County Staff

Leelee Thomas (Housing)

Jillian Zeiger (Housing)

Aline Tanielian (Housing)



VERONICA TAM AND ASSOCIATES

Consultant Team – MIG

Laura Stetson

Myrna Ortiz

Jose Rodriguez

Ana Padilla

Joan Chaplick



Agenda

- Housing Element Update
- Candidate Housing Site Selection Process
- Site Atlas
- Break-Out Groups
- Balancing Act- Public Engagement Tool
- Next Steps and Closing Comments

Workshop Goals

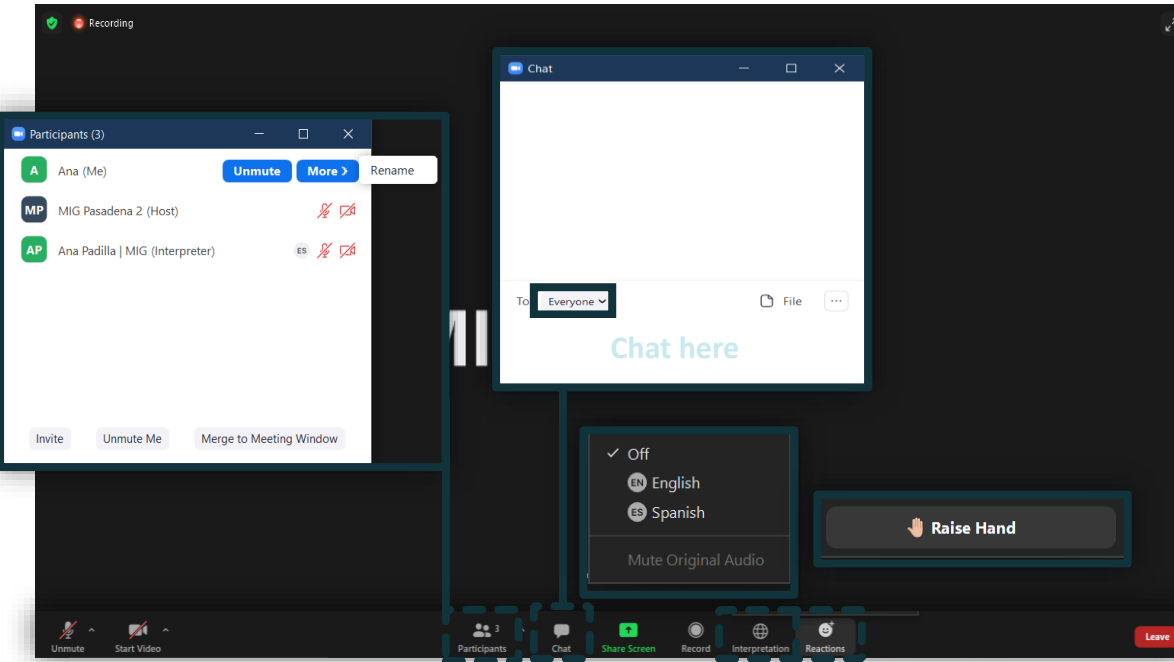
- **Inform** the community about the planning process for achieving County housing goals and the Site Selection Process
- **Provide** an opportunity for participants to share their input on the site selection process
- **Introduce** digital tool that will receive input on specific sites

Ground Rules

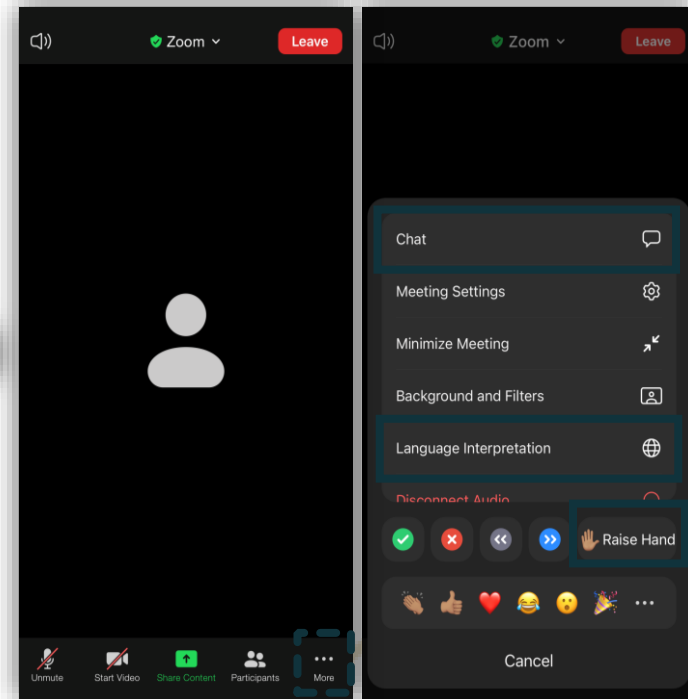
- **Respect others' opinions** – We are gathering input and expect to hear multiple viewpoints'
- **Be respectful** when sharing comments in the chat or group sessions'
- Speak from **your own perspective**, do not make assumptions.
- **Provide input** when directed during the meeting'
- **One person speaks at a time.** Keep comments brief.
- **Technology happens** – Please be flexible and patient.
- **Share your video** so we can stay visually connected.

