

CHAPTER 4: RESOURCES

Land Characteristics of Marin County: Development Policy and Objectives

Marin County includes a total area of approximately 606 square miles of land and water. Nearly 84% of the County consists of open space, watersheds, tidelands, parks, and agricultural lands.¹ Significant public amenities include the Federally protected Golden Gate National Recreation Area, the Marin Islands National Wildlife Refuge, the Muir Woods National Monument, the Point Reyes National Seashore, and the San Pablo Bay National Wildlife Refuge. About 11% of Marin County's area has been developed, primarily within cities and towns, near services, and along major transportation corridors. Much of the additional land potentially available for development (approximately 5% of the County) is in incorporated cities and towns.

As discussed in Section Three of the Housing Element (Constraints), the Marin Countywide Plan (2007) recognizes four separate environmental corridors present in the County, based on specific geographic and environmental characteristics and natural boundaries formed by north-south running ridges.

- The Baylands Corridor, encompassing lands along the shoreline of San Francisco, San Pablo, and Richardson Bays, provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources. The area generally contains marshes, tidelands, and diked lands that were once wetlands or part of the bays, and adjacent, largely undeveloped uplands. Less than 1% of the County's residents live in the Baylands Corridor.
- The City-Centered Corridor, along Highway 101 in the eastern part of the County near San Francisco and San Pablo bays, is designated primarily for urban development and for the protection of environmental resources. This corridor is divided into six planning areas, generally based on watersheds, and is intertwined with Marin's 11 cities and towns. Nearly 96% of Marin County's population lives in the City Centered Corridor, where the majority of development is concentrated.
- The Inland Rural Corridor in the central and northwestern part of the County is designated primarily for agriculture and compatible uses, as well as for the preservation of existing small communities. Less than 2% of Marin County's population lives in the Inland Rural Corridor.
- The Coastal Corridor is adjacent to the Pacific Ocean and is designated primarily for agriculture, Federal parklands, recreational uses, and the preservation of

¹ Marin Countywide Plan, Built Environment Element, pages 3-10.

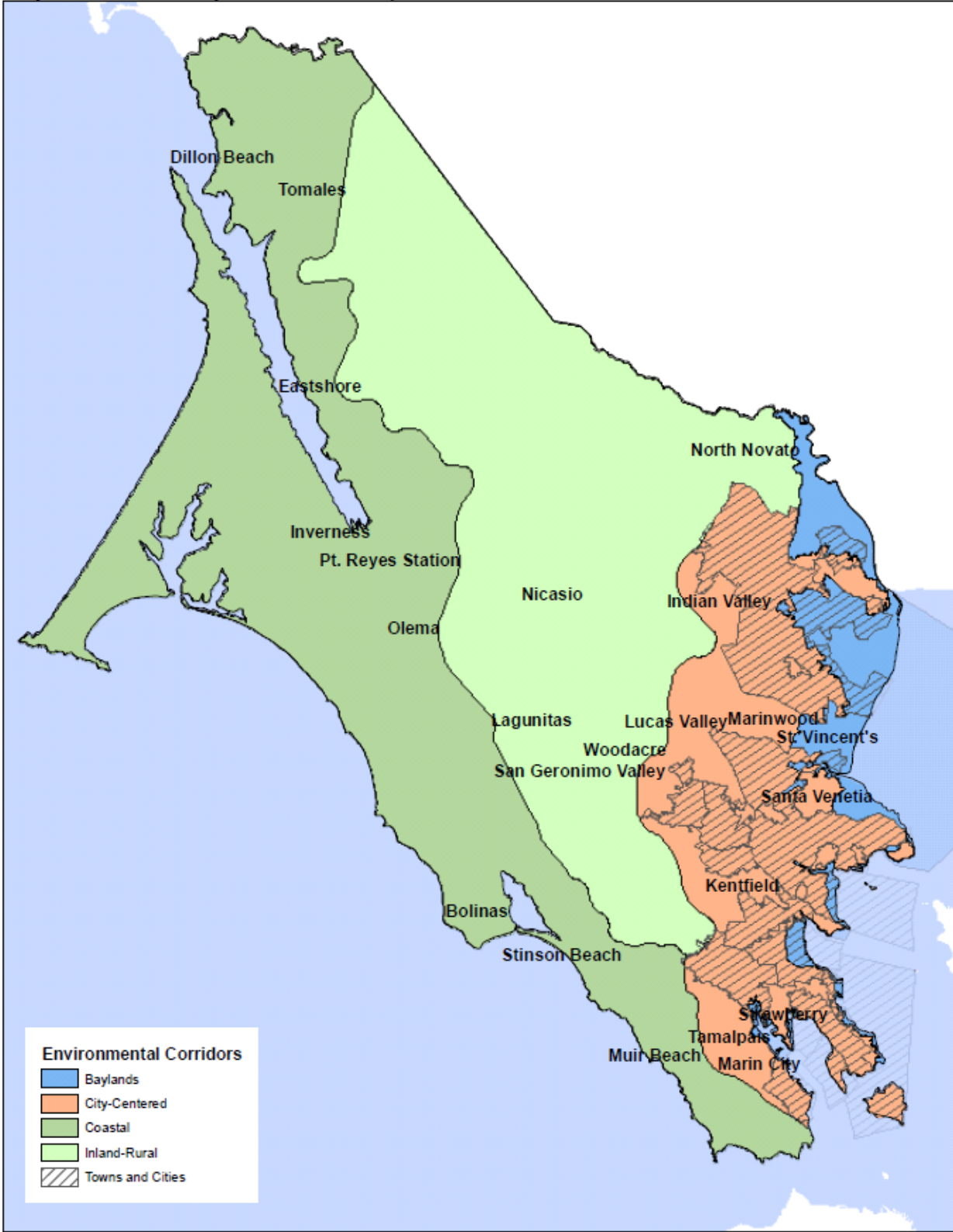
existing small coastal communities. Approximately 2% of Marin County residents live in the Coastal Corridor.²

As a result of policies in the Countywide Plan, community plans, and the Local Coastal Program, residential development in Marin County is primarily directed to the City-Centered Corridor and limited to the Inland Rural and Coastal Corridors. Development of moderate densities is most compatible with the City-Centered Corridor, close to transit, services, and Marin's cities and towns.

