

Board of Supervisors Revisions to the 2015-2023 Housing Element

The following is an excerpt from the 2015-2023 Housing Element reflecting the modifications adopted by the Marin County Board of Supervisors at their December 9, 2014 public hearing. These reflect changes made to the Draft Housing Element that was recommended by the Planning Commission on November 17, 2014. Deletions are marked with a strikethrough and additions are marked with an underline. Any part of the Housing Element not included herein remains unchanged. The entire Draft with these revisions can be viewed online at www.marincounty.org/housingelement.

This excerpt includes modifications to the Housing Element as follows:

- Section I: Introduction
 - Pages I-3 and I-6
- Section III: Constraints and Opportunities
 - Page III-4
 - Pages III-6 and III-7, Figure III-1
 - Page III-8, Figure III-2
 - Page III-28, Figure III-9
- Section IV: Sites Inventory and Analysis
 - Page IV-5
 - Page IV-6, Figure IV-3
 - Page IV-9
 - Page IV-10, Figure IV-6
 - Pages IV-11 to IV-13
- Section V: Goals, Policies and Programs
 - Pages V-2 to V-5
- Appendix F: Site Inventory Profiles
 - Pages F-3, F-5 and F-6
- Appendix G: Housing Element Program Implementation
 - Pages G-1 and G-2

Transitional and Supportive Housing. SB 745, which took effect January 1, 2014, amends the definitions of supportive and transitional housing in Government Code (GC) Section 65582 by, among other provisions, removing the time limits of occupancy. In 2007, SB 2 amended housing element law to require that transitional and supportive housing be permitted as a residential use, subject only to restrictions applicable to other residential dwellings. The County complied with the provisions of SB 2 during the 2012 Development Code amendments.

Housing Element changes from SB 375. The *Sustainable Communities and Climate Protection Act* of 2008, Senate Bill 375, known as SB 375, extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. Once a jurisdiction receives its RHNA objectives, it has 18 months to prepare its housing element and submit it to the Department of Housing and Community Development (HCD). For those jurisdictions who meet statutory deadlines for adopting their housing elements, this will have the effect of changing the housing element planning period to an eight year cycle.

Streamlined Review. To streamline both the preparation of housing elements as well as review by the State Department of Housing and Community Development (HCD), jurisdictions with a certified housing element in the fourth cycle may opt to use the Streamlined Update. Jurisdictions use a template and checklist to illustrate where changes were made in the previously certified housing element. The purpose is to reduce subsequent submittals of draft housing elements by providing a guide for local governments to ensure the updated elements include all statutory components and to reduce the timeline for HCD's initial 60 day review.

New State Law Addressing Disadvantaged Communities. SB 244 (Wolk, 2011) requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. SB 244 defines an unincorporated legacy community as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80 percent or less than the statewide median household income.

Accordingly, this Element includes the required analysis of legacy communities in the Housing Element Needs Analysis (Section II).

[Default Density. On September 30, 2014, Governor Jerry Brown signed Assembly Bill 1537, effectively lowering the County's default density for lower income housing from 30 units per acre to 20 units per acre for the Housing Element planning period of 2015 through 2023. The statute also requires the County to report to the State on its progress in developing low- and very low income housing during the planning period \(2015-2023\). At their hearing of December 9, 2014, the Marin County Board of Supervisors directed staff to initiate proceedings in 2015 to rezone properties within the Affordable Housing Combining District from 30 units per acre to 20 units per acre as allowed by Assembly Bill 1537.](#)

- Notices for Public Workshops ~~and~~, three Planning Commission ~~workshops~~ [hearings, and the Board of Supervisors hearing](#) were e-mailed to over 2,3400 recipients. Hard copy notices were mailed to approximately 2,558 recipients.
- Webpage hosted on the County website focused exclusively on the Housing Element Update process, where workshops were announced, workshop summaries posted, and drafts provided.
- Notice of website additions and Workshop reminders were e-mailed to 1,600 Housing Element website subscribers.
- Workshop reminders were e-mailed or web-posted by each of the five district Supervisors to community contacts.
- Housing Element Workshop information was e-mailed to over 50 local nonprofit, housing advocacy, and service organizations who serve lower income community members.
- Staff presentations were provided at a variety of community forums including; Marin Partnership to End Homelessness and Marin Grassroots.

The County's outreach also included an experts meeting of nonprofit housing providers, architects, planners, and affordable housing funders. The Housing Element update process in Marin County has involved a number of groups and individuals in the process of reviewing current housing conditions and needs, and considering potential housing strategies. Two stakeholders meetings were held to gather input on outreach methods, one with advocates for lower income communities. Five hands-on community workshops were held, three on weekends and two evening meetings. In addition, three publicly noticed Planning Commission Hearings are scheduled and will include opportunities for public comment. Summaries of these working sessions and public workshops were used to identify needs, assess constraints and develop draft programs for the Housing Element update and are included in Appendix C: Summary of Public Meetings.

In addition to the outreach conducted previously, ~~the Draft included~~ the following opportunities for additional public participation [were provided](#). All of these meetings were noticed through standard practices and additional outreach and notification followed the procedures described above. In addition, notices were sent out in Spanish and Vietnamese, which are the most common languages of non-English speakers in Marin.

- Five workshops were held on weekends and evenings in a variety of locations, including Marin City and the Canal neighborhood of San Rafael.
- The Planning Commission ~~will hold~~ [held](#) three public hearings (including one evening hearing) to receive public comment on the Draft Housing Element and recommend adoption to the Board of Supervisors.
- The Board of Supervisors ~~will hold~~ [held](#) a public hearing to review and adopt the Draft Housing Element and ~~E~~environmental ~~R~~review document [\(the Addendum to the 2013 Supplemental Environmental Impact Report\)](#).

range in areas with failing level of service standards. However, exceptions are granted for affordable housing and housing that serves seniors (see the discussion of incentives below for more detail).

Marin is served by a network of bus service, including Golden Gate Transit, which provides inter-county regional bus service, and Marin Transit which operates local service and shuttles. Marin is also linked to San Francisco via ferry service from Larkspur, Sausalito, and Tiburon.

The future Sonoma Marin Area Rail Transit (SMART) system will expand the transit and commute choices available to Marin residents, providing significant new opportunities for transit oriented development (TOD) and pedestrian development (PeD) improvements in the areas surrounding the five proposed SMART stations in the cities of San Rafael, Larkspur, and Novato. Although no SMART stations are projected to be located within the unincorporated County, the commuter train system will significantly affect the County's interwoven urban corridor areas. The SMART plan includes increased feeder bus services to enhance circulation to and from the train.