Zoom Tools - Funciones de Zoom

On your Computer | En su computadora



On your Phone | En su teléfono móvil



Ways to Participate

When directed by the facilitator, you can:

- Respond to polling questions
- Submit your comments and questions in the chat
- Share your comments verbally during the breakout group discussions
- Use the on-line tools after tonight's workshop for input and information



Let's test the chat

Provide one word you use to describe the current housing situation in Marin County.

Place your response in the chat.





Polling Question # 1

Where do you live?

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





Polling Question #2

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

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





Polling Question #3

Do you work in Marin County?

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





Polling Question #4

How long have you lived in Marin County?

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





Polling Question #5

What is your housing situation?

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





Polling Question #6

What is your age?

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



Housing Element Overview



What is a Housing Element?

- Updated every **eight years**
- **Review required** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** December 2022
- Housing Element for Marin County only covers the **unincorporated areas**



Components of the Housing Element

Housing Plan

**Needs
Assessment**

**Previous
Accomplish-
ments**

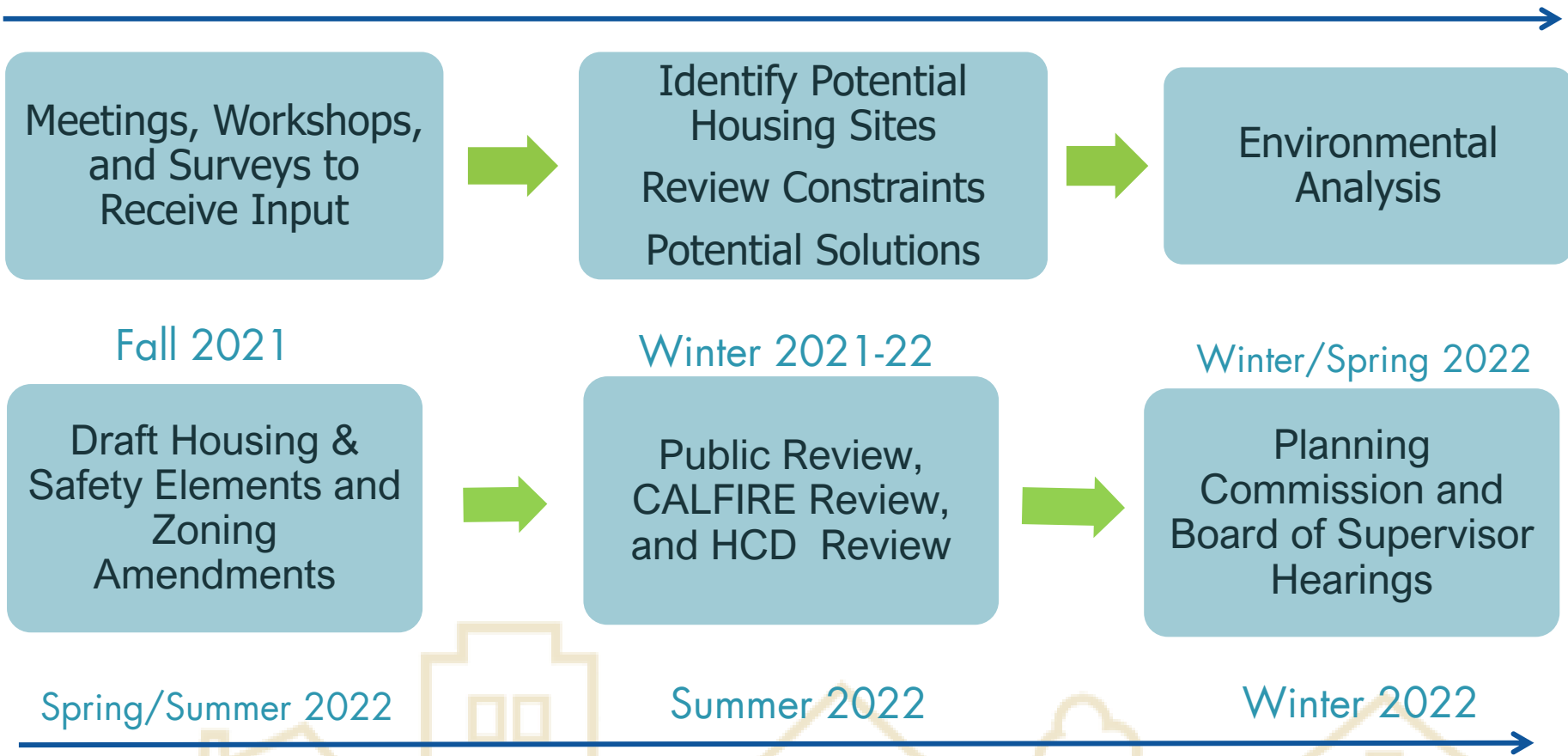
**Constraints to
Housing
Development**

**Resources
and Sites
Inventory**

**Affirmatively
Furthering
Fair Housing**

Timeline

Public Input



Public Input

Regional Housing Needs Allocation (RHNA)



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.

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.



