



Housing Element 2024-2032 Work Program

Board of Supervisors Hearing
October 6, 2020

Agenda

- What is a Housing Element?
 - Purpose
 - Background
 - RHNA
 - Changes from Past Housing Element
- Why do we need one?
 - Housing Need
- Who can participate?
 - Outreach
- When is this happening?
 - Timeline

What is a Housing Element?

BACKGROUND AND PURPOSE

- California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.
- The County has received State certification of **six** Housing Elements dating back to 1970.
- Housing elements must be updated **every eight years** and must be certified by the California Department of Housing and Community Development



What is a Housing Element?

RHNA (REGIONAL HOUSING NEEDS ALLOCATION)

State

Identifies total number of units, across all income groups, for which the region must plan for 8-year period (sixth cycle covers 2023-2031).

ABAG

Collaborates with local governments and stakeholders to develop a formula to assign each community a share of the Bay Area's housing need.

Each local government

Must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need.

What is a Housing Element?

RHNA (REGIONAL HOUSING NEEDS ALLOCATION)

- The California Department of Housing and Community Development told the Bay Area **the total need** for an 8-year period – for this cycle from 2023 to 2031 is **441,176**
- The last Bay Area RHNA was 187,990
- The local methodology and Marin County numbers will be finalized by Spring 2021.

Income Category	Units	Percent
Very Low (0-50% AMI)	114,442	26%
Low (50-80% AMI)	65,892	15%
Moderate (80-120% AMI)	72,712	16%
Above Moderate (120%+ AMI)	188,130	43%
Total	441,176	

What is a Housing Element?

RHNA (REGIONAL HOUSING NEEDS ALLOCATION)

- Marin's RHNA is expected to increase significantly as the region's total went up by **235%** since the last cycle.
- Draft methodology is using existing and future need to calculate Marin County's share. In the past, only future need was considered.
- More housing is being planned in high resource areas like Marin County, with a greater emphasis on equity.

Income Category	2015-2022	2007-2014	1996-2006
Very Low (0-50% AMI)	55	183	85
Low (50-80% AMI)	32	137	48
Moderate (80-120% AMI)	37	169	96
Above Moderate (120%+ AMI)	61	284	292
Total	185	773	521

What is a Housing Element?

CHANGES FROM PAST HOUSING ELEMENT

- Greater emphasis on **social equity**
- Higher **total regional housing need**
- Expanded **HCD oversight** on methodology & allocations
- More **factors** to consider in allocations (overpayment, overcrowding, greenhouse gas target, jobs-housing fit)
- New **requirements for identifying eligible sites** for Housing Elements

What is a Housing Element?

STRATEGIES TO MEET HOUSING NEED

- Evaluate current and past housing element sites
- Focus on choosing sites that are consistent with Countywide Plan Policies
- Solicit ideas from focus groups and stakeholder committees
- Work with economic and planning consultants

Why do we need a Housing Element?

HOUSING NEED

- Marin continues to have one of the highest median incomes in the State, but many working families and seniors **struggle to meet** their basic housing, food and childcare needs
- **Lower income families with children, seniors, persons with disabilities** and **people who are homeless** face difficult challenges to find affordable housing for their individual needs
- **High cost of living** in Marin and continued rising costs of basic necessities contributes to the stress put on lower income households, especially communities of color

Why do we need a Housing Element?

HOUSING NEED

Seniors

- Senior population is projected to increase to 48% of the County's total population by 2035, a 30% increase.
- About 5% of County's seniors have incomes below the poverty line.

Families

- 30.4% of households in Marin have children, with 23% living below two times the Federal poverty line.
- About 712 students in Marin experienced some form of homelessness, and 64% of families in poverty in Marin are renters.

Workers

- Farm workers, retail salespersons and childcare workers earn a salary that is considered by the State as very low income.
- Many County staff, including police, fire and ambulance dispatchers, typically earn a low-income salary.

Racial Disparities

- Marin presents the starkest racial inequities in housing tenure throughout the Bay Area.
- While about 2/3 of non-Hispanic White residents are homeowners, roughly 3/4 of both Black/African American and Hispanic Latinx are renters.

Who can participate in the Housing Element?

OUTREACH

- We need community feedback!
- Stay tuned for...
 - Stakeholder Committee (*Application Opens in November*)
 - Community Meetings
 - Housing Needs Survey
 - Focus Groups



When is this happening?

TIMELINE FOR HOUSING ELEMENT UPDATE





Questions