Water

Marin County's water supplies include surface water, groundwater, recycled water, and imported water. Surface water is the main source of urban areas in the eastern portion of the County while groundwater and surface water are the primary sources for rural areas. There are approximately six water districts supplying water to Marin residents. The Marin Municipal Water District (MMWD) and the North Marin Water District (NMWD) are the principal entities managing and delivering water to residential and commercial consumers. The Marin Municipal Water District serves the largest customer base in Marin, providing water to the eastern corridor of Marin County from the Golden Gate Bridge northward up to, but not including, Novato, and encompasses an area covering 147 square miles. The NMWD serves the City of Novato and the Point Reyes area of West Marin. Imported water is from the Sonoma County Water Agency (SCWA) which serves over 600,000 residents in Sonoma and Marin counties.

Water delivery in West Marin encompasses a range of scales, from the large water districts to small community water districts and smaller, individual systems. The small community water districts include Bolinas Community Public Utility District (BCPUD), Stinson Beach County Water District (SBCWD), Inverness Public Utility District (IPUD), and Muir Beach Community Services District (MBCSD). The community of Dillon Beach is served by two small independent water companies: the California Water Service Company (CWSC) and the Estero Mutual Water System (EMWS). SBCWD, MBCSD, and the Dillon Beach area primarily use groundwater for their water supplies, while IPUD and BCPUD rely mainly on surface water. Locales beyond the current municipal and community water service areas rely on individual groundwater wells, surface water, or small spring-based systems.⁹

Analysis:

The Marin Countywide Plan, updated in 2007, supports a land use pattern intended to shift future dwelling units from environmentally sensitive lands, which are often on septic and/or use well water, to locations within the City-Centered Corridor where public water and sewer systems are provided. Accordingly, the Sites Inventory consists of properties located in the City-Centered Corridor, where services are available and it is most feasible to meet the County's current default density of ~~30~~ 20 units per acre. This is likely to result in less water use per unit but some increase in overall water usage in the MMWD service area (see Figure III-1 below). Housing may be developed in West Marin at lower densities as appropriate, and may need to utilize wells and septic systems.

⁹ See Exhibit 2 of the Hydrology and Water Quality Background Report, prepared as part of the environmental review documentation for the Marin Countywide Plan, adopted in 2007.

Figure III-1: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential+	Countywide Plan Buildout	Supply Deficits for Inventory	Notes/ Description of Limitation	Inventory Sites
MMWD	All cities and towns along the City-Centered Corridor from the Golden Gate Bridge to the southern border of Novato^	20,422	374 328	2,859	23,281	No	Current water sources are sufficient for the development of the units proposed in the Sites Inventory. Additionally, the district is pursuing alternative water sources (desalination) and measures such as conservation, and will continue to allow new development.	<ul style="list-style-type: none"> • St. Vincent's/Silveira • Marinwood • Seminary • Marin City CDC • Manzanita • Oak Manor
NMWD-Novato	Novato	2,854	8	262	3,116	No	On 4/1/2014 NMWD adopted limitation on new water connections; however new connections can still proceed with a deferral agreement on landscape installation, so there is sufficient capacity to accommodate the 8 units in the Sites Inventory.	<ul style="list-style-type: none"> • Indian Valley • Tamarin Lane
NMWD-West Marin	Point Reyes Station, Olema, Bear Valley, Inverness Park, Paradise Ranch Estates	790	0 2	472	1,262	N/A	Sufficient water capacity at present. Additionally, the district is pursuing alternative water sources and measures such as conservation, and will continue to allow new development. No new development proposed in the Sites Inventory.	<ul style="list-style-type: none"> • N/AGrandi Building
BCPUD	Bolinas	722	0	75	797	N/A	Currently at capacity. Community Plan allows the development of 68 to 75 open parcels. Due to current moratorium, future water demand anticipated to remain at or near current levels.	N/A
SBCWD	Stinson Beach	825	0	60	885	N/A	Sufficient water capacity at present. No new development proposed in the	N/A

							Sites Inventory.	
IPUD	Inverness	623	0		647	N/A	Sufficient water capacity at present. No new development proposed in the Sites Inventory.	N/A
MBCSD	Muir Beach	143	0	10	153	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	N/A
CSWS	Dillon Beach	273	0	3	276	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	N/A
EMWS	Dillon Beach	133	0	40	173	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	N/A
Unservd Areas	Fallon, Inverness Park, Marshall, Nicasio, Tomales, Valley Ford*	356	0	853	1,209	N/A	Water capacity dependent on availability of alternative sources, such as on individual groundwater wells, surface water, or small spring-based systems.	N/A
TOTAL	Unincorporated Marin	27,323	379 338	4,476	31,799	N/A	N/A	N/A

Source: Marin Countywide Plan FEIR (2007) Exhibits 3.0-14, 5.0-17 and Section 4.9, NMWD website and CDA Staff.

Note: The distribution of existing units served by MMWD, served by water districts in West Marin and located in unserved areas in West Marin was estimated based on knowledge of existing units in West Marin communities and locations of known wells and community water systems in West Marin.

+This column represents the difference between the number of units per maximum Countywide Plan land use (buildout) and the number of existing units.

^These communities included: Lagunitas, Forest Knolls, San Geronimo Village, San Geronimo Valley, Woodacre, unincorporated Fairfax, Sleepy Hollow, Lucas Valley, Marinwood, Kentfield, Greenbrae, Greenbrae Boardwalk, Santa Venetia, Los Ranchitos, San Quentin, Bayside Acres, Country Club, Muir Woods, Homestead, Tamalpais Valley, Almonte, Marin City, Strawberry, Alto, and unincorporated Tiburon.

*These communities were identified as having wells outside of the existing municipal service areas (CWP FEIR, page 4.9 – 50). Currently, 482 private wells are identified in the Marin County Environmental Health Services database as having been drilled outside of the existing municipal and community water service areas. The wells are concentrated in the communities of Nicasio, Tomales and Marshall (CWP EIR 4.9-19).

** This includes sites which would require annexation, projects with pending annexations, and areas on wells.

Sewer

There are nine sanitary treatment plants in the City-Centered Corridor, most of which connect to lines from more than one sanitary district. There are three districts in West Marin, each with sewer lines and a treatment facility. Sanitary sewer districts have adequate capacity to treat wastewater for their service areas. Large areas of the County are served by on-site wastewater (septic) systems. As described in greater detail below, the County Environmental Health Services office regulates septic systems.