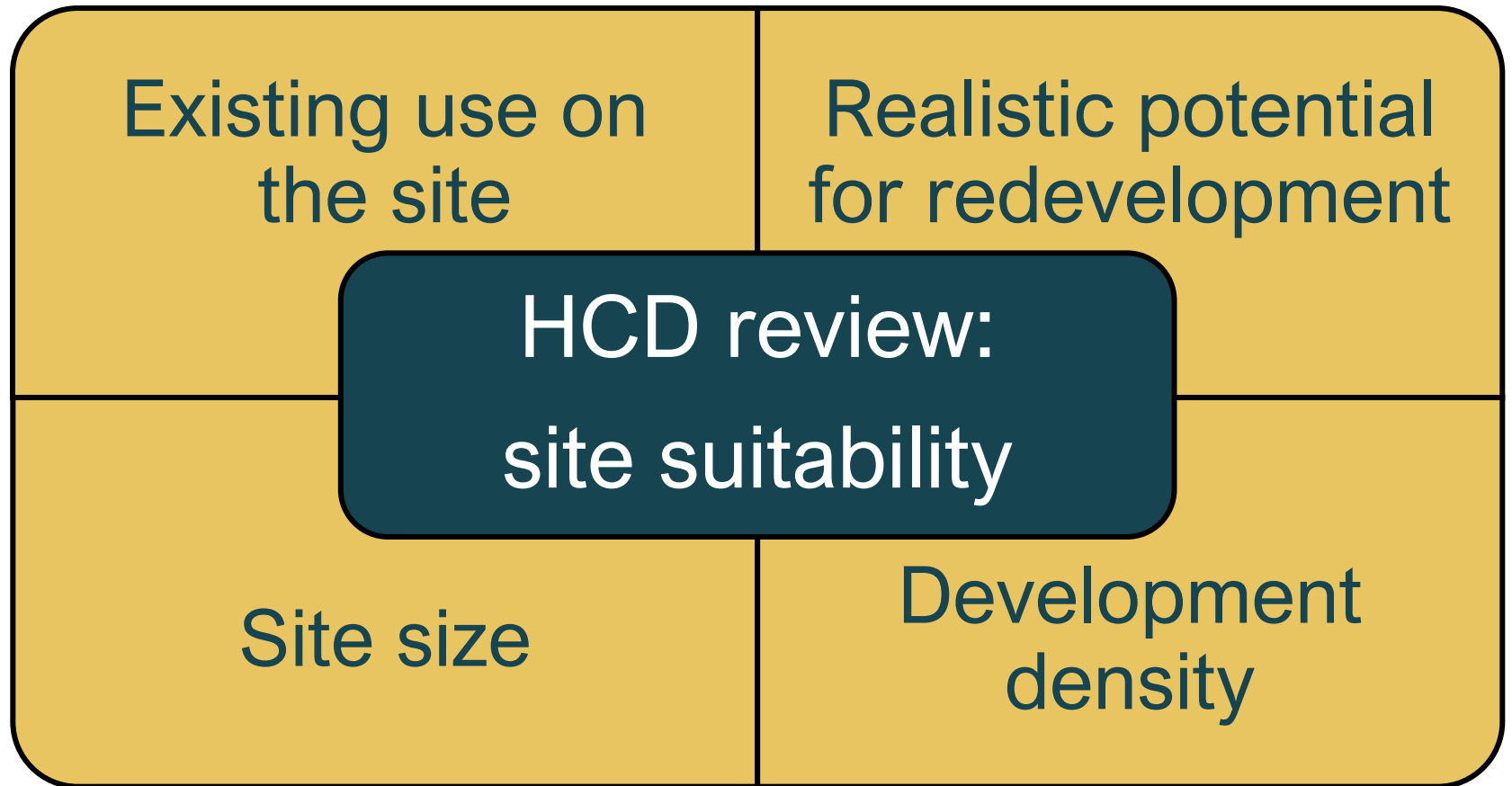
Housing Needs

- Increasing renter-household size: 2.20 in 2010 to 2.44 in 2019
- Limited housing growth and housing choices
 - 83% housing stock is single-family (71% countywide)
 - 35% owners cost burdened vs. 40% renters
 - 0.4% owners overcrowded vs. 13.4% renters
- Large number of singles living alone: 27% of households