The Inland Rural and Coastal communities recognize the need and advocate for housing affordable to visitor-serving employees, agricultural workers, and other local workers in their communities. Multi-family or moderately dense development permitted in the coastal areas is directed as infill within the various villages.

² General Demographic Characteristics for Marin County California Cities and Places, Marin County Community Development Agency

Figure H-4.1: Marin County and its Unincorporated Communities



Affordable Housing in Marin County

As of March 2020, there were approximately 6,125 households benefiting from deed restricted affordable housing throughout Marin County's 12 jurisdictions.³ These units typically target renter-households earning 60% of area median income or below and serve populations including low and very low income families, households with disabilities, formerly homeless adults, and older adults.⁴ Affordable homeownership units typically serve moderate income and below. Affordable housing developers and developers with nonprofit arms manage approximately 4,100 of these units. Nearly 3,000 of these units are assisted through the Marin Housing Authority's Section 8 and public housing programs. Of the public housing units, 296 units serve families, and 200 units serve senior and disabled households. The 6,125 units consist of the following types:

- 496 Public Housing Units
- 1,126 Senior Units
- 2,771 Family Housing Units
- 207 units for Persons with Disabilities
- 832 Home Ownership Units⁵
- 337 Permanent Supportive Housing Units
- 336 Transitional and Shelter Units

Of these 6,125 units restricted to moderate, low, very low, and extremely low income households, 761 are located in the unincorporated County, not including Section 8 vouchers. The Marin Housing Authority manages 340 Below Market Rate (BMR) home ownership units throughout Marin County that are preserved by deed-restriction, of which 90 units are in the unincorporated County. The Marin Housing Authority processes all sales of new units, resales of existing units, refinances, capital improvement evaluations, down payment assistance, and monitoring of the portfolio for compliance with BMR Program requirements. MHA also works with developers at the initial stage to formulate Developer Agreements determining the affordability range and construction requirements for these BMR units. The majority of affordable housing is in the City-Centered Corridor, although there are several deed restricted rental and ownership properties in the villages of West Marin and the Inland Rural Corridor. These developments demonstrate the future potential for affordable housing in a range of communities and geographic locations throughout the diverse environs of unincorporated Marin.

³ Marin County 2020-2024 Consolidated Plan

⁴ Some communities have deed-restricted moderate income households, While tax credit projects are aimed at 60% of median or below, inclusionary ordinances are often aimed at 80% and below.

⁵ These affordable homeownership units typically serve moderate income households

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key part of State housing element law (Government Code Section 65580) and is a central factor in satisfying periodic required updates of the housing element. Every city and county in the State of California has a legal obligation to respond to its fair share of the existing and projected future housing needs in the region in which it is located. Housing element law requires local governments to update land use plans, policies, and zoning to accommodate projected housing growth. The RHNA figure is not a projection of residential building permit activities, but of housing need based on regional growth projections and regional policies for accommodating that growth. On December 16, 2021, the Association of Bay Area Governments (ABAG) Executive Board adopted the Final RHNA Plan: San Francisco Bay Area, 2023-2031. [Table H-4.1](#) summarizes the Regional Housing Needs Allocation for all jurisdictions in Marin County. All Marin jurisdictions saw a significant increase in the 2023-2031 RHNA allocation from the 2014-2022 allocation.

Table H-4.1: Regional Needs Housing Allocation, 2023-2031 Planning Period

Jurisdiction	RHNA Units Needed By Income Category				2023-2031	2015-2023
	Very Low (0-50% AMI)†	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+ AMI)		
Belvedere	49	28	23	60	160	16
Corte Madera	213	123	108	281	725	72
Fairfax	149	86	71	184	490	61
Larkspur	291	168	145	375	979	132
Mill Valley	262	151	126	326	865	129
Novato	570	328	332	860	2,090	415
Ross	34	20	16	41	111	18
San Anselmo	253	145	121	314	833	106
San Rafael	857	492	521	1,350	3,220	1,007
Sausalito	200	115	114	295	724	79
Tiburon	193	110	93	243	639	78
Unincorporated	1,100	634	512	1,323	3,569	185
TOTAL	4,171	2,400	2,182	5,652	14,405	2,298

Source: https://abag.ca.gov/sites/default/files/documents/2022-04/Final_RHNA_Methodology_Report_2023-2031_March2022_Update.pdf

† Extremely Low Income (ELI) units are assumed to be 50% of the Very Low (VL) income RHNA figure, or 27 units, for the unincorporated County.