Analysis:

As shown in Figure III-2 below, Marin wastewater facilities are able to accommodate additional housing development above and beyond the RHNA allocation for this planning cycle. This excludes the Bolinas Community Public Utility District, which, as previously discussed, is not considered a service area for future housing development. All areas within the Housing Overlay Designation (HOD) and Affordable Housing Combining District (AH) are within a sanitary district or a service district that is responsible for ensuring wastewater effluent is treated.

Figure III-2: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Community Served	2005 Remaining Capacity (MGD)*	Additional Flow at Buildout	Remaining Capacity	Inventory Sites
Sausalito / Marin City Community Service District	Sausalito, Marin City, Tamalpais Valley, Marin Headlands, Muir Woods and surrounding areas	0.50	0.292	+0.208	• Marin City CDC
Sewage Agency of Southern Marin	Mill Valley, Tamalpais Valley, Almonte, Alto, Homestead Valley and surrounding areas	1.10	0.236	+0.864	• Seminary • Manzanita • N/A
Sanitary District #5	Tiburon, Belvedere and surrounding areas	0.21	0.001	+0.209	N/A
Central Marin Sanitation Agency	San Rafael, Ross Valley, Larkspur, Corte Madera, Kentfield, Greenbrae, Ross, San Anselmo, Fairfax, Sleep Hollow, Murray Park, San Quentin and surrounding areas	2.00	0.377	+1.623	• Oak Manor
Las Gallinas Valley Sanitary District	San Rafael, Marinwood, Terra Linda, Santa Venetia, Smith Ranch Road, Lucas Valley and surrounding areas	0.59	0.205	+0.385	• St. Vincent's/Silveira • Marinwood
Novato Sanitary District	Novato and surrounding areas	1.35	0.002	+1.348	• Indian Valley • Tamarin Lane
Bolinas Community Public Utility District+	Bolinas (downtown)	n/a	0.059	n/a	N/A
N/A: on-site wastewater treatment	Point Reyes Station	n/a	n/a	n/a	• Grandi Building

Source: Marin Countywide Plan FEIR (2007) Exhibit 4.10-7.
 *Dry Weather Capacities in million gallons per day (MGD).
 +Bolinas Community Public Utility District currently has a moratorium on additional wastewater hookups due to lack of treatment capacity and limitations on water.

- 3.c Provide and Promote Opportunities for Community Participation in Housing Issues
- 3.j Provide and Participate in Local Affordable Housing Training and Education
- 3.k Provide Leadership to the Marin Workforce Housing Trust
- 3.l Assist with Local Funding for Affordable Housing
- 3.n Coordinate Among Project Funders

Affordable Housing Combining District

During the previous housing element cycle, the County established an affordable housing combining zoning district. This district allows affordable housing development at 30 units per acre¹⁸ and offers development concessions on sites in the City Centered Corridor that are otherwise governed by a lower density zone. This approach will allow compact development to occur on portions of very large parcels that may have environmental conservation features. It also provides a financial edge to affordable housing over market rate developers. The program specifies that eligible sites should be identified in the Housing Element. Sites are identified in Figure III-9. These first two properties listed are also identified in the Sites Inventory (Figure IV-6).

Figure III-9: Affordable Housing Combining District Sites

Site Name	Acres by Parcel	Acres Total	Countywide Plan 2007	Zoning 2014	AH-Combining District
St. Vincent's / Silveira	244.768 221.71 72.66 20.22 2.82	55 developable	PD- Agriculture and Env Resource	A2:AH	AH zone - limited to 3.5 acres at 30 duac
Marin City Community Development	4.06	4.06	MF-2	RMP- 4.2:AH	AH zone - limited to 0.5 acres at 30 duac
Golden Gate Seminary	50.00 23.61	73.61	MF-2	RMP- 2.47:AH	AH zone - limited to 2 acres at 30 duac

Source: Marin County Community Development Agency, 2014

* As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.

Fees and Exactions

Permit Fees – County Agencies

Local fees add to the cost of development. Figure III-10 illustrates the cost of two development scenarios incurred from fees assessed by Marin County in 2014. The first scenario is a 2,400 square-foot, three-bedroom, single-family home on a 10,000 square-foot lot with a 400 square-foot garage at a density of 4 units per acre, construction cost of \$500,000, and an estimated sale price of \$800,000. The second scenario is a multi-family condominium development with 10 1,200 square-foot, two-bedroom units, on 0.5 acres, with a construction cost of \$400,000 per unit, to be sold at an average of \$500,000 per unit. Line item fees related to processing, inspections, and installation services are limited by California law to the cost to the agencies of performing these services. Most jurisdictions, the County of Marin among them, establish fees that are designed to cover the costs of staff time charged on an hourly basis and materials, consistent with California law. The County's 2012 adopted fee schedule can be found as

¹⁸ As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.

Every housing element must demonstrate that the local jurisdiction has made adequate provisions to support 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 are rarely, if ever, involved in the actual construction of housing units, the RHNA numbers establish goals that should be used to guide planning 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. The proxy to demonstrate that the County can achieve housing goals for lower income households is the identification of available sites that allow residential uses at ~~30~~20 units per acre.

Appendix A is an evaluation of 2007-2014 Regional Housing Needs Allocation and the County's progress in permitting residential development during the last planning period.

Quantified Objectives

Each jurisdiction should establish local housing objectives in relation to needs, resources, and constraints. Reasonable housing construction and preservation targets should be identified, with appropriate programmatic goals and policies to respond to these objectives.

This Housing Element contains three broad housing goals, supported by a range of implementation programs, to achieve the County's quantified objectives:

Goal 1 Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2 Meet Housing Needs Through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Goal 3 Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments so as to respond to housing needs effectively over time.

The primary means through which Marin's quantified objectives will be achieved are a combination of new construction, rehabilitation, and conservation/preservation of market-rate to affordable units. As an example, conversion and rehabilitation will significantly support lower income housing objectives, with the conversion of 20 housing units at the Forest Knolls Trailer Court, and of single family homes through the federally funded Rehab Loan Program. The Marin Agricultural Housing program also aims to rehabilitate up to 40 agricultural worker housing units in the next five years, 15 of which are represented in the extremely low income category in Figure IV-3. Affordable housing objectives will also rely, in part, on new construction, consistent with potential opportunities reported in the Sites Inventory in Figure IV-6. Development trends have historically shown that moderate and above moderate income housing objectives will be met through new construction of single-family homes and second units. Figure IV-3 below outlines how these three strategies can achieve the County's quantified objectives over the planning period.