- Aging population: 22% seniors and 47 years median age

Housing Needs (continued)

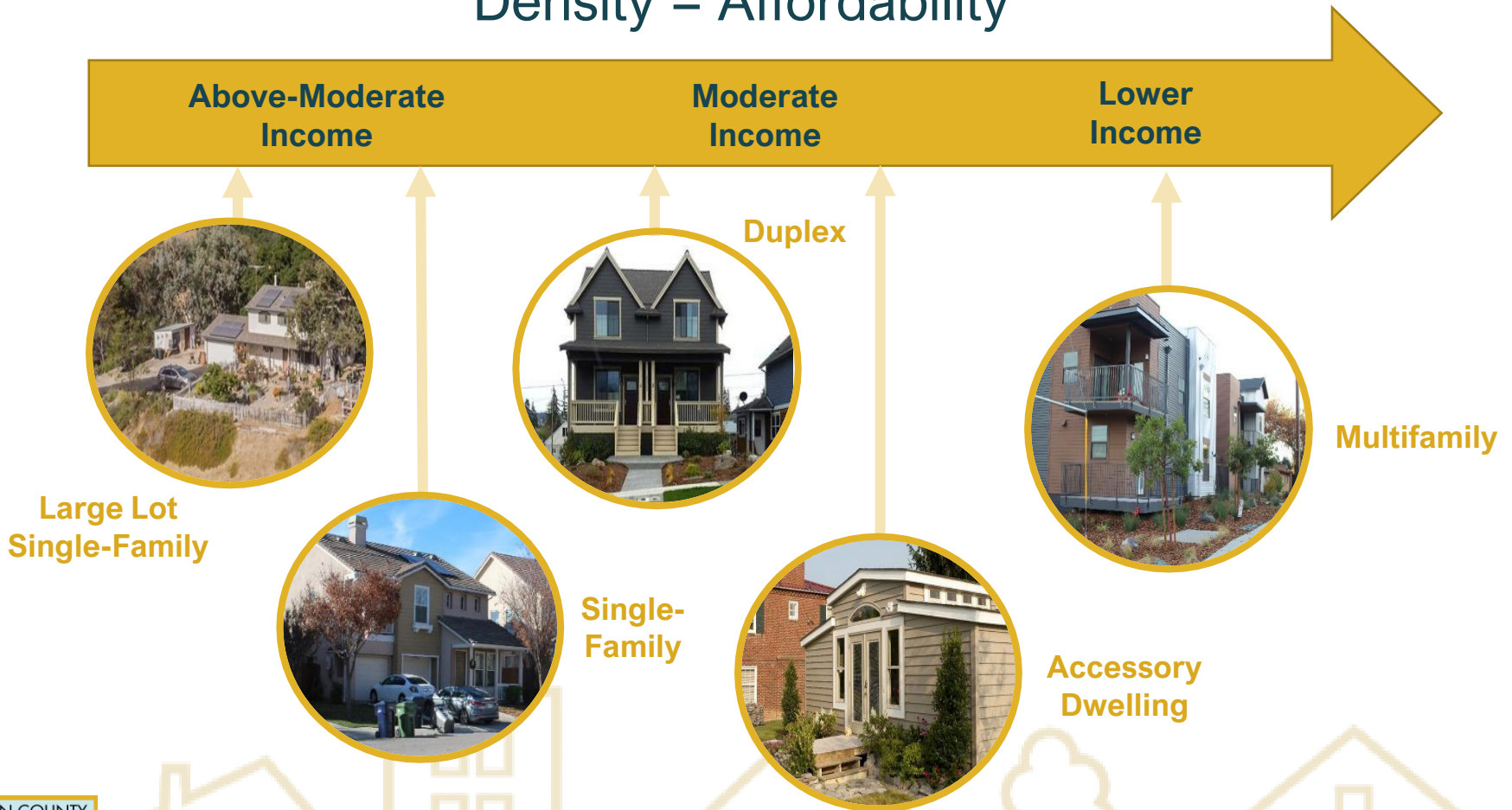
- Escalating housing costs
 - Home values increased more than 40% in most unincorporated communities 2013-2020
 - Median rents range from \$2,500 to \$3,400
- Increased segregation since 1990
- Concentration of low- and moderate-income residents in Marin City and Santa Venetia