Every housing element must demonstrate that the local jurisdiction has made adequate provisions to support the development of housing at various income levels (extremely low, very low, low, moderate, and above moderate) to meet its ‘fair share’ of the existing and projected regional housing need. However, because local jurisdictions rarely, if ever, develop and construct housing units, the RHNA numbers establish goals that are used to guide planning, zoning, and development decision- making. Specifically, the numbers establish a gauge for determining whether the County is allocating adequate sites at a range of densities to accommodate the development of housing– meeting the County’s RHNA. In particular, the County must identify adequate sites for lower income households i that will allow residential uses at least 20 units per acre. Appendix B includes an evaluation of the County’s progress toward its 2015-2023 Regional Housing Needs Allocation.

Strategies for Meeting RHNA

This section of the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2, which require the County to provide an inventory of sites suitable for housing development that can accommodate Marin County’s short-term housing development objectives, as determined by the Regional Housing Needs Assessment (RHNA) for the Housing Element planning period of June 30, 2022, and ending December 31, 2030.

Methodology to Satisfy the Regional Housing Needs Allocation

Marin County’s housing needs will be met through the implementation of a variety of strategies. The primary method for addressing the adequate sites requirement is the identification of available vacant and underutilized sites that are appropriately zoned and likely to develop within this planning period.

The analysis includes a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community as well as potential rezone sites.

The RHNA projection period began on June 30, 2022. Therefore, projects that have been approved or entitled but have not received permits as of June 30, 2022, can be credited against the RHNA. Furthermore, jurisdictions are allowed to project the number of Accessory Dwelling Units (ADUs) that might be developed over eight years based on development trends during the current planning cycle to help satisfy the RHNA requirements.

[Table H-4.2](#) shows that there were not enough appropriately zoned sites, units being developed, and ADUs to meet RHNA needs, with a shortfall of [2,864](#) units. The County has identified [1,349.3 acres \(129 parcels\)](#) that have the capacity for [3,210](#) units to meet the RHNA. Rezoning of these sites to meet the RHNA is being conducted concurrent with the Housing Element update and is expected to be completed by the end of [January 2023](#). Therefore, before the statutory deadline of the Housing Element update

(January 31, 2023) and by the time of the 6th cycle Housing Element adoption, the County will have provided an adequate inventory of sites to fully meet the County's RHNA by all income categories.

Table H-4.2: Strategies to Meet RHNA

<u>RHNA and Strategies</u>	Housing Units by RHNA Income Categories				Total
	Lower		Mod (80-100% AMI)	Above Mod (>100% AMI)	
	Very Low (0-50% AMI)	Low (50-80% AMI)			
RHNA	1,100	634	512	1,323	3,569
Approved/Entitled	39	<u>164</u>	115	<u>107</u>	425
Accessory Dwelling Units	84	84	84	28	280
Sites not Requiring Rezoning		=	=	<u>25</u>	<u>25</u>
Surplus/(Shortfall)		<u>(1,363)</u>	<u>(313)</u>	<u>(1,188)</u>	<u>(2,864)</u>
Sites Requiring Rezoning		<u>1,637</u>	<u>400</u>	<u>1,173</u>	<u>3,210</u>

Approved or Entitled Projects

A jurisdiction may credit units from entitled projects, approved projects, or projects under construction and not expected to be finalized prior to June 30, 2022, toward its RHNA. These units can be credited against the RHNA to determine the balance of site capacity that must be identified. The list of approved projects is included in [Table H-4.3](#). In total, the County has approved 425 units (39 very low, 164 low, and 115 moderate, and 107 above moderate). Many of these projects are nearing the construction phase and are expected to be completed during the 6th Cycle planning period. The affordability of the units was determined based on the affordability specified on the project proposal as approved by the County.

Table H-4.3: Credits toward RHNA - Approved or Entitled Projects

	RHNA Unit Credits by Income Level					Description of affordability
	Very Low (0-50% AMI)	Low (50-80% AMI)	Mod (80-100% AMI)	Above Mod (>100% AMI)	Total	
Entitled/Approved Projects						
150 Shoreline	0	<u>0</u>	0	<u>10</u>	10	2 units at 60% based on County's inclusionary requirement
825 Drake	37	37	0	0	74	100% affordable SB 35 project w/ tax exempt bonds, Section 8 PBV and County Housing Trust funds, and Regulatory Agreement
Albion Monolith	0	1	0	8	9	1 unit at 60% based on County's inclusionary requirement
Aspen Lots	0	2	0	0	2	Local community land trust, County funds, and Regulatory Agreement restrict at 80% AMI
Downtown Project	2	7	0	0	9	Local community land trust, County funds, and Regulatory Agreement restrict 2 at 30% AMI, 7 at 50% AMI.
North Coast Seminary	0	<u>0</u>	0	<u>89</u>	89	18 units at 60% based on County's inclusionary requirement
Overlook Lots	0	2	0	0	2	Local community land trust, County funds and Regulatory Agreement restrict at 80% AMI
San Quentin Adjacent Vacant Property	0	115	115	0	230	State excess sites program County funds, 50% of units at or below 60% AMI, remaining units at low to moderate
Total Credits	39	<u>164</u>	115	<u>107</u>	425	

Source: Marin County, May 2022.

Accessory Dwelling Units

In addition, pursuant to State law, the County may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. According to ABAG’s “Using ADUs to Satisfy RHNA” Technical Memo,⁶ the estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2019 when state law made it easier to construct the units.