Figure IV-3: Quantified Objectives by Income Category

	New Construction	Rehabilitation	Conservation/ Preservation	TOTAL
Extremely Low				10489
Permits issued or projects pending	25 ⁶			
Rehab Loan Program				
Marin Agricultural Housing Program		15		
Inventory Sites	5641			
Second Units	8			
Very Low				255238
Permits issued or projects pending	35			
Rehab Loan Program		96		
Marin Agricultural Housing Program		30		
Gates Coop Houseboat Community		10		
Inventory Sites	7457			
Second Units	10			
Low				6760
Permits issued or projects pending	12			
Forest Knolls Trailer Court Conversion			20	
Gates Coop Houseboat Community		6		
Inventory Sites	2619			
Second Units	3			
Moderate				178145
Permits issued or projects pending	75			
Inventory Sites	9360			
Second Units	10			
Above Moderate (Market Rate)				116107
Permits issued or projects pending	19			
Inventory Sites	8879			
Second Units	9			
TOTAL	543462	157	20	720639

Sites Inventory and Analysis

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 Allocation for the Housing Element planning period of January 31, 2015 to January 31, 2023.

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.

⁶ Marinwood Plaza units are included under “Permits issued or projects pending” category, not under “Inventory Sites” category (Inventory assumptions are 25 ELI, 35 VL and 12 L)

Development Projections by Income Category

The Available Land Inventory, Figure IV-6, is organized to provide housing opportunities in three income categories.

- A. Lower income sites – ~~30 units per acre~~ [default density](#), or Countywide Plan policy
- B. Moderate Income sites – Likely to produce smaller units, rentals and condominiums
- C. Above moderate income sites (market rate) – sites with current development capacity

Marin County's Regional Housing Need Allocation is satisfied with the identification of sites in these three income categories, second units, plus the units produced to date (Figure IV-4).

Housing units in the Extremely Low Income, Very Low, and Low (ELI, VL, L) column of Figure IV-6 represent projected realistic capacity for affordable housing units on a site. Moderate and Above Moderate units are represented in separate (M, AM) columns. For each site, residential capacity by income category was determined by the zoned density, or the overriding Countywide Plan affordable housing requirement or land use designation. Housing Overlay Designation (HOD) sites identified in the Countywide Plan (CD-2.c) require residential development on those sites at a minimum of 30 units per acre (CD-2.d).⁷ Sites with a pending project application were assigned a unit capacity in the range of the project.

Marin County implements its inclusionary requirement as outlined in Development Code Chapter 22.22, which requires any residential development of two or more units to provide 20% of the units to be affordable to low income households. However, the potential for inclusionary housing is not contemplated in this analysis, consistent with HCD guidelines, which do not encourage projected inclusionary housing to satisfy adequate sites requirements.

Similarly, affordable housing projections for each site do not contemplate the potential for increased density through a density bonus, [with the exception of the property at St. Vincent's Drive](#).

⁷ Except for sites with a general plan land use designation of Neighborhood Commercial, where at least 25 units per acre applies (CD-2.d.5).

Figure IV-6: Available Land Inventory Summary

Site Address	Property APN(s)	Parcel Acres	Total Acres	CWP Land Use	Zoning	Lower Income (EL, VL, L)	Moderate Income	Above Moderate Income	TOTAL
St. Vincent's Drive, San Rafael <i>(St. Vincent's / Silveira)</i>	155-011-08	244.768	55 developable	PD: Agriculture and Environmental Resource Planned Designation	A2: AH	100	50	71	221*
	155-011-28	72.66							
	155-011-29	20.22							
	155-011-30	221.71							
	155-121-16	2.82							
100 Marinwood Ave, San Rafael <i>(Marinwood Plaza)</i>	164-471-64	0.45	5	HOD/GC (30 units/acre)	CP (30 units/acre)	72	0	10	82
	164-471-65	1.9							
	164-471-69	1.05							
	164-471-70	1.6							
Seminary Drive, Mill Valley <i>(Seminary)</i>	043-261-25	50	73.61	MF2 (1-4 units/acre)	RMP-2.47: AH	20	20	0	40
	043-261-26	23.61							
441 Drake Ave, Sausalito <i>(Marin City CDC)</i>	052-140-36	4.06	4.06	MF2 (1-4 units/acre)	RMP-4.2: AH	15	0	0	15
11101 State Route 1, Point Reyes Station <i>(Grandi Building)</i>	119-234-01	2.5	2.5	C-NC (20 units/acre)	C-VCR-B2	2	0	0	2
150 Shoreline Hwy, Mill Valley <i>(Manzanita Mixed Use)</i>	052-371-03	0.59	0.59	GC (30 units/acre)	CP (30 units/acre)	0	3	0	3
2400 Sir Francis Drake Blvd, Fairfax <i>(Oak Manor)</i>	174-011-36	0.54	1.59	HOD/GC (30 units/acre)	C1 (30 units/acre)	0	10	0	10
	174-011-33	1.05							
1970 Indian Valley Rd, Novato <i>(Indian Valley)</i>	146-261-21	1.9	8.27	SF3 (1 unit/1-5 acres)	A2-B4 (1 ac lot min)	0	0	5	5
	146-261-28	6.37							
12 Tamarin Lane, Novato <i>(Tamarin Lane)</i>	143-190-12	6.34	6.34	SF3 (1 unit/1-5 acres)	ARP-2	0	0	3	3
Second Units Projected: 5 second units projected per year of planning period (Jan 2015 - Jan 2023)						21	10	9	40
Total Units Allocated						228 210	93 70	98	419 378
Regional Housing Need Allocation (2014-2022)						87	37	61	185
Units allocated above RHNA (2014-2022)						141 123	56 33	37	234 193

**Countywide Plan policies established a total of 221 units inclusive of any density bonus units*

Description of Housing Opportunity Sites

The housing opportunity sites are discussed below, and funding opportunities are discussed specifically to highlight their capacity for affordable housing. Sites are also described in Appendix F: Site Inventory Profiles.