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)



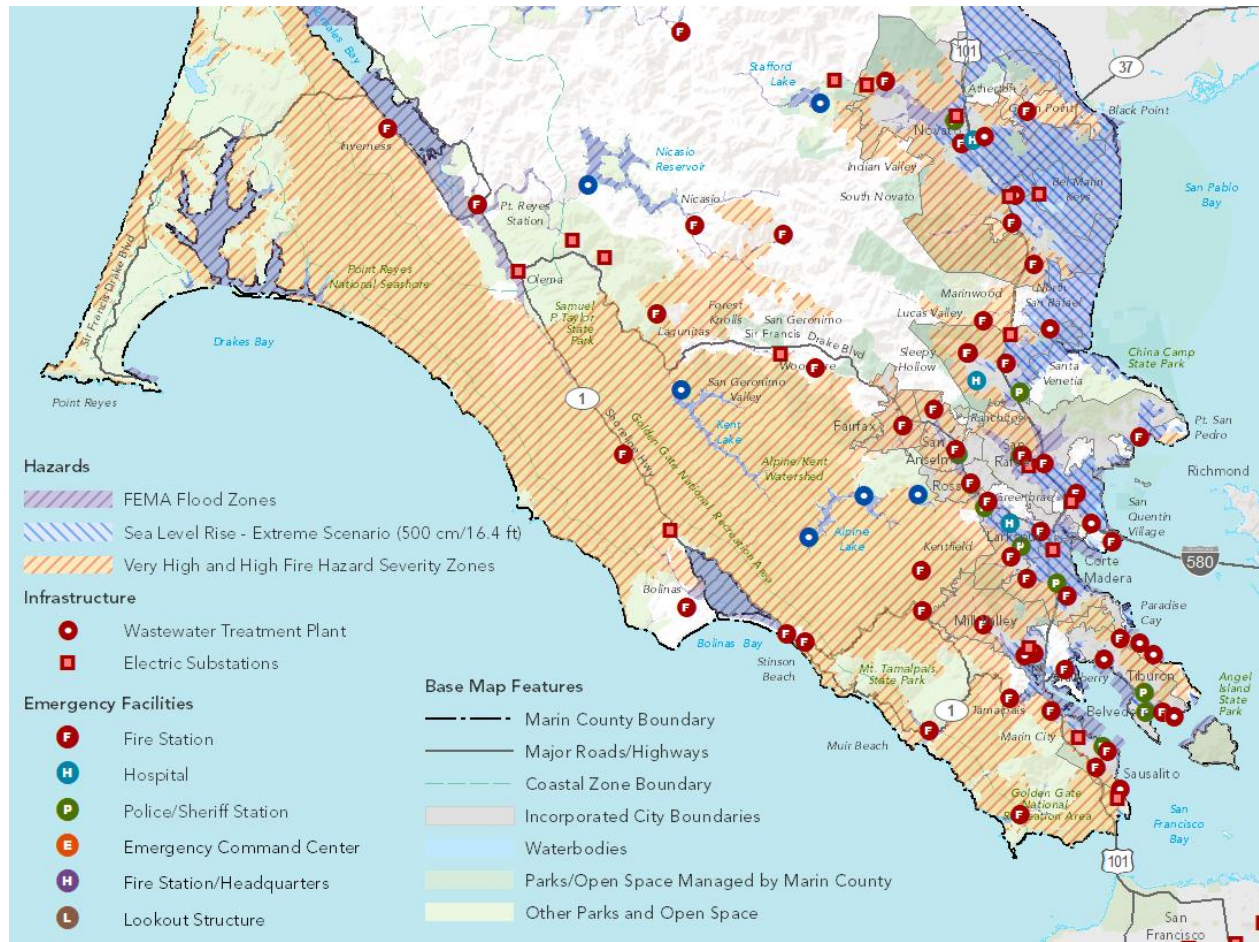
School Sites
(excess site areas)