There is a small amount of flexibility in the calculations. If numbers were low in 2019 but were high in 2020, 2021, and 2022, a jurisdiction could potentially use 2020-2022 as the baseline. This rationale would be bolstered if there was a logical explanation for the change, e.g., the jurisdiction further loosened regulations in 2020. Since 2019, the County has issued an average of 35 building permits for ADUs:

- 2019 – 37 building permits issued
- 2020 – 32 building permits issued
- 2021 – 35 building permits issued

Assuming the annual average of 35 ADU permits per year since 2019, the County is projecting 280 ADUs being permitted over the eight-year planning period and is using ABAG’s survey data to distribute the projected units by income category as shown in [Table H-4.4](#).

Table H-4.4: Projected ADUs during 6th Cycle Planning Period

	RHNA Unit Credits by Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
Assumed Affordability	30%	30%	30%	10%	--
Projected ADUs	84	84	84	28	280

Based on these calculations, the County is able to meet approximately 705 of its RHNA through credit units and ADUs, and must accommodate another 2,864 units on the sites detailed in the sites inventory ([Table H-4.5](#)).

⁶ <https://abag.ca.gov/sites/default/files/documents/2022-03/ADUs-Projections-Memo-final.pdf>

Table H-4.5: Remaining Need After Credit and ADU Units

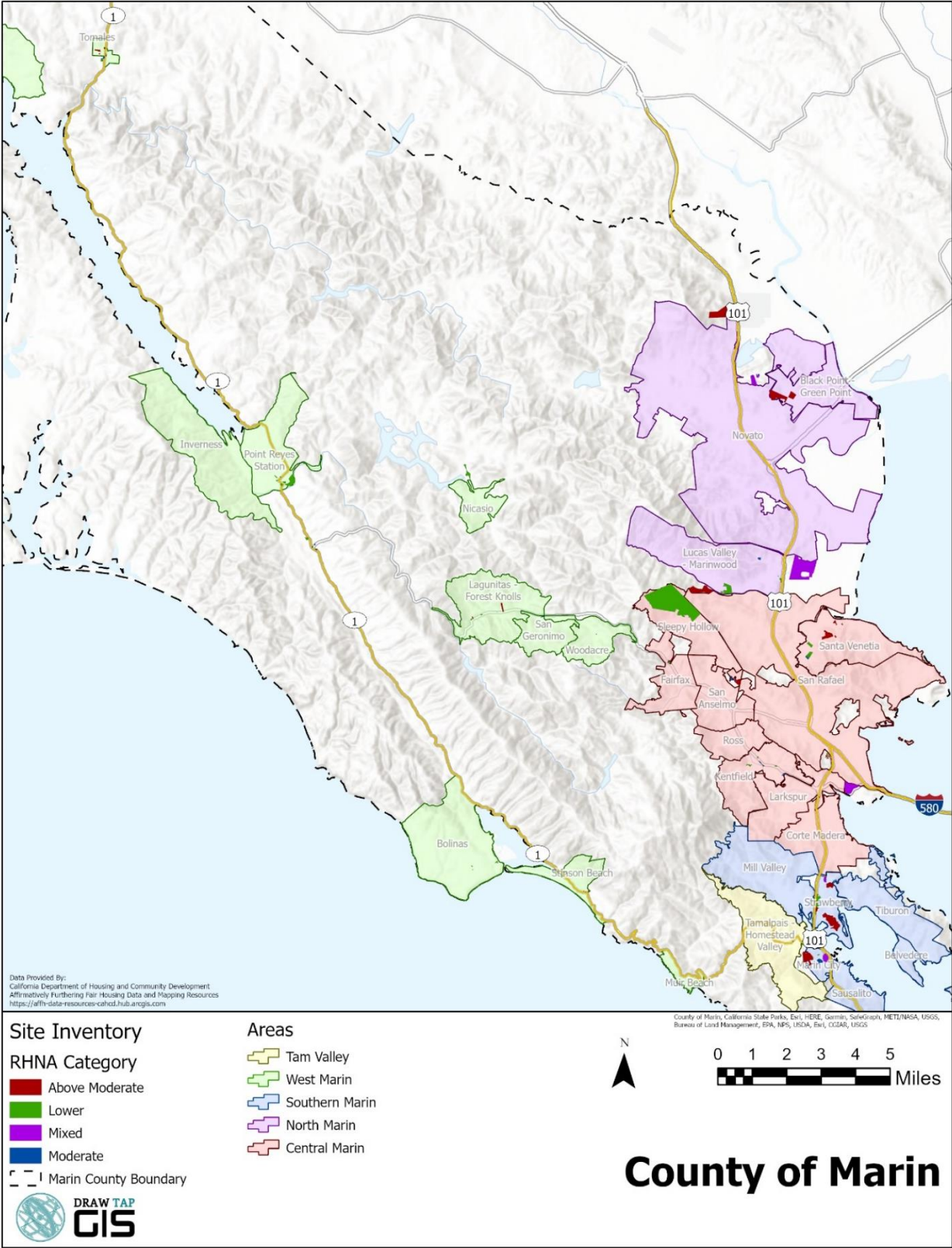
	Housing Units by RHNA Income Categories				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA	1,100	634	512	1323	3,569
Approved/Entitled (Credits)	39	<u>164</u>	115	<u>107</u>	425
Accessory Dwelling Units	84	84	84	28	280
Total Credits + ADU	123	<u>248</u>	199	<u>135</u>	705
Remaining Need	977	<u>386</u>	313	<u>1,188</u>	2,864

Sites Inventory

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

The following summarizes the methodology to identify available sites with near-term development potential pursuant to State adequate sites standards and to calculate the potential housing units for the Marin County 6th Cycle Housing Element is found in Appendix C. The County identified six types of sites and assessed their suitability for development as described below. [Figure H-4.2](#) illustrates the general location of these sites. Detailed sites information is included in Appendix C: Sites Inventory.