St. Vincent's Drive, San Rafael (St. Vincent's / Silveira)

The St. Vincent's and Silveira properties include approximately 1,100 acres of mostly agricultural land in the City Centered Corridor between the cities of San Rafael and Novato. The land is adjacent to Hwy 101, bisected by the SMART rail line, and bordered by residentially developed areas on two sides. The site is located in the vicinity of the Civic Center, with proximity to medical services and retail. The current uses of the site include a private school, nonprofit facilities, and agricultural uses. The lots are owned by two parties, and the development potential is split between them.

The 2007 Countywide Plan assigned development potential of 221 residential units clustered on 5% of the total acreage, including up to 121 market rate units and 100 affordable units. The Countywide Plan land use is Planned District, Agricultural and Environmental Resource areas. An Affordable Housing Combining District was applied to allow the 100 affordable units to develop at 30 dwelling units an acre ([as allowed by Assembly Bill 1537, this will be proposed for rezoning to 20 dwelling units per acre in 2015](#)). The Countywide Plan requires a master plan for this site (Policies SV-2.2 and 2.5), which will require analysis and public vetting. The County's standard submittal requirements for master plans include an affordable housing plan, which must indicate the construction schedule and phasing of any required affordable units. All affordable housing units and other phases of a development shall be constructed prior to, or concurrently with, the construction of the primary project, unless the review authority approves a different schedule. A subdivision map and precise development plan would be required.

Residential development opportunity at St. Vincent's / Silveira has been in place since the development of the 2007 Countywide Plan. It is considered an affordable housing site in this Housing Element because affordable and workforce housing are a primary component of the general plan objectives and policies specific to the properties.⁸ A project without a significant affordable component would be inconsistent with the Countywide Plan and likely unfavorable to the Board of Supervisors. One hundred affordable housing units would support the financial feasibility of a project and be consistent with the Plan.

Development and Funding Opportunities and Incentives

In 2008, a seniors project including different levels of care from independent living to assisted living, complemented with affordable workforce housing, was considered for this site. Shuttle services and alternative transportation were also contemplated to maximize the development potential. The site is eligible for a number of incentives offered to affordable housing. The Affordable Housing Combining District allows up to 30 units per acre⁹, fee waivers, and development standards adjustments. The site may be competitive for a HUD 202 project, and eligible for local funding sources including CDBG, HOME and Housing Trust.

⁸ Marin Countywide Plan, Built Environment Chapter, Policy SV-2.3 Allow for a Mix of Uses. Residential development should emphasize workforce and senior housing, especially for very low or low income households, and special needs housing, rather than large estates. Also see Policies SV-2.4, 2.5 and 5.1.

http://www.co.marin.ca.us/depts/CD/main/fm/cwpdocs/CWP_CD2.pdf

⁹ [As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.](#)

100 Marinwood Avenue, San Rafael (*Marinwood Plaza*)

This 5-acre infill site is an under-utilized commercial center with a recently revitalized grocery store. A large regional nonprofit housing provider is in contract to develop primarily affordable housing, and an application has been deemed complete. The preliminary precise development plan includes retention of the existing market, demolition of adjacent commercial uses, and use of a majority of the acreage for affordable housing. The Countywide Plan land use is General Commercial (FAR 0.1 to 0.4), and the site is subject to the Housing Overlay Designation (HOD), which requires residential development at a minimum of 30 units per acre, up to 100 units for this site. The underlying mixed use zoning on this HOD site, Commercial Planned (CP), allows residential uses accessory to the primary commercial use up to 30 dwelling units per acre. A lengthy community planning process resulted in a guiding principles document that was accepted by the Board of Supervisors in 2007, and that identifies desired project components such as a neighborhood market and ancillary retail, housing types and affordability, and site design. The site is adjacent to the Hwy 101 corridor, close to transit, services, and employment centers.

Development and Funding Opportunities and Incentives

The Marinwood site is an excellent location for a 9% tax credit project. The site is located in the award winning Dixie School District, close to the Marinwood Community Center, which offers community amenities and services, and is in proximity to major employers, including the County of Marin, Autodesk, and Kaiser Permanente. Because of the high level of affordability required on HOD sites, the County is offering development standard adjustments, such as parking, floor area ratio, height, and fee reductions, as well as funding from local sources. The County currently has set aside \$484,000 in local transportation funds to improve pedestrian and bicycle access to the site and intends to grant funds from the Housing Trust toward the project.

~~Seminary Drive (*Golden Gate Seminary*)~~

~~This 73.61-acre portion of an underutilized site is located along Richardson Bay in a residential setting. Current uses include student dormitories, a playing field, instructional buildings, and a chapel; however, large parts of the site are undeveloped. The Countywide Plan land use designation is Multi-Family 2 (1-4 units per acre) and the zoning is RMP-2.47:AH (Residential Multiple Planned, 2.47 units per acre, Affordable Housing Combined District). The AH district allows up to 60 units of affordable housing development on 2 acres of the site.~~

~~*Development and Funding Opportunities and Incentives*~~

~~The assessor's parcels are under single ownership. If affordable housing is considered, funding opportunities could include the Workforce Housing Trust Fund, or other local sources such as CDBG, HOME and the Housing Trust.~~

441 Drake Avenue (Marin City Community Development)

This 4.06-acre site is within a residential neighborhood and located near transit, schools, and services, including a senior center, community center, and a park. It is owned by a nonprofit Community Development Corporation that uses the existing historic home, carriage house, and driveway accesses for their offices and service areas. They are interested in adding housing to the site.

The Countywide Plan land use designation is Multi-Family 2 (1-4 units per acre), and zoning is Residential Multiple Planned (4.2 units per acre) and Affordable Housing Combining District¹⁰. Because

¹⁰ [As allowed by Assembly Bill 1537, sites within the Affordable Housing Combining District will be proposed for rezoning from 30 dwelling units per acre to 20 dwelling units per acre in 2015.](#)

of the existing uses and environmental site constraints, it could accommodate 15 units of housing. Development of a rental project on the perimeter of this site would require further site analysis and design review.

Development and Funding Opportunities and Incentives

This site meets the location criteria for a 9% tax credit project (a small development for seniors of similar size was recently awarded tax credits in an unincorporated community). Also feasible on the site may be a homeownership development for very low income families, or a small rental project to serve single adults in transition. Housing Trust funds could also be available for this type of development.

11101 State Route 1 (Grandi Building)

The Grandi Building is a vacant historic hotel structure in Point Reyes Station. Entitlements to restore the hotel and provide on-site employee housing have expired, however the applicant is still pursuing development potential.

