

# Housing Element Update

## Marin County Workshop #4

March 29, 2022



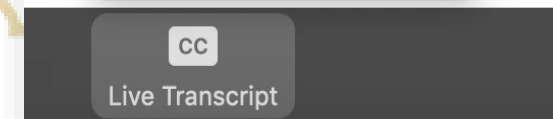
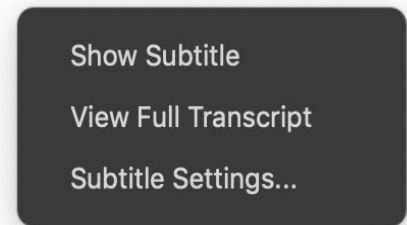
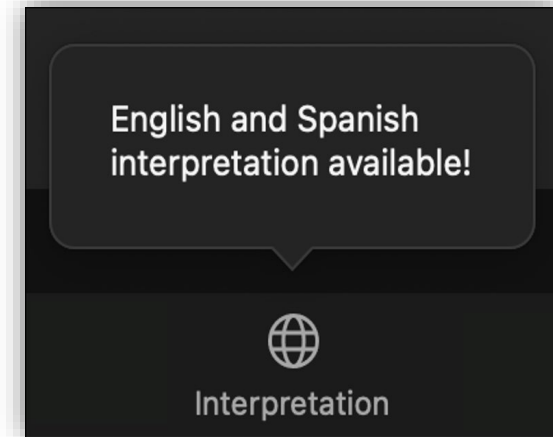
# Language Interpretation Interpretación de idiomas

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...*

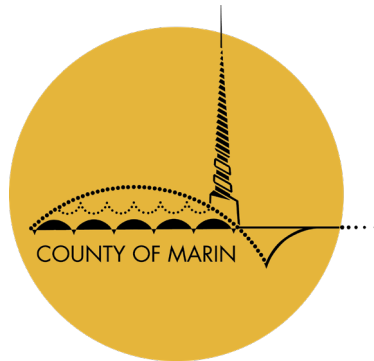


# Welcome & Introductions



# Presenters and Facilitators

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## County Staff

Leelee Thomas (Housing)

Jillian Zeiger (Housing)

Aline Tanielian (Housing)



VERONICA TAM AND ASSOCIATES

## Consultant Team – MIG

Veronica Tam

Ana Padilla

Joan Chaplick

Joey Nielsen

Scott Davidson



# Agenda

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- Provide an Update on the Housing Element
- Role and Purpose of the Policies and Programs in the Housing Element
- Review the Needs Assessment and Identify Main Program Topics
- Solicit Input on the Program Ideas and Priorities

# Workshop Goals

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- **Inform** the community about the policies and programs the Housing Element will include
- **Provide** an opportunity for participants to share their input on program ideas
- **Provide direction** to the County on what programs should be further developed

# Ground Rules

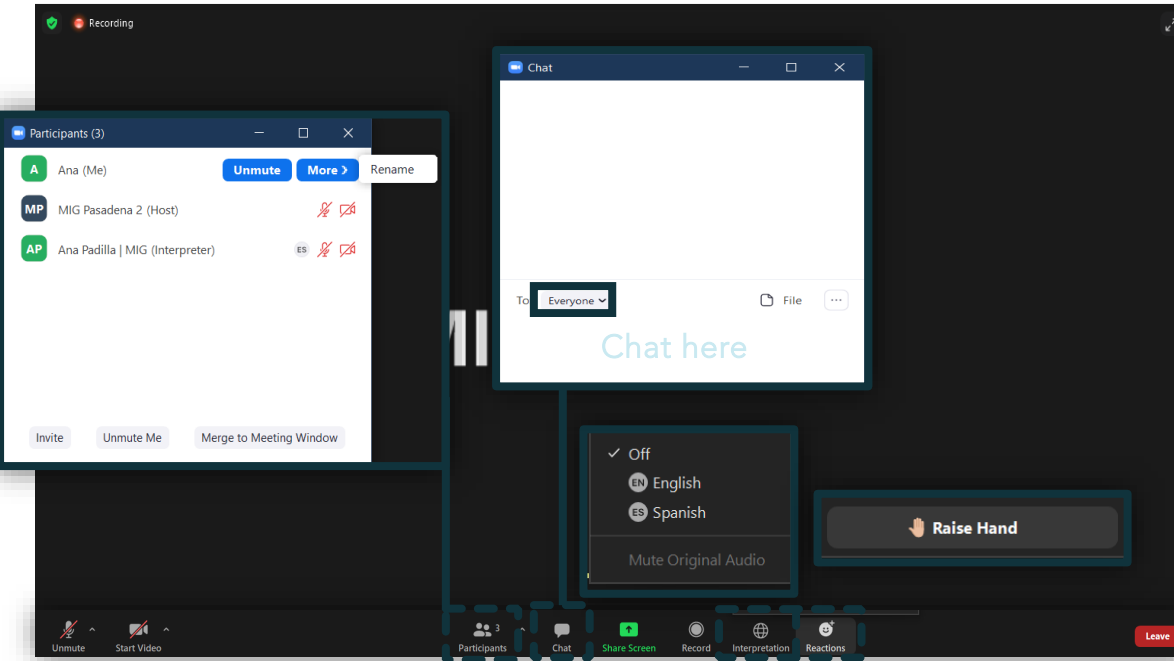
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- **Respect others' opinions** – We are gathering input and expect to hear multiple viewpoints.
- **Be respectful** when sharing comments in the chat.
- **Provide input** on the topic when requested during the meeting.
- **Keep focus on policies & programs**; site related comments can be submitted to the county email at: ***housingelement@marincounty.org*** and/or at the April 12 BOS meeting.
- Comment from **your own perspective**, do not make assumptions.
- **Technology happens** – Please be flexible and patient.