Figure H-4.2: Sites Inventory by RHNA Income Category



Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The Residential Multiple Planned (RMP) and Residential Commercial Multiple Planned (RCMP) designations allow residential development at a density of 20 to 45 units per acre. Based on the intensity of designations and the potential for the development of non-residential uses, the realistic capacity assumptions are set forth as follows:

- **Residential, Multi-Family Planned (RMP).** The RMP designation provides locations for multi-family residential development at densities from 20 to 30 units per acre. To account for land use controls, infrastructure capacity environmental constraints, and site improvements, realistic capacity is calculated based on a 20% reduction on the maximum allowable density, 16 units per acre for maximum density at 20 units per acre, or 24 units per acre for maximum density at 30 units per acre. This is a conservative estimate; more recent multi-family, affordable developments in Marin County have exceeded this density estimate. On a site-by-site basis, this realistic capacity may even be lower due to slope, wildfire, sea-level rise, and natural resource constraints. Sites with no access to sewer infrastructure but require septic systems with leach field, are applied densities at 20 units per acres. The Walnut Place affordable housing project, located in Point Reyes Station, includes 24 units built on 1.5-acre property (built density is 17 dwelling units per acre). . A portion of the property land area is devoted to the septic leach field. The use of 20% reduction of the maximum density, plus additional reductions based on physical constraints establishes conservative density estimate for projects within the County.
- **Residential/Commercial Multiple, Planned (RMPC).** The RMPC designation provides for a mix of residential and non-residential uses on a single development site, with an emphasis on high-density residential uses. All-residential developments are allowed, and non-residential uses are allowed in a subordinate capacity. The RMPC designation has a density of 20 of 45 dwelling units per acre. Because RMPC allows for combined residential/non-commercial uses in a manner that protects the maximum density and facilitates development of affordable units at higher densities, a 24-unit per acre realistic capacity is feasible. In larger commercial center under the RMPC, realistic capacity was calculated by identifying a portion of the center that could accommodate residential units. In many cases, the analysis included identifying parking areas, vacant lots, vacant buildings, or underutilized buildings that could be redeveloped into residential units.

Vacant Sites

Vacant sites are sites with no buildings, structures, or improvements (e.g., parking lots or storage facilities). Vacant sites include parcels that were identified as unimproved properties by the County Assessor data. To identify vacant sites that could be developed for housing development, a constraints analysis was conducted to yield realistic sites that could be developed into housing by either removing sites entirely or reducing a portion of the site that cannot be developed.

Vacant sites that were excluded as potential housing sites include sites with agricultural zoning designations or that are under Williamson Act contracts within rural areas, are under habitat conservation easements or ownership to protect natural resources or recreational access, include extensive environmental constraints, are sites not located near community services, or very small infeasible sites.

Many vacant sites include steep terrain and natural resource constraints to development, including wetlands, wildfire areas, susceptibility to sea-level rise, ridge and upland greenbelt, and stream conservation areas. Sites with significant constraints were reduced in development capacity by removing constrained areas and identifying the developable portions of the site that could accommodate clustering of housing units. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 25% to 75%. Each site capacity percentage varies based on the extent of the constraint.

Sites identified in rural or inland areas that do not have access to sanitary sewer facilities were reduced in density to accommodate on-site wastewater treatment. These sites do not have densities that exceed 20 dwelling units per acre.

Overall, 24 vacant sites are included in the sites inventory. However, only 25 lower income units can be accommodated on vacant sites. The total number of lower income units that can be accommodated by vacant sites, ADU construction, and credit units is 332 units, or 19.1% of the County's 1,734 lower income RHNA. Therefore, approximately 80% of the County's lower income RHNA must be accommodated on non-vacant sites.

Underutilized Residential Sites

Underutilized residential sites are residential properties that are considered underutilized (e.g., older buildings that have not been improved in many years based on Marin County Assessor building and land assessed values) or have the zoning potential for additional residential units. The analysis does not consider potential SB9 units or ADUs beyond those projected above.

All sites selected for Underutilized Residential Sites include only one existing unit, have a building-to-land value ratio less than 2.00, include lots one acre in size or larger, and have existing residential main buildings built prior to 1980. Sites with residential buildings older than 1940 or structures 80 years or older were also removed for historical considerations. This threshold was applied under the assumption to remove

the oldest structures that could be replaced or developed by new housing development. In some cases, buildings that could be rehabilitated or adaptively reused for housing were considered.

Underutilized sites within the Baylands and City Center areas were designated as multi-family or mixed-use designation with a density of 30 dwelling units per acre. If the sites fall within the 0.5- to 10-acre range, they were designated as a Lower income site. Underutilized sites within Coastal and Inland areas were designated between 7.3 to 15 dwelling units per acre. These sites were designated for Moderate to Above Moderate income categories.

Environmental constraints were factored into the sites. If there were sea-level rise, steep terrain, natural resources, or wildfire constraints, a lower realistic development percentage was applied. Sites with wildfire constraints averaged 52% reduction of the development capacity. Housing sites that included sea-level rise constraints averaged a 60% reduction of the housing capacity. Sites with natural resources constraints, such as wetlands or adjacent to natural streams, typically averaged a 53% reduction of development capacity. Sites with steep terrain constraints, with slopes greater than 10 percent, typically averaged a 65 reduction of development capacity.