~~150 Shoreline Highway (Manzanita)~~

~~This 0.59-acre vacant site has current entitlements for 3 units (including 1 inclusionary unit) and a deli. The site is located near the freeway and has access to transit. The general plan land use designation is General Commercial and the zoning is Commercial Planned.~~

2400 Sir Francis Drake Blvd (Oak Manor)

This 1.59-acre site is an underutilized commercial center on the major east-west thoroughfare in unincorporated Fairfax. The site is located near transit, services, and schools. The Countywide Plan assigned the Housing Overlay Designation (HOD) to this site, thus requiring residential development at a minimum of 30 units per acre, which allows up to 10 units at this site. The HOD requires 50% of residential development to be affordable to low and very low income households and any new development must include a residential component. However, this Housing Element includes a program to study the efficacy of the HOD program, and affordability levels may be reconsidered (1.d.c Evaluate the Housing Overlay Designation). The underlying mixed use zoning on this HOD site, Retail Business (C1), allows residential uses accessory to the primary commercial use up to 30 dwelling units per acre. Design review would be required on this site and could be accomplished within the planning period. Current uses include an auto repair shop, a convenience store, and a coin-operated laundry as well as a pizza restaurant and two other vacant retail spaces. Undeveloped and underutilized land suitable for development is very rare in the community, which increases the likelihood of development. The site has a large underutilized parking lot and redevelopment could occur above or to the side of the existing commercial use, or the site could be completely redeveloped with commercial space and housing. Residential use is encouraged and required by the Countywide Plan in the case of redevelopment or major remodel.

1970 Indian Valley Road (Indian Valley)

This 8.27-acre site has an approved subdivision for five residential parcels. This site is designated for above moderate income (market rate) housing.

12 Tamarin Lane (Tamarin Lane)

This 6.34-acre site has an approved subdivision for 3 developable lots, two of which would have second units. This site is designated for above moderate income (market rate) housing.

Housing Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and to implement smart and sustainable development principles.

Policy 1.1 Land Use

Enact policies that encourage efficient land use regulations which foster a range of housing types in our community.

Policy 1.2 Housing Sites

Recognize developable land as a scarce community resource. Protect and strive to expand the supply and residential capacity of housing sites, particularly for lower income households.

Policy 1.3 Development Certainty

Promote development certainty and minimize discretionary review for affordable and special needs housing through amendments to the Development Code.

Policy 1.4 Design, Sustainability, and Flexibility

Enact programs that facilitate well designed, energy efficient development and flexibility of standards to encourage outstanding projects.

Implementing Programs

1.a Establish Minimum Densities on Housing Element Sites. The County shall not approve development on sites identified in the Housing Element with fewer units than shown in the Sites Inventory and Analysis, unless physical or environmental constraints preclude development at the minimum density and the findings in Government Code Section 65863 can be made. If development on a site is to occur over time, the applicant must show that the proposed development does not prevent subsequent development of the site to the density shown in the Sites Inventory and Analysis. If a reduction in residential density for any parcel would render the sites inventory inadequate to accommodate the County's Regional Housing Need Allocation, the County must identify sufficient additional, adequate, and available sites with an equal or greater residential density in the jurisdiction so that there is no net loss of residential unit capacity.

1.b Evaluate Multi-family Land Use Designations. Conduct a comprehensive analysis of multi-family land use to evaluate whether multi-family zoning is appropriately located. Possible outcomes of this analysis could include:

- a. Adjust zoning maps as appropriate and redistribute multi-family zoning to locations suitable for multi-family development.
- b. Avoid designating or rezoning multi-family residential land for other uses or to lower densities without rezoning equivalent land for higher density multi-family development.
- c. Identify sites for multi-family, mixed-use, affordable workforce, and special needs housing, when undertaking community planning and zoning processes.

~~**1.c Study Residential Density Equivalents.** Evaluate options for calculating density through adjusted density equivalents based on bedrooms count or square footage rather than total number of units. Such an amendment to the Development Code would encourage development of smaller units, which corresponds to the demographic trend of increasing numbers of small households.~~

- ~~a. Conduct an analysis to determine the feasibility of a density equivalent program. Identify appropriate density equivalent strategies for implementation and determine the fiscal impacts.~~
- ~~b. Analyze how such a program might interact with inclusionary requirements, parking standards, and density bonuses.~~
- ~~c. If it is determined feasible and appropriate, consider amending the Development Code to calculate density through density equivalents.~~

1.dc Evaluate the Housing Overlay Designation. Analyze the Housing Overlay Designation (HOD) policy in the Countywide plan for its effectiveness in encouraging the construction of housing for lower income workforce and special needs populations. Amend the Countywide Plan if it is determined that changes are necessary to make the program more effective.

- a. Amend Countywide Plan Policy CD-2.3 to remove the requirement that HOD sites shall not comply with the mixed-use criteria.

1.ed Study Ministerial Review for Affordable Housing. Study the implications and opportunities for establishing a ministerial review process for affordable housing. A ministerial process could employ multi-family residential design guidelines and incorporate environmental protection measures consistent with the Countywide Plan. Upon completion of the study, [consider](#) either [permitting](#) affordable housing projects ministerially or through a streamlined process of discretionary design review.

1.fe Consider Adjustments to Second Unit Development Standards. Consistent with SB1866, continue to enable construction of well-designed second units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Also pursue the following:

- a. Consider amending Development Code Section 22.56.050.I to permit larger sized second units of up to 1000 square feet to increase flexibility and to provide housing for families and for individuals in need of in-home care services. Consider deed restrictions on units larger than 750 square feet to preserve affordability.
- b. Reduce fees for second units in recognition of their small size and the low impact of second units. Pursue reductions in road impact and traffic fees, coastal permit fees, and design review fees.
- c. Develop standards to allow flexibility of second unit parking requirements, such as off-site parking, and curb and shoulder parking along a property's frontage.
- d. Consider adjustments in septic standards for second units.
- e. Consider amending Development Code Section 22.56.050.A to remove the owner occupancy requirement.