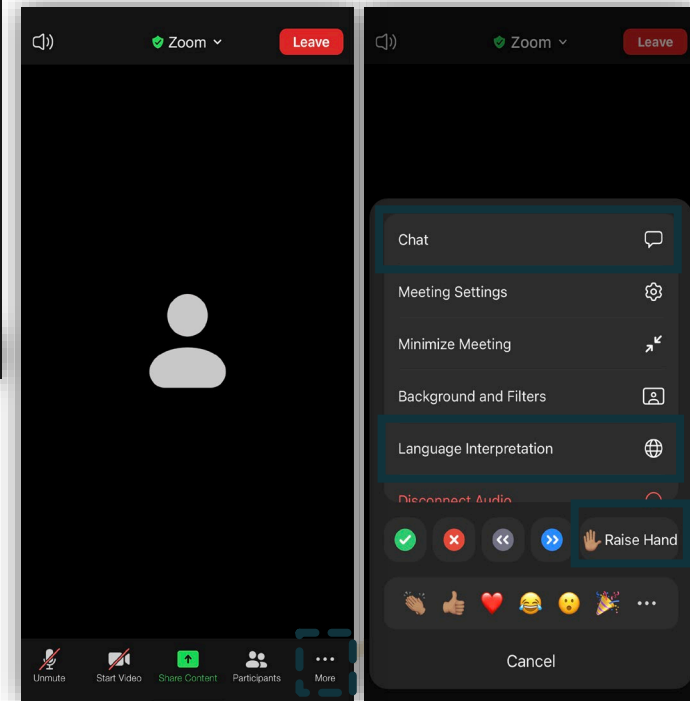


# Zoom Tools - Funciones de Zoom

On your Computer | En su computadora



On your Phone | En su teléfono móvil





# Ways to Participate

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When directed by the facilitator, you can:

- Respond to Zoom polling questions
- Ask questions using the chat
- Submit comments using the chat
- Provide direction to staff using Mentimeter





# 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?

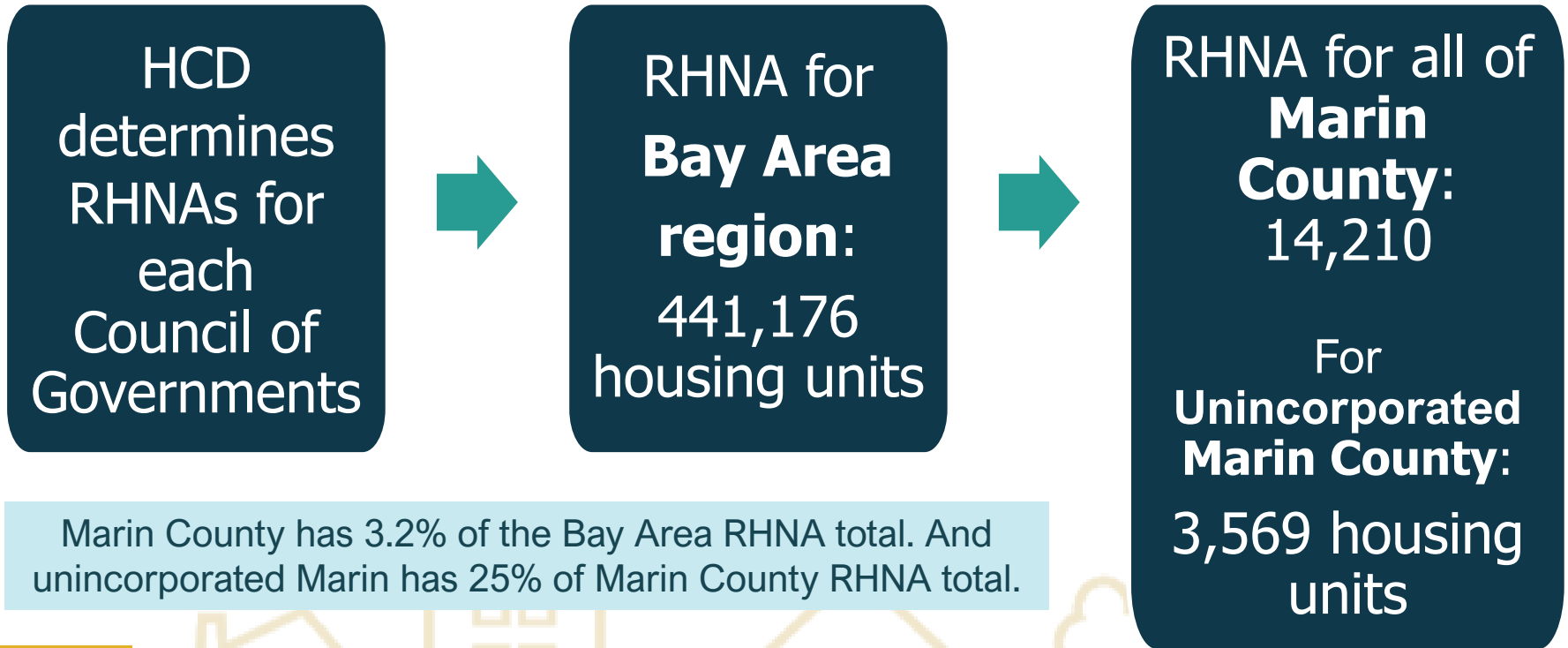
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- **Updated every eight years**
- **Required to be reviewed** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** December 2022
- Housing Element for Marin County only covers the **unincorporated areas**



