

# The Housing Element & The Gateway Communities: Tam Valley, Almonte, Manzanita & Marin City

## Housing Element

The **Housing Element** law requires cities, towns and counties to adequately plan to meet the existing and projected housing needs of Marin's diverse community and local workforce. Housing elements are reviewed for compliance by the state's Department of Housing and Community Development.

## SUMMARY of the Housing Element

- ✓ Required part of the General Plan for each city and county and must be certified by the State every 8 years
- ✓ NOT a mandate to build; the County is NOT in the business of building housing
- ✓ Current planning cycle is 2007-14 and, for the County, includes planning for 773 units of housing for all income levels (market-rate, moderate and affordable)
- ✓ Next planning cycle is 2014-2022 and, for the County, includes planning for 185 units of housing (for all income levels)

## WHAT DOES THIS MEAN FOR THE GATEWAY COMMUNITIES?

- ✓ **Tam/Almonte/Manzanita:**
  - ✓ "Old Chevron" site at Shoreline & Flamingo - 0.79 acres, existing zoning is 30 units/acre, no proposed zoning change, 10 affordable units counted towards County's Housing Element requirement
  - ✓ "Armstrong Nursery" site – 1.77 acres, existing zoning is 20 units/acre, no proposed zoning change, 10 units of moderate income housing counted towards County's Housing Element requirement
  - ✓ Manzanita mixed-use site – 0.50 acres, application approved and already entitled, no zoning change proposed, 3 units (2 moderate income and 1 affordable unit) counted towards County's Housing Element requirement
- ✓ **Marin City:**
  - ✓ Marin City Community Services District owned site – 3.8 acres, Affordable Housing overlay proposed, 15 affordable units counted towards County's Housing Element requirement
- ✓ **What else is proposed for The Gateway Communities:** Nothing