1.gf Review and Consider Updating Parking Standards. Analyze the parking needs of infill, transit-oriented, mixed-use, special needs, group homes, convalescent homes, multi-family, senior, and affordable housing developments. In order to facilitate these housing types and to reduce vehicle dependence, [consider amending](#) Marin County Code Title 24 to reduce parking standards wherever appropriate. Possible amendments could include but are not limited to:

- Reduction of onsite vehicular ratios for multi-family housing;
- Allowance of tandem parking and other flexible solutions, such as parking lifts;
- Allowance of off-site parking, such as on-street parking and use of public parking, to satisfy a portion of the parking needs for new housing units, particularly affordable units;
- [Establishment of parking standards for mixed-use developments such as shared parking.](#)

- [Ensure that parking impacts are not created in adjacent neighborhoods.](#)

1.hg Codify Affordable Housing Incentives Identified in the Community Development Element. Amend County Code to implement the provisions of the Countywide Plan by codifying certain affordable housing incentives. These should include:

- Adjust parking requirements for senior and affordable housing using criteria established in the URBEMIS model to encourage transit-oriented development. (CD-2.d.8)
- Exempt affordable housing projects and second units from paying the full cost of impact fees. (CD-5.j)
- Identify incentives to strongly encourage residential and mixed-use development in commercial zoning districts. (DES-2.c)

1.ih Promote Resource Conservation. (EN-1.b-f, EN-3.a, EN-3.e-i and EN-3.k) Continue to promote development and construction standards for new and rehabilitated dwellings that encourage resource conservation through materials selection, water conservation, community design, energy efficiency, and the use of renewable energy through the following:

- Adopt green building requirements for new single-family and multi-family residential construction projects, additions, and remodels that require compliance with energy efficiency and conservation requirements that exceed State standards. Require verification of these measures.
- Consistent with the Countywide Plan, adopt Leadership in Energy and Environmental Design (LEED) Gold certification requirements for development and major remodels of public buildings where feasible.
- Evaluate the feasibility of carbon neutral construction for new single-family dwellings.
- Continue to enforce the Single-Family Dwelling Energy Efficiency Ordinance that requires new residential projects, additions, and remodels to exceed Title 24 requirements by a minimum of 15%.
- Explore a program consistent with AB 811 that provides to homeowners loans repayable through the property tax bill for energy efficiency, water conservation, and renewable energy generation upgrades.
- Work with the Marin Housing Authority to provide applicants for rehabilitation loans for upgrading their residences with green materials and energy conserving measures.
- Continue to provide free technical assistance to architects, developers, green businesses, homeowners, and other agencies.

1.ji Consider Simplifying Review of Residential Development Projects in Planned Districts.

- Consider amending the Development Code to establish criteria for ministerial review of residential development projects in planned zoning districts. Criteria may be established for characteristics such as setbacks, height limits, floor area ratios, buffers from sensitive habitats, and slope constraints, among others.
- Consider amendments that would allow Master Plans to establish site specific criteria for ministerial review of subsequent development projects.

1.kj Consider Adjusting Height Limits for Multi-family Residential Buildings. Consider amending the Development Code to increase the allowable height for multi-family residential development, [while preserving the essential design characteristics that define the qualities and livability of adjacent communities.](#) ~~Consider allowing increases to height limits depending on certain side yard setbacks.~~

1.k Clarify applicability of State Density Bonus. Evaluate policies in the Countywide Plan and Development Code for housing opportunity sites to ensure consistency with Government Code § 65915-65918. Amend the Countywide Plan and Development Code as appropriate.

Housing Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Policy 2.1 Special Needs Groups

Promote the development and rehabilitation of housing for special needs groups, including seniors, people living with disabilities, agricultural workers, individuals and families who are homeless, people in need of mental health care, individuals with developmental disabilities, single-parent families, large families, extremely low income households, and other persons identified as having special housing needs in Marin County. Link housing to programs of the Department of Health and Human Services in order to coordinate assistance to people with special needs.

Policy 2.2 Housing Choice

Implement policies that facilitate housing development and preservation to meet the needs of Marin County's workforce and low income population.

Policy 2.3 Incentives for Affordable Housing

Continue to provide a range of incentives and flexible standards for affordable housing in order to ensure development certainty and cost savings for affordable housing providers.

Policy 2.4 Protect Existing Housing

Protect and enhance the housing we have and ensure that existing affordable housing will remain affordable.

Implementing Programs

2.a Encourage Housing for Special Needs Households. Continue to work with affordable housing providers and funders on opportunities to construct or acquire a variety of types of affordable housing appropriate for special needs groups, including individuals with developmental disabilities and extremely low income households. Specific types of housing include:

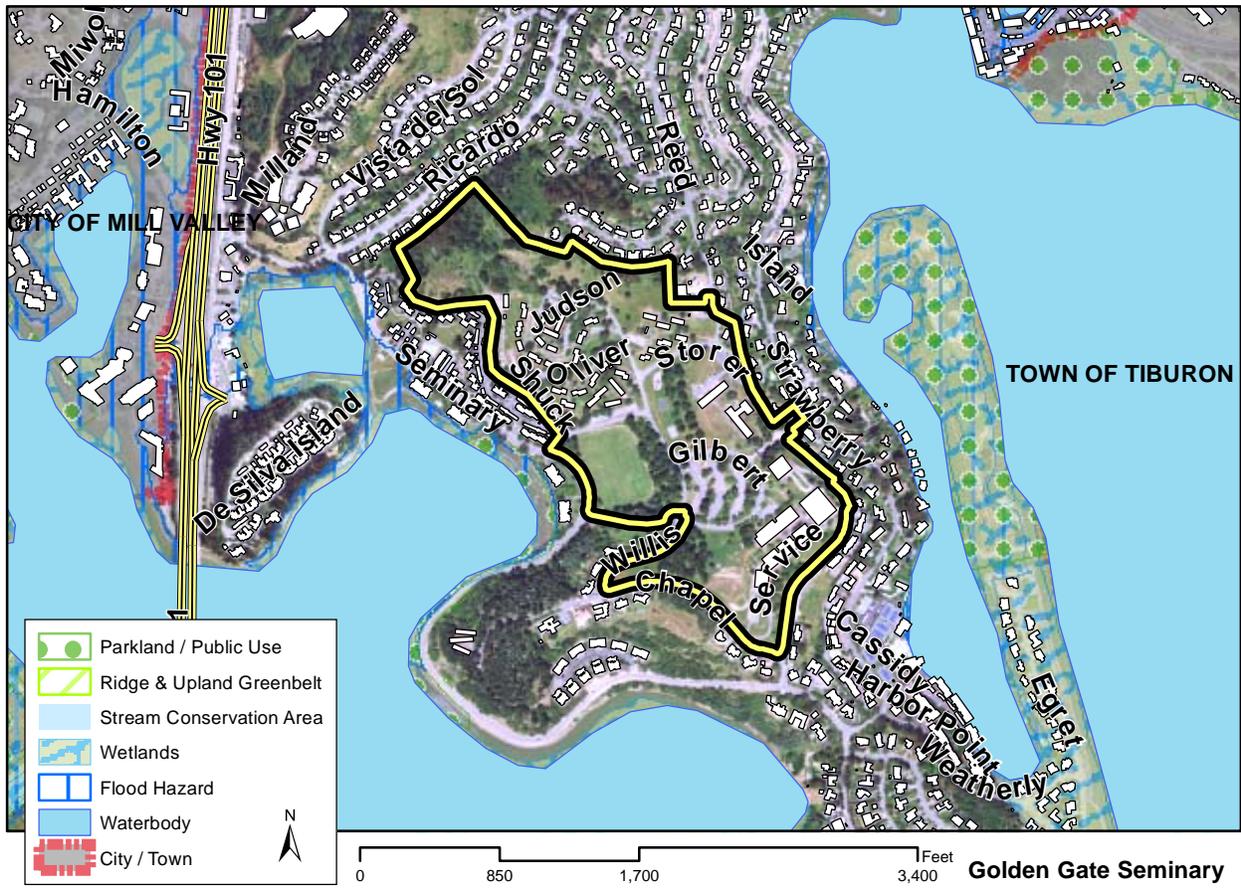
- Smaller, affordable residential units, especially for lower income single-person households.
- Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care (licensed facilities).
- Affordable units with three or more bedrooms for large-family households.
- Affordable housing that can be adapted for use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects).