Affordable Housing Conversion
(Rehabilitation/Preservation)

Preliminary Assessment

Geographic Review of Marin County Properties



Realistic Capacity Assumptions

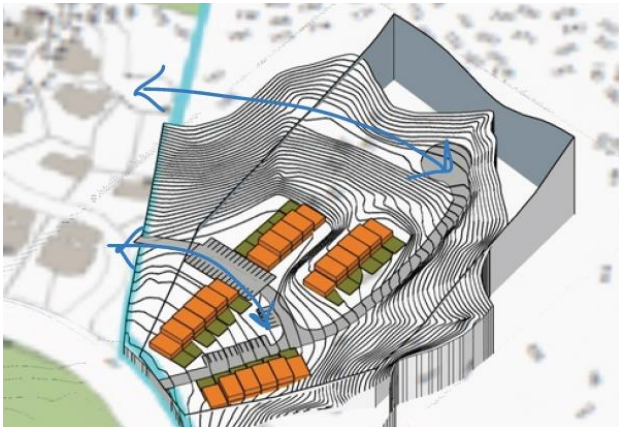


Vacant Residential Land

- 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

Existing Zoning/Countywide Plan

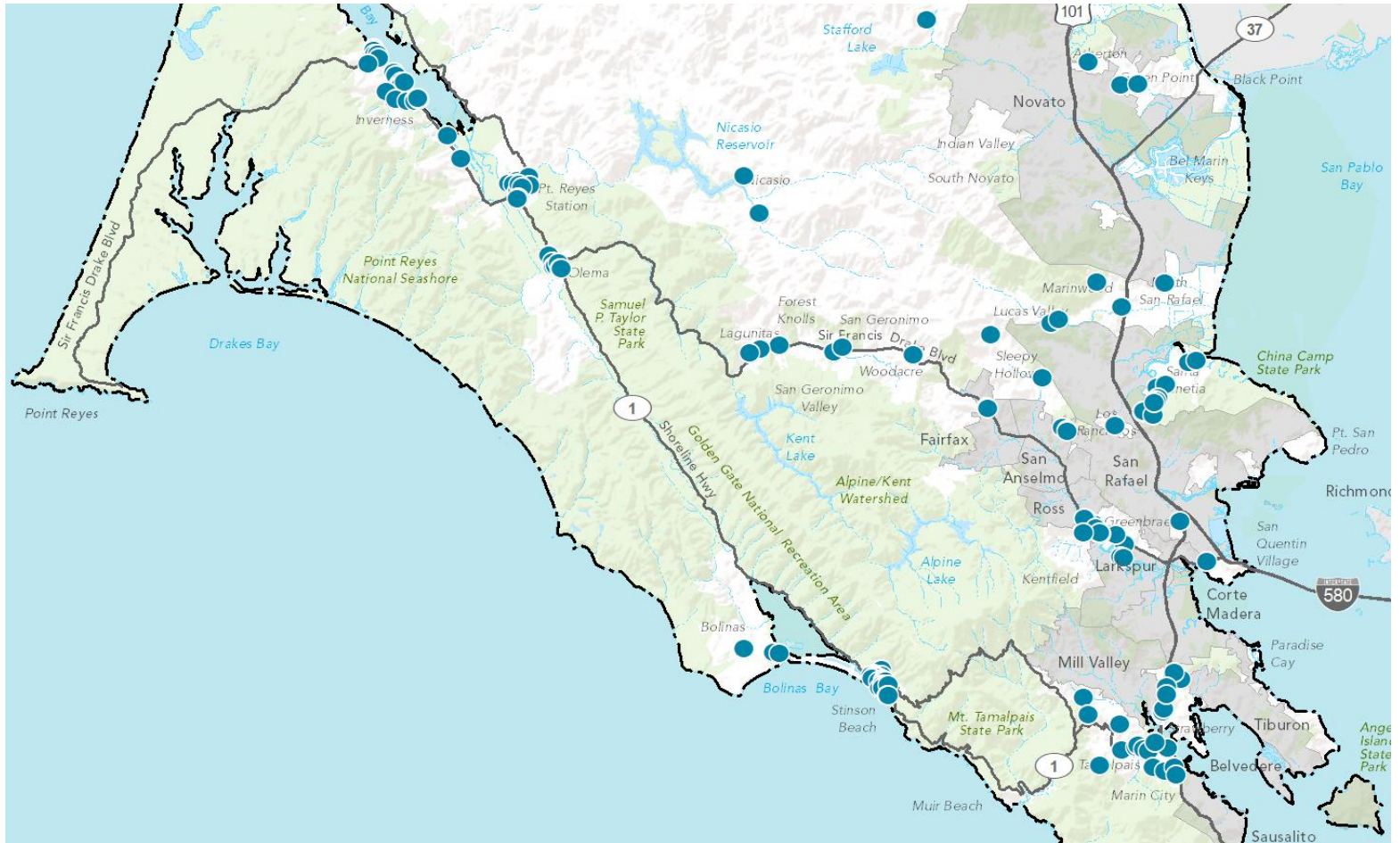
Shortfall in Meeting RHNA for Lower and Moderate-Income Units¹