Underutilized Nonresidential Sites

Underutilized nonresidential sites are sites with commercial, office, or similar uses that are considered underutilized (e.g., older buildings that have not been improved in many years based on Marin County Assessor building and land assessed values) and are not meeting their full economic or land use potential.

For large commercial shopping centers, sites have been identified by selecting areas that have the potential for housing development. Large parking areas or commercial buildings with vacancies were identified for redevelopment. Based on the developable areas, these sites were reduced in capacity by 15% to 85%. This reduction allows for commercial uses to remain under mixed use development. The reductions vary by each commercial center.

County or Public Site

County or public sites are publicly owned sites that are currently underutilized or vacant and could accommodate residential development. Sites with public ownership were identified, including properties owned by Marin County and the State of California. Both sites (052-041-27 Shoreline Highway and 018-152-12 Sir Francis Drake Boulevard) owned by the State of California are identified as excess state-owned property that could be potentially suitable for affordable housing development. Sites with development opportunities were selected and counted for housing sites. Vacant site capacities were calculated with a 20% to 50% reduction based on constraints (e.g., terrain). Some sites were identified as underutilized and have a portion of the property available for housing development and only those areas were counted.

Religious Institution

Religious institutions sites are sites with churches or other religious institutions, with excess vacant property or large parking lots, that could accommodate residential development. Only the portion of the vacant or parking area is used as a candidate housing site. All religious properties in the unincorporated county were reviewed. Sites with the largest parking areas or surrounding vacant areas were selected or that could yield at least a half an acre when half of the property was calculated. In rural and inland areas, vacant lots appear to be used as parking areas. Half of the parking lot or vacant area (50 percent) was calculated toward housing units. Vacant areas with terrain constraints were either excluded or not selected from the analysis.

School Site

School sites are properties with schools, with underutilized or unused areas, or sites considered surplus by the school district that could accommodate residential development. Only the portion of the site considered underutilized or unused, or the entire “surplus” site, is considered a candidate housing site. Additionally, some school sites include buildings or recreational amenities that could or are currently being used as neighborhood amenities. These buildings and facilities were removed from the housing calculation analysis. Some school sites have development potential limited by environmental constraints such as flooding, sea-level rise, and terrain. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 15% to 75% and vary by each site.

Sites Summary

The County has identified a total of 3,235 units through a combination of vacant, underutilized residential sites, underutilized nonresidential sites, County and public sites, religious institution sites, and school sites. In combination with the 425 credit units (approved/entitled projects), the County’s total sites inventory has 3,660 units, including 1,840 lower income, 515 moderate income, and 1,305 above moderate income. A detailed parcel by parcel summary is in Appendix C.

Table H-4.6: Sites Inventory by Community

Community	Lower	Moderate	Above Moderate	Total
<u>Almonte</u>	<u>72</u>	<u>-</u>	<u>36</u>	<u>108</u>
<u>Blackpoint</u>	<u>-</u>	<u>-</u>	<u>111</u>	<u>111</u>
<u>California Park</u>	<u>25</u>	<u>-</u>	<u>85</u>	<u>110</u>
<u>Forest Knolls</u>	<u>-</u>	<u>-</u>	<u>10</u>	<u>10</u>
<u>Kentfield</u>	<u>130</u>	<u>92</u>	<u>3</u>	<u>225</u>
<u>Lagunitas</u>	<u>32</u>	<u>10</u>	<u>4</u>	<u>46</u>
<u>Lucas Valley</u>	<u>138</u>	<u>-</u>	<u>-</u>	<u>138</u>
<u>Lucas Valley Environs</u>	<u>-</u>	<u>-</u>	<u>26</u>	<u>26</u>
<u>Marin City</u>	<u>-</u>	<u>117</u>	<u>75</u>	<u>192</u>
<u>Marinwood</u>	<u>125</u>	<u>10</u>	<u>-</u>	<u>135</u>
<u>Nicasio</u>	<u>16</u>	<u>-</u>	<u>-</u>	<u>16</u>
<u>North Novato</u>	<u>109</u>	<u>38</u>	<u>249</u>	<u>396</u>
<u>Olema</u>	<u>20</u>	<u>31</u>	<u>5</u>	<u>56</u>
<u>Pt. Reyes Station</u>	<u>149</u>	<u>3</u>	<u>4</u>	<u>156</u>
<u>San Geronimo Village</u>	<u>-</u>	<u>15</u>	<u>-</u>	<u>15</u>
<u>Santa Venetia</u>	<u>121</u>	<u>13</u>	<u>47</u>	<u>181</u>
<u>Sleepy Hollow</u>	<u>70</u>	<u>4</u>	<u>54</u>	<u>128</u>
<u>St. Vincent's</u>	<u>440</u>	<u>-</u>	<u>240</u>	<u>680</u>
<u>Stinson Beach</u>	<u>-</u>	<u>-</u>	<u>13</u>	<u>13</u>
<u>Strawberry</u>	<u>100</u>	<u>8</u>	<u>189</u>	<u>297</u>
<u>Tamalpais</u>	<u>20</u>	<u>12</u>	<u>-</u>	<u>32</u>
<u>Tomales</u>	<u>44</u>	<u>27</u>	<u>47</u>	<u>118</u>
<u>Unincorporated Fairfax</u>	<u>36</u>	<u>-</u>	<u>-</u>	<u>36</u>
<u>Woodacre</u>	<u>-</u>	<u>10</u>	<u>-</u>	<u>10</u>
<u>SubTotal</u>	<u>1,637</u>	<u>400</u>	<u>1,198</u>	<u>3,235</u>
<u>Credit Sites</u>				
<u>Almonte</u>	<u>-</u>	<u>-</u>	<u>10</u>	<u>10</u>