# What is the RHNA?

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



# Components of Housing Element

## Housing Plan

### Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

### Affirmatively Furthering Fair Housing

- Five Categories of Analysis
- Distribution of RHNA Sites
- Meaningful Actions

### Sites Inventory

- Sites for very low, low, moderate income and market rate housing

### Programs and Policies

- Increase Availability of Existing Units
- AFFH
- Special Populations
- Market

# Policies and Programs

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- Provide opportunities for a variety of housing choices to meet the diverse needs of the County
- Facilitate the development of affordable housing, particularly for those with lower income
- Remove barriers to creating housing
- Improve the condition of existing housing
- Preserve existing affordable housing
- Promote fair housing



# Needs Assessment



# Needs Assessment

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- Limited housing options – 83% single-family homes
- Aging population – 22% residents 65+
- Limited vacancy for rent or for sale
  - 57% of vacant units are for seasonal uses
- 20% of households cost-burdened
- 17% of households severely cost-burdened
- 13.4% renter-households overcrowded, compared to 0.9% of owner-households

# Findings from Survey\*

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## Top housing priorities for Unincorporated Marin County

Participants were asked to select all that apply from seven choices. The top three choices were:

- 59% of respondents selected “Increase the amount of housing that is affordable to moderate, low, and very low- income residents”
- 47% of respondents selected “Increase homeownership opportunities for moderate, low- and very-low-income residents”
- 33% identified “Create programs to help existing homeowners stay in their homes”
- The remaining choices were selected by 23% to 28% of the respondents

\*810 responses (on-line and paper and English and Spanish)

# Findings from Survey

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## **There is insufficient housing in my community for:**

Participants were asked to select all that apply from seven choices. The top three choices were:

- Low-income households (59%)
- Families with children (35%)
- Older adults: seniors, elderly (34%)



# Focus Group Findings

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## Homeowners + Renters share similar concerns

- Feel stuck with current housing – options are limited to find something larger or smaller depending on their needs
- Would likely have to leave the County to find another place to live in their price range
- Affordability and cost of living is an issue
- Many are unaware of County housing programs

# Focus Group Findings

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Community Based Organizations serving lower-income residents reported:

- Hard to find housing; long wait lists
- Limited housing stock due to vacation rentals and secondary homes
- Discrimination by landlords
- Poor quality housing stock
- Lack of public transportation
- Long commutes from other counties
- Nimbyism related to affordable housing proposals
- Lack of information or knowledge of County programs

# Policy and Program Topics



# Program Topics

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- A. Increase Availability of Existing Units
- B. AFFH
  1. Tenant protection and anti-displacement
  2. Fair housing outreach and enforcement (required)
  3. Housing choices (existing land use & development policies)
  4. Neighborhood improvements (location specific)
- C. Special Needs Housing
  1. Seniors
  2. Farmworkers
  3. Disabled person
  4. Homeless
- D. Programs Aligned with State Law (Informational)
- E. Local Preference

# Directions from Facilitator

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Please submit any comments you have on the program idea in the chat.

You are welcome to submit additional program ideas for that topic.

When directed, use Mentimeter identify on a scale of 1-5 if the County should further develop this policy.

# *How to use Mentimeter*

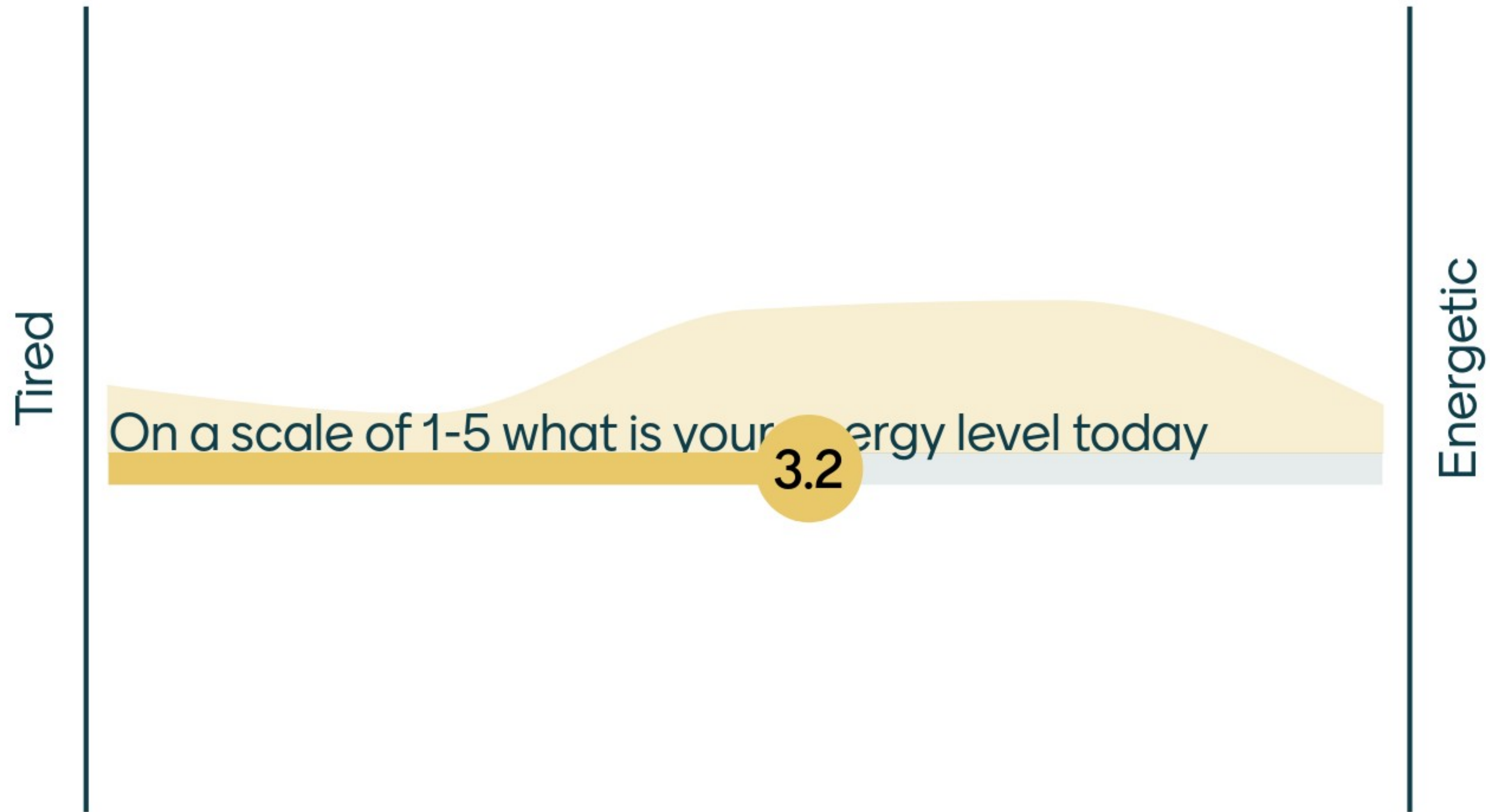
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On your second monitor, smart phone, or other mobile device, go to [www.menti.com](http://www.menti.com) and use the code 6287 1134.