	Lower	Moderate	Above Moderate	Total
ADUs	130	51	30	211
Credit Sites	50	--	329	379
Housing Overlay	400	120	--	520
Vacant Residential	--	110	1,400	1,510
Total	580	281	1,759	2,620
RHNA	1,734	512	1,323	3,569
Over/Short	-1,154	-231	436	-949



Note: 1) Numbers are approximate.

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

Breakout Group Discussions



Breakout Rooms – 30 minutes

- Each group has a facilitator and note taker
- Please be respectful of others and differing viewpoints
- Use raise hands feature if you want to speak
- Participants will be asked to share their comments on the site selection process and the scenarios
 - Is there a scenario you prefer?
 - What comments do you have on the site selection process?



Balancing Act




Balancing Act


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

- 6:00 - 8:00 PM, [Registrarse aquí](#)
- Únase al Condado para ver la lista de posibles sitios de vivienda para el Elemento de Vivienda y comparta sus comentarios. Este será el tercero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.
- Esta reunión se [transmitirá en vivo en YouTube](#) en inglés. No podemos transmitir en vivo en español para esta reunión por dificultades técnicas.
- **Para obtener más información sobre el proceso de selección de sitios de vivienda y otras oportunidades para participar, visite nuestra página de 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 (coming soon)
"Balancing Act" (estará disponible pronto)

→ **Community input will shape these Elements:** [subscribe to this page](#) for the latest community events and opportunities to share your perspective.

If you would like to receive information about updates specifically related to the Housing Element, [subscribe here](#). If you would like to receive information about updates specifically related to the Safety Element, [subscribe here](#).

→ **Los aportes de la comunidad darán forma a estos Elementos:** [suscribase a esta página](#) para saber sobre los últimos eventos de la comunidad y oportunidades para compartir su punto de vista.



Balancing Act



[Discussion Forum](#) 

[Para consideraciones](#) 



Interactive Atlas *(coming soon)*

Atlas interactivo *(estará disponible pronto)*



[Suggestions](#) 

[Sugerencias de vivienda](#) 



Balancing Act *(coming soon)*

"Balancing Act" *(estará disponible pronto)*



Next Steps



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 (Community Conversations meeting)** – Tentatively Tuesday February 15, 6-7 PM
- **West Marin** – Wednesday, February 16, 6-7 pm
- **Unincorporated Novato** – Thursday February 17, 6-7 pm

Meeting Details at:

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



Need Help with Balancing Act?

BalancingAct

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



Closing Comments



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