Table H-4.6: Sites Inventory by Community

Community	Lower	Moderate	Above Moderate	Total
<u>Bolinas</u>	<u>13</u>	<u>-</u>	<u>-</u>	<u>13</u>
<u>California Park</u>	<u>1</u>	<u>-</u>	<u>8</u>	<u>9</u>
<u>Marin City</u>	<u>74</u>	<u>-</u>	<u>-</u>	<u>74</u>
<u>San Quentin</u>	<u>115</u>	<u>115</u>	<u>-</u>	<u>230</u>
<u>Strawberry</u>	<u>-</u>	<u>-</u>	<u>89</u>	<u>89</u>
<u>Subtotal</u>	<u>203</u>	<u>115</u>	<u>107</u>	<u>425</u>
<u>Total</u>	<u>1,840</u>	<u>515</u>	<u>1,305</u>	<u>3,660</u>

The County has a RHNA shortfall of 2,864 units, as shown in Table H-4.2. Table H-4.7 shows the breakdown of the RHNA sites requiring rezone and not requiring rezone by income level. To accommodate the City's remaining shortfall RHNA, the County needs to rezone 1,349.3 acres (129 parcels) that could allow for potentially 3,210 units. Table H-4.8 shows a breakdown of the rezone RHNA units by existing zoning, acreage, number of sites, and RHNA units.

Table H-4.7: Sites Requiring Rezone by Income Level

	Lower	Moderate	Above Moderate	Total
Sites requiring rezone	<u>1,637</u>	<u>400</u>	<u>1,173</u>	<u>3,210</u>
Sites not requiring rezone	<u>-</u>	<u>-</u>	<u>25</u>	<u>25</u>
Total	<u>1,637</u>	<u>400</u>	<u>1,198</u>	<u>3,235</u>

Table H-4.8: Rezoning for RHNA

Existing Zoning	Acreage	Parcels	RHNA Units
<u>Admin and Professional</u>	<u>1.7</u>	<u>1</u>	<u>13</u>
<u>Agriculture and Conservation</u>	<u>200.0</u>	<u>2</u>	<u>275</u>
<u>Agriculture Limited</u>	<u>290.8</u>	<u>11</u>	<u>904</u>
<u>Agriculture Residential Planned</u>	<u>93.3</u>	<u>4</u>	<u>140</u>
<u>Limited Roadside Business</u>	<u>3.3</u>	<u>5</u>	<u>76</u>
<u>Open Area</u>	<u>31.4</u>	<u>1</u>	<u>50</u>
<u>Planned Commercial</u>	<u>30.9</u>	<u>9</u>	<u>365</u>
<u>Public Facilities</u>	<u>45.6</u>	<u>7</u>	<u>224</u>
<u>Residential Agriculture</u>	<u>11.2</u>	<u>3</u>	<u>31</u>
<u>Residential Commercial Multiple Planned</u>	<u>19.4</u>	<u>19</u>	<u>237</u>
<u>Residential Multiple Planned</u>	<u>564.4</u>	<u>13</u>	<u>221</u>
<u>Residential Single Family</u>	<u>12.1</u>	<u>15</u>	<u>175</u>
<u>Residential Single Family Planned</u>	<u>24.1</u>	<u>16</u>	<u>255</u>
<u>Resort and Commercial Recreation</u>	<u>2.2</u>	<u>1</u>	<u>36</u>
<u>Retail Business</u>	<u>1.6</u>	<u>2</u>	<u>36</u>
<u>Village Commercial Residential</u>	<u>17.3</u>	<u>20</u>	<u>172</u>
<u>Total</u>	<u>1,349.3</u>	<u>129</u>	<u>3,210</u>

Local Funding Opportunities

Affordable Housing Trust Fund

The County's Affordable Housing Trust Fund was established in 1980 by Resolution 88-53, along with the inclusionary housing program. Projects throughout Marin County, which serve low, very low and extremely low income households, are eligible for funding, but priority is given to rental projects located in the unincorporated County that serve the lowest income levels. Funding is to be used for land and property acquisition, development, construction, or preservation of affordable units. Applications are submitted to the Community Development Agency, and staff makes funding recommendations to the Board of Supervisors as grant requests are received. The Affordable Housing Trust Fund is primarily funded through residential in-lieu fees, commercial linkage fees, and, since 2009, the Affordable Housing Impact Fee (discussed later in this Chapter). In recent years, the Board of Supervisors has allocated \$250,000 annually from the general fund to the Affordable Housing Trust Fund. In the last twenty years, the Housing Trust has been a major funder of every affordable housing development in the unincorporated County. During the Fifth Cycle Housing Element period (2013-2021), \$13,545,980 from the Housing Trust Fund was dispersed and helped develop 120 units and rehabilitate 83 units. As of April 30, 2022, the Fund's balance is \$10,822,352.60

Restricted Affordable Housing Fund

The Community Development agency also oversees this fund, which resulted from the excess funds of mortgage revenue bonds. The Restricted Affordable Housing Fund may be used solely for the purposes of residential development or preservation for low and moderate income households. Eligible projects shall include ones that create new affordable units through new construction, or through acquisition and/or rehabilitation of existing structures, or that preserve existing affordable housing units threatened by expiration of affordability restrictions, or market forces. As of April 30, the Funds balance is \$2,241,808.47.