You can also click the link in the chat, or scan the QR code with your mobile device



# Mentimeter orientation



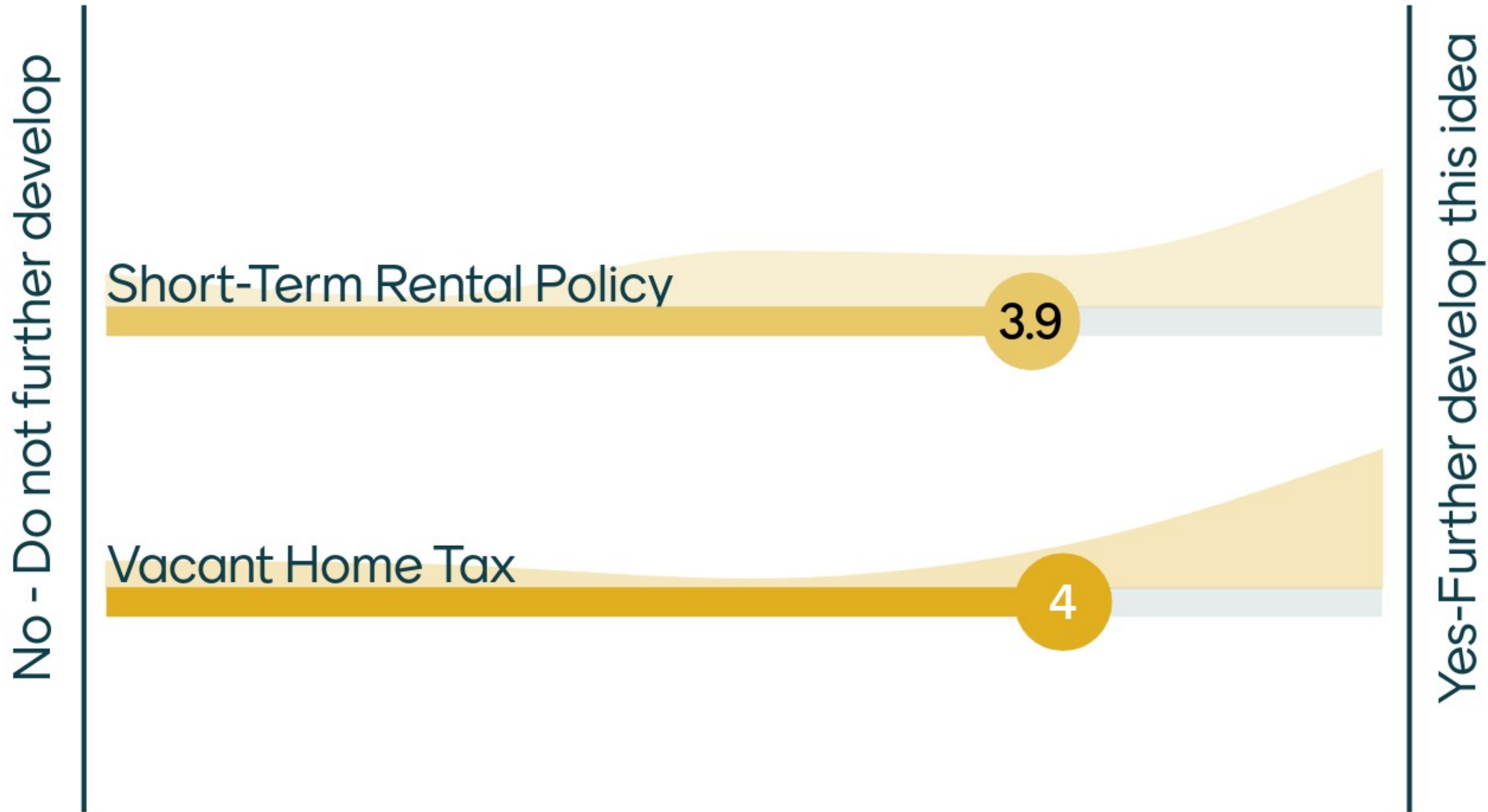
# A. Increase Availability of Existing Units

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- Short-term rental policy
- Vacant Home Tax
- Other Ideas –submit in chat



# Increase Availability of Existing Units



## B. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) - Tenant Protection

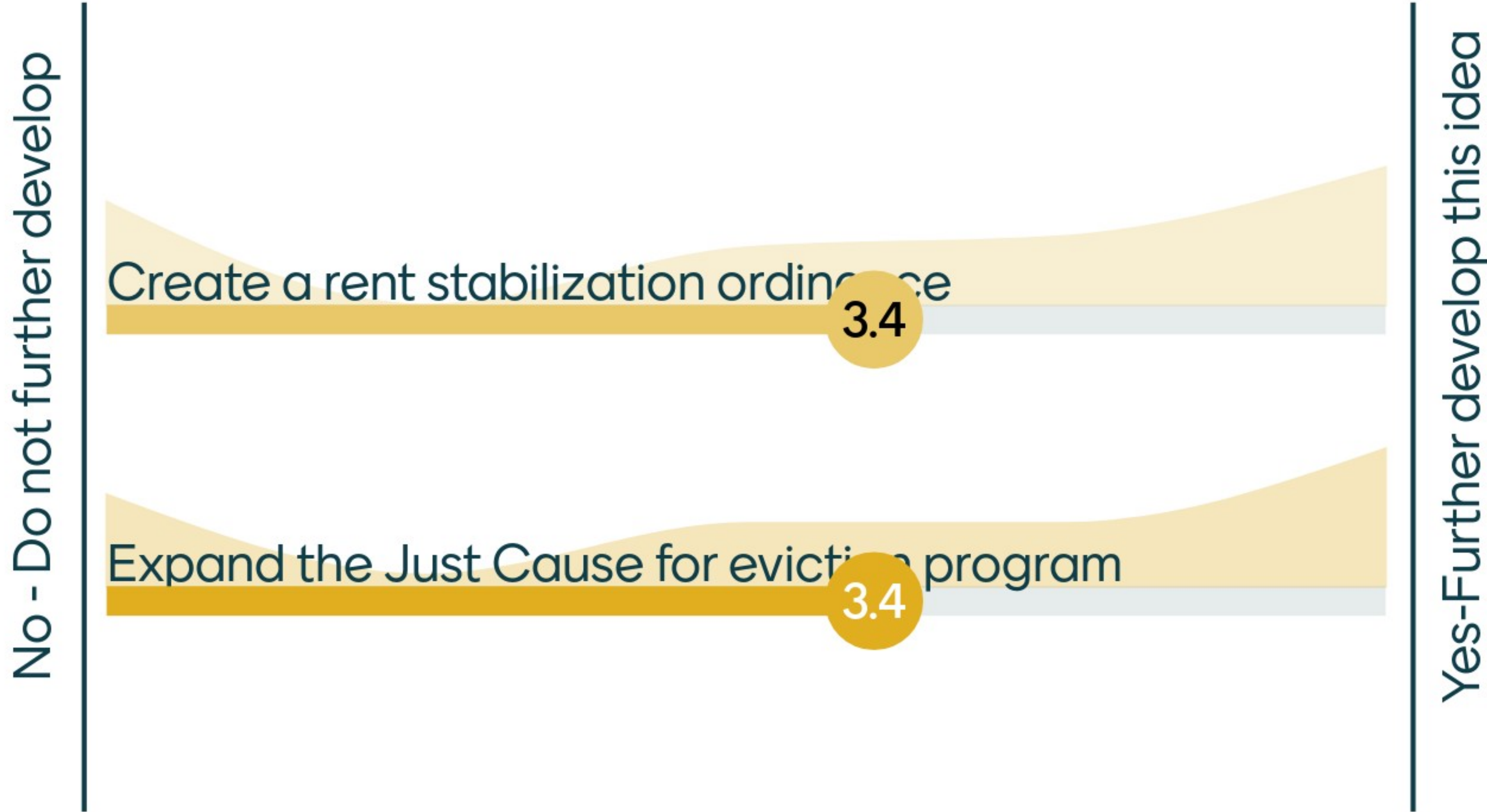
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- Create rent stabilization ordinance
- Expand the Just Cause for eviction program