Priority Development Areas

Marin County is participating in the FOCUS regional planning initiative facilitated by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Authority (MTC). Two areas within the unincorporated county, within one-half mile of Highway 101, have been designated as Priority Development Areas (PDAs): Cal Park and Marin City. The objectives of the program are to foster the valuable relationship between land use and transportation and to promote compact land use patterns. Funding is available periodically through regional sources for housing projects or planning activities within PDAs.

HUD Community Planning and Development Grants

The County is the lead agency for purposes of receiving HUD Community Planning and Development entitlement grants on behalf of all jurisdictions within the County. Annually the County receives approximately \$1.6 million in Community Development Block Grants (CDBG) and \$800,000 in HOME Investment Partnership (HOME) funds for a variety of housing and community development activities.

The CDBG program provides funds for a range of community development projects that benefit low- to moderate-income people. The program can fund a variety of activities such as: acquisition and/or disposition of real estate or property, public facilities and improvements, public services, relocation, rehabilitation of housing, and homeownership assistance.

HOME funds can be used for activities that provide affordable housing opportunities for low to moderate income households, such as development of new affordable units, owner-occupied housing rehabilitation, homebuyer assistance, and tenant-based rental assistance. The County uses HOME funds to gap-finance affordable housing projects throughout the County. However, the County has signed a voluntary agreement to avoid an overconcentration of affordable units in areas of minority concentration, including Marin City and the Canal neighborhood.

Permanent Local Housing Allocation (PLHA)

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, 70% of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60% of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

The County anticipates receiving between \$750,000 to \$1,500,000 in PLHA annually and has committed funds to projects for allocations received to date.

Opportunities for Energy Conservation

Housing elements are required to identify opportunities for energy conservation. Since the deregulation of energy companies in 1998, the price of energy has skyrocketed. With such an increase in prices, energy costs can account for a substantial portion of housing costs. There are a number of programs offered locally, through the local energy distributor (PG&E), Marin's own clean energy provider (MCE Clean Energy), the Bay Area Regional Energy Network (BayREN), and through the State of California that provide cost-effective energy savings. The County makes information regarding energy conservation available to the public on its website.^[1]

Effective energy conservation measures built into or added to existing housing can help residents manage their housing costs over time and keep lower income households' operating costs affordable. There are several significant areas in which the County of Marin is encouraging energy conservation in new and existing housing:

- All residential projects requiring discretionary planning review must comply with the County's green building ordinance which includes additional energy efficiency measures.
- The Housing Rehabilitation Loan Program assists low income owners in the rehabilitation of older housing units, which can include energy efficiency improvements.
- The County has sponsored various incentives, such as free solar and green building technical assistance programs that assist owners in converting to green energy technologies and green building techniques.
- Land use policies in the 2007 Countywide Plan promote more compact neighborhoods, encourage in-fill development, and promote cluster development.
- MCE Clean Energy and the BayREN offers tenants of multi-family properties, Homeowners, and renters of single-family units no-cost walk-through energy assessments to identify potential energy and cost savings opportunities and incentives to assist with energy upgrades to the common area and units. Additionally, both programs offer no-cost energy savings kits for residents that include LED lamps, smart power strips, faucet aerators, and more.
- The County-led Electrify Marin program offers free technical assistance and rebates to encourage homeowners to replace natural gas burning appliances such as space and water heating and cooking appliances with high efficiency electric units. The replacement units use less energy and improve the indoor air quality of the home. The Electrify Marin rebates can also be combined with

^[1] <https://www.marincounty.org/residents/environment/conservation-and-energy>

incentives provided by BayREN and the state.

- The BayREN Home+ program provides single family homeowners no-cost technical assistance and rebates for energy efficiency and electrification projects. Measures eligible for rebates include insulation, air sealing, duct sealing/replacement, and HVAC and water heater upgrades.
- MCE Clean Energy offers an income-qualified single family energy efficiency program. MCE Home Energy Savings program provides income-qualifying residents with free in-person or virtual home energy assessments, free upgrade projects including attic insulation, gas furnace replacement, and water heater replacement, and a complimentary energy-saving toolkit. Income guidelines are set at 200% to 400% above federal poverty line.
- Peninsula Energy Services is the current provider in Marin for the federally funded Low-Income Heating and Energy Assistance Program (LIHEAP). LIHEAP provides no-cost weatherization and other energy efficiency home improvements to income-qualified residents. LIHEAP income guidelines are up to 200% federal poverty line.
- MarinCAN is a community-driven campaign to dramatically reduce greenhouse gas (GHG) emissions, prepare for climate change impacts, and meaningfully address and integrate equity. MarinCAN works with Marin County residents, businesses, organizations, agencies, and local governments to design and implement local climate change solutions in 6 Focus Areas: Renewable Energy, Transportation, Buildings and Infrastructure, Local Food and Waste, Carbon Sequestration, Climate Resilient Communities.
- Energy Efficiency Programs for Renters: People who rent their homes face challenging barriers when it comes to making energy efficiency improvements. Most projects that require a building permit (furnace, water heater, or window replacement, insulation upgrades, and more) also require property owner approval. Additionally, most renters do not want to pay for property improvements to a home they do not own. The County encourages renters to have discussions about equipment upgrades and share resources with their property owners. For these types of upgrades, the County recommends renters inform their property owners of rebate program opportunities when discussions are being held around replacing old equipment. The MCE Clean Energy and BayREN energy savings kits programs are open to renters in single family homes.

Through these and other conservation measures, the County seeks to help minimize the proportion of household income that must be dedicated to energy costs, as well as to minimize the use of nonrenewable resources.