# Tenant Protection



## B. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) - Tenant Protection (con't)

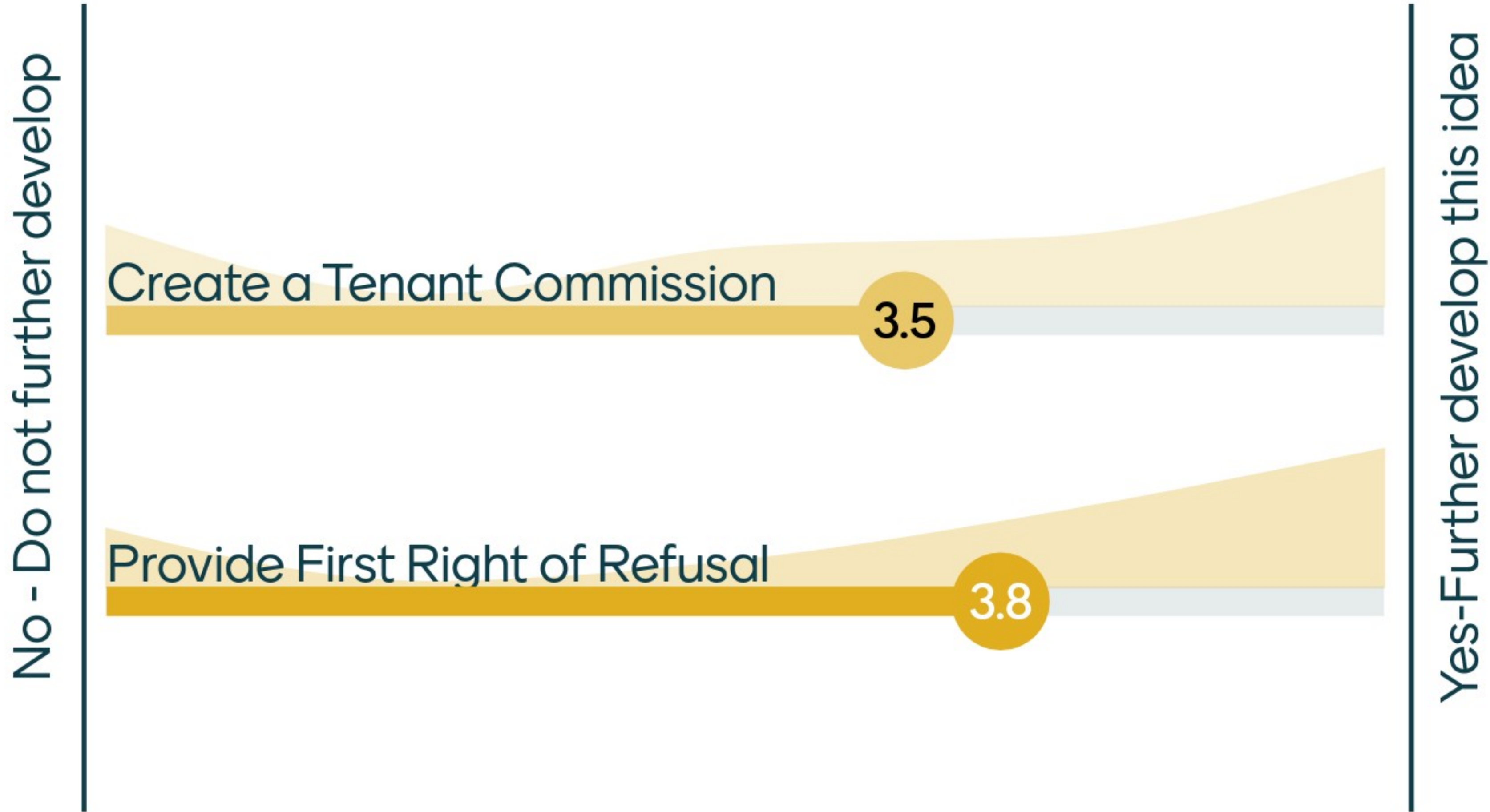
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- Create a Tenant Commission
- Provide First Right of Refusal
- Other ideas - submit in chat



# Tenant Protection

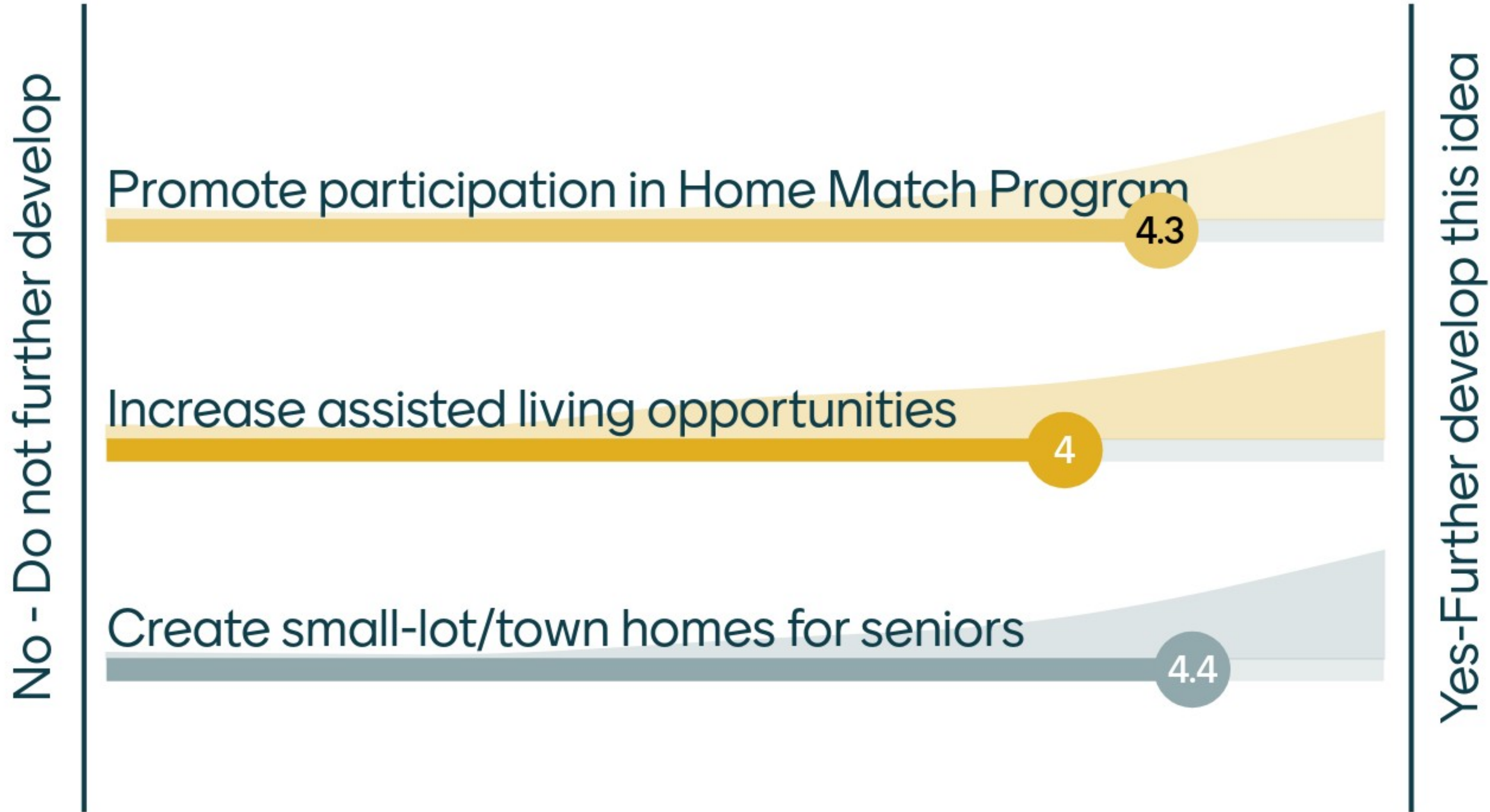


## C. Special Needs: Seniors

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- Promote participation in Home Match Program which helps seniors find a person to rent a room in their home
- Increase assisted living opportunities
- Create small-lot/town homes for seniors
- Other Ideas –submit in chat

# Special Needs: Seniors



## C. Special Needs: Farmworkers

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- Develop program for County to work with farm employers to contribute to an affordable housing fund or land trust
- Develop a set aside of percentage units at new affordable housing developments for farmworkers
- Other Ideas –submit in chat



# Special Needs: Farm Workers

No - Do not further develop

Develop program for County to work with farm employers to contribute to an affordable housing fund or land trust

3.8

Develop a set aside of percentage units at new affordable housing developments for farmworkers

3.9

Yes-Further develop this idea

## C. Special Needs: People with Disabilities

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- Assistance with accessibility improvements
- Expedited review for reasonable accommodation

# Special Needs: People with Disabilities



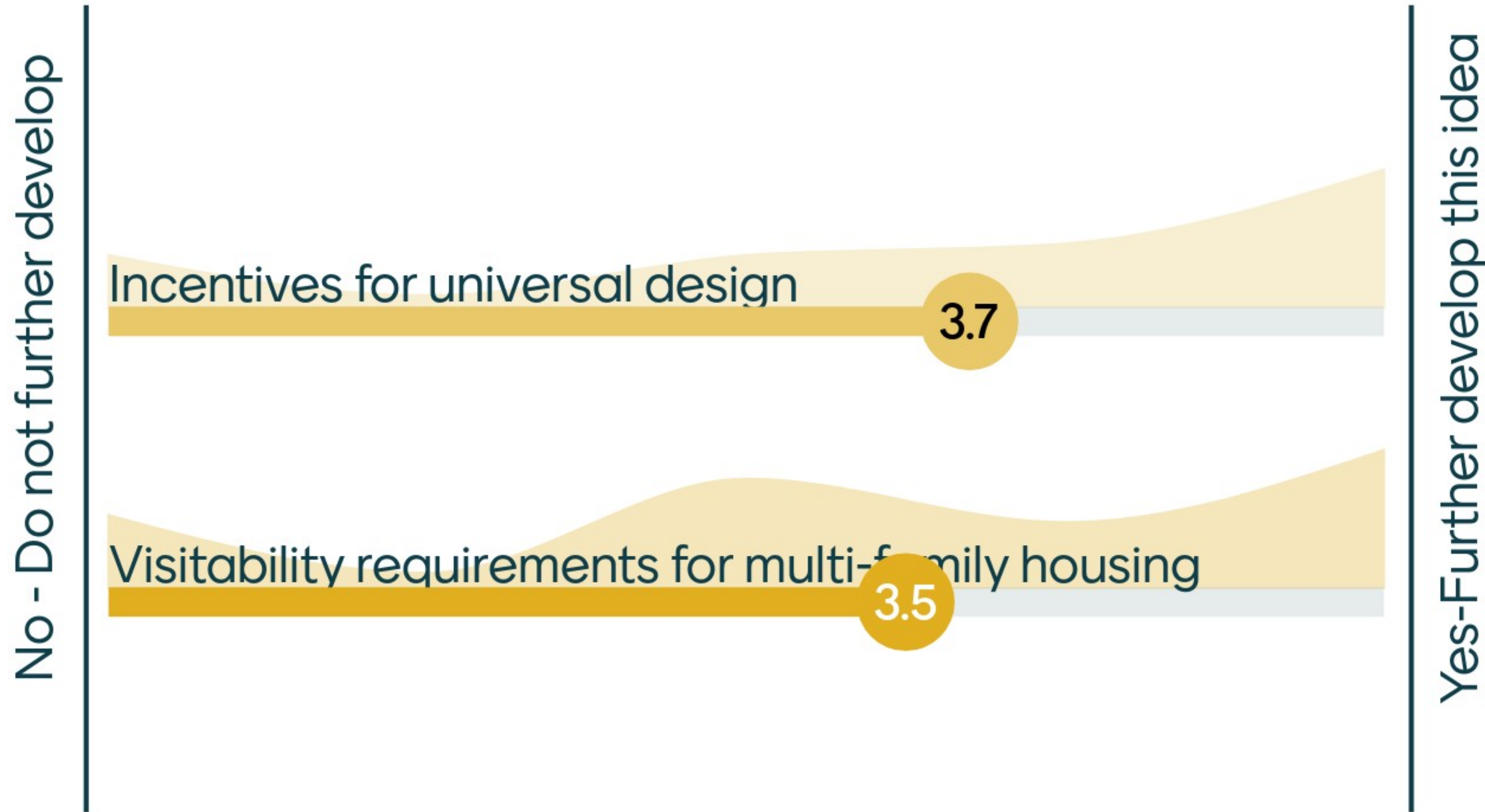
# C. Special Needs: People with Disabilities

(con't)

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- Incentives for universal design
- Visitability requirements for multi-family housing
- Other Ideas –submit in chat

# Special Needs: People with Disabilities

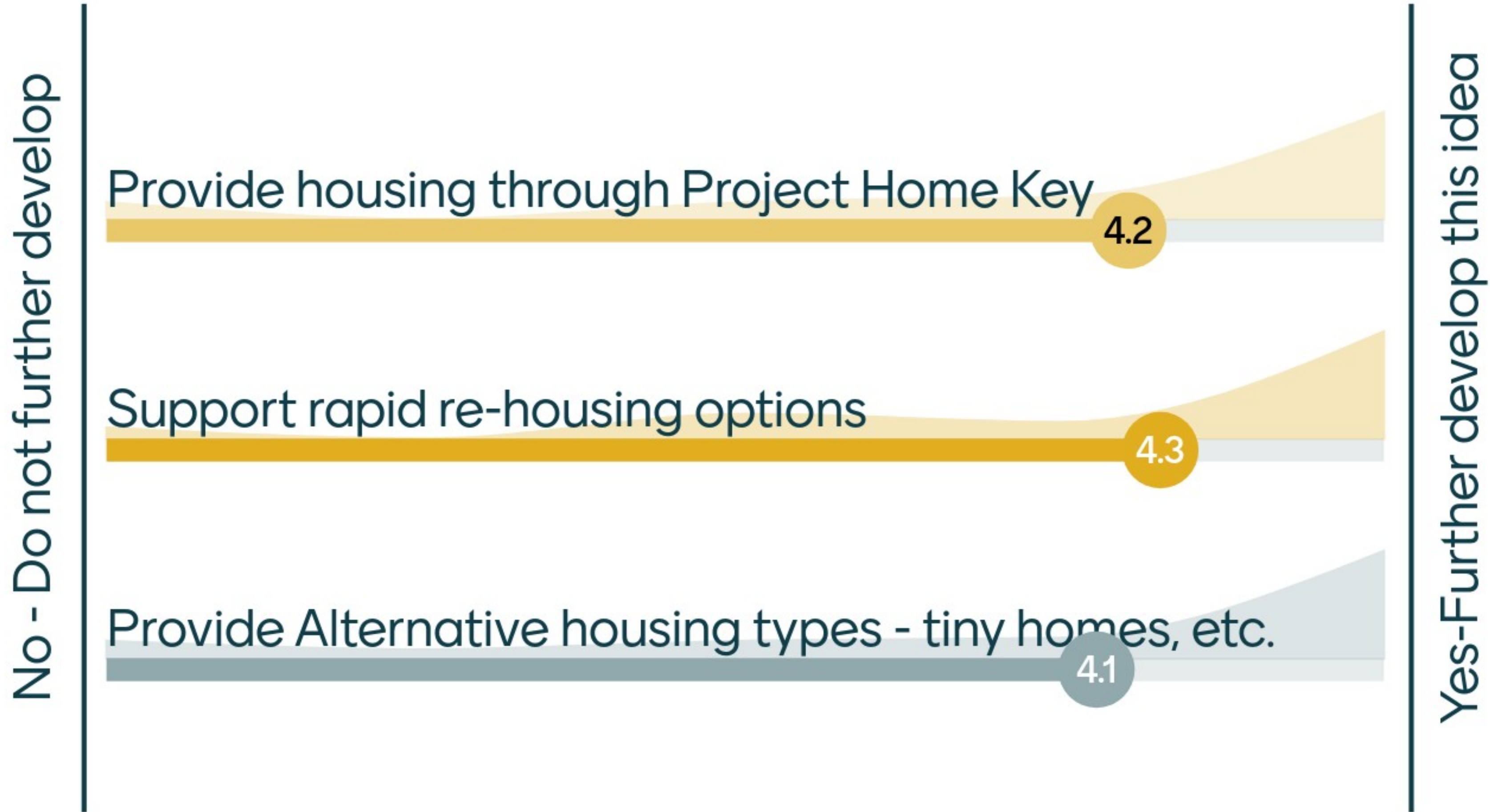


## C. Special Needs: Homelessness

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- Provide housing through Project Home Key by converting hotels/motels or other buildings into permanent housing
- Support rapid re-housing options
- Provide alternative housing types- tiny homes, etc.
- Other ideas –submit in chat
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# Special Needs: Homelessness



# Programs Aligned with State Law

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Programs **Required** By State Law

By-Right Zoning Policy

Incentivize Affordable Housing Production- example:  
Affordable Housing Overlay

Streamlining County development timelines



# Next Steps



# Opportunities for Input

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- April 12 Board of Supervisors and Planning Commission Joint Session
- Draft Programs and Policies will be in the Public Draft of the Housing Element Available for Comment this Summer

Meeting Details at:

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



# Closing Comments



# Housing Element Update

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