2.b Enable Group Residential Care Facilities. Continue to comply with State and Federal law by allowing group homes with special living requirements consistent with the County's land use regulations.

2.c Make Provisions for Multi-family Housing Amenities. Continue to ensure that adequate provisions are made in new developments for families with children, including consideration of amenities such as tot lots, play yards, and childcare.

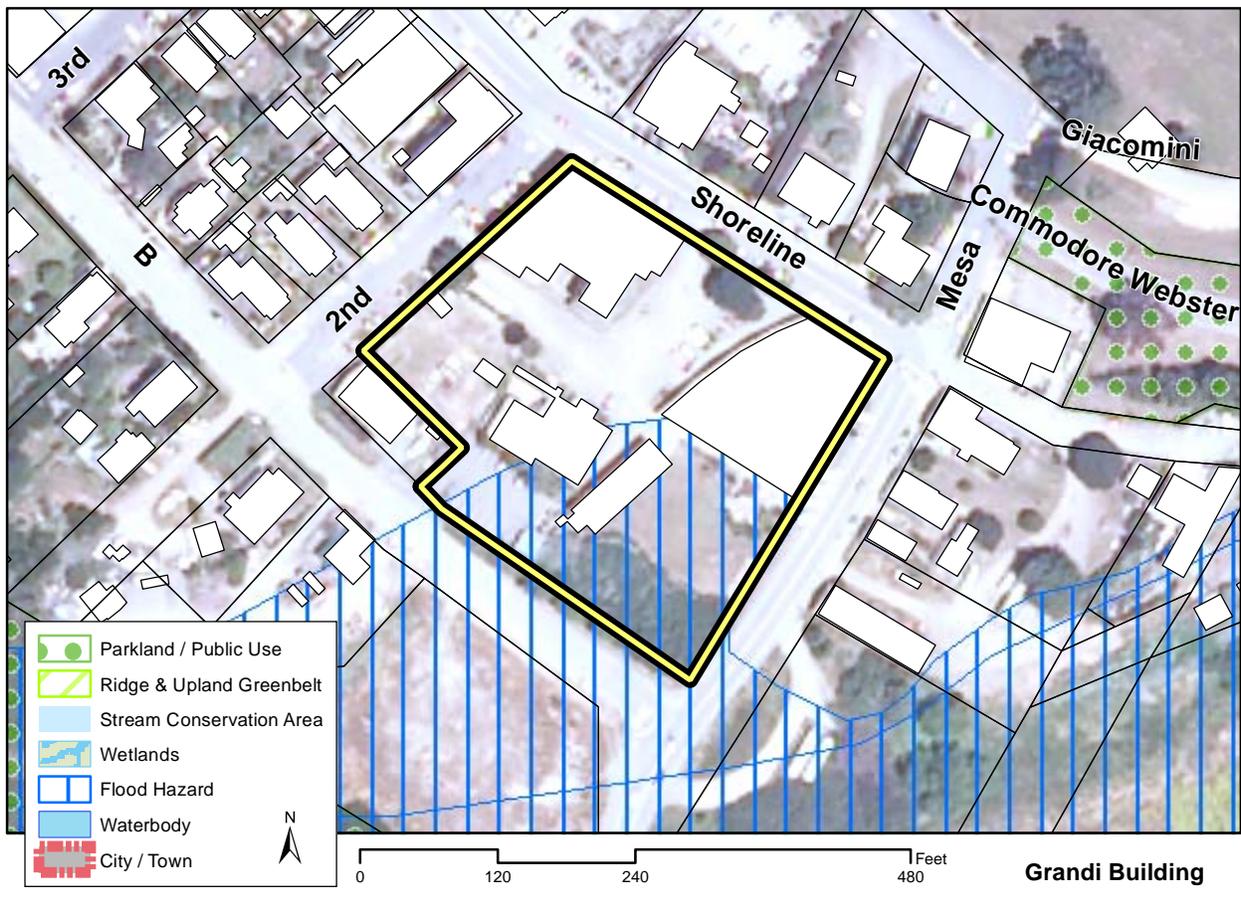
Seminary Drive, Mill Valley
(Golden Gate Seminary)

APNs / Acreage	043-261-25 043-261-26	50.0 acres (partially developed) 23.61 acres (73.61 total acres; portion of larger site)
General Plan	MF-2 (Multi-Family, 1-4 units/acre)	
Zoning	RMP-2.47: AH Residential, Multiple Planned District 2.47 units per acre; Affordable Housing Combined District allows up to 60 units of affordable housing development on 2 acres of the site	
Inventory Assumption	Lower income: 20 units Moderate income: 20 units	
Affordability	Meets current default density standards	
Infrastructure	Yes	
Proximity to bus route	1+ mile	
Environmental considerations	Traffic and visual impacts.	
Opportunities	93 un-extinguished student/faculty units under existing master plan.	
Site status	Underutilized — Residential. Partially developed site with 103 existing units. Property recently sold and owner is exploring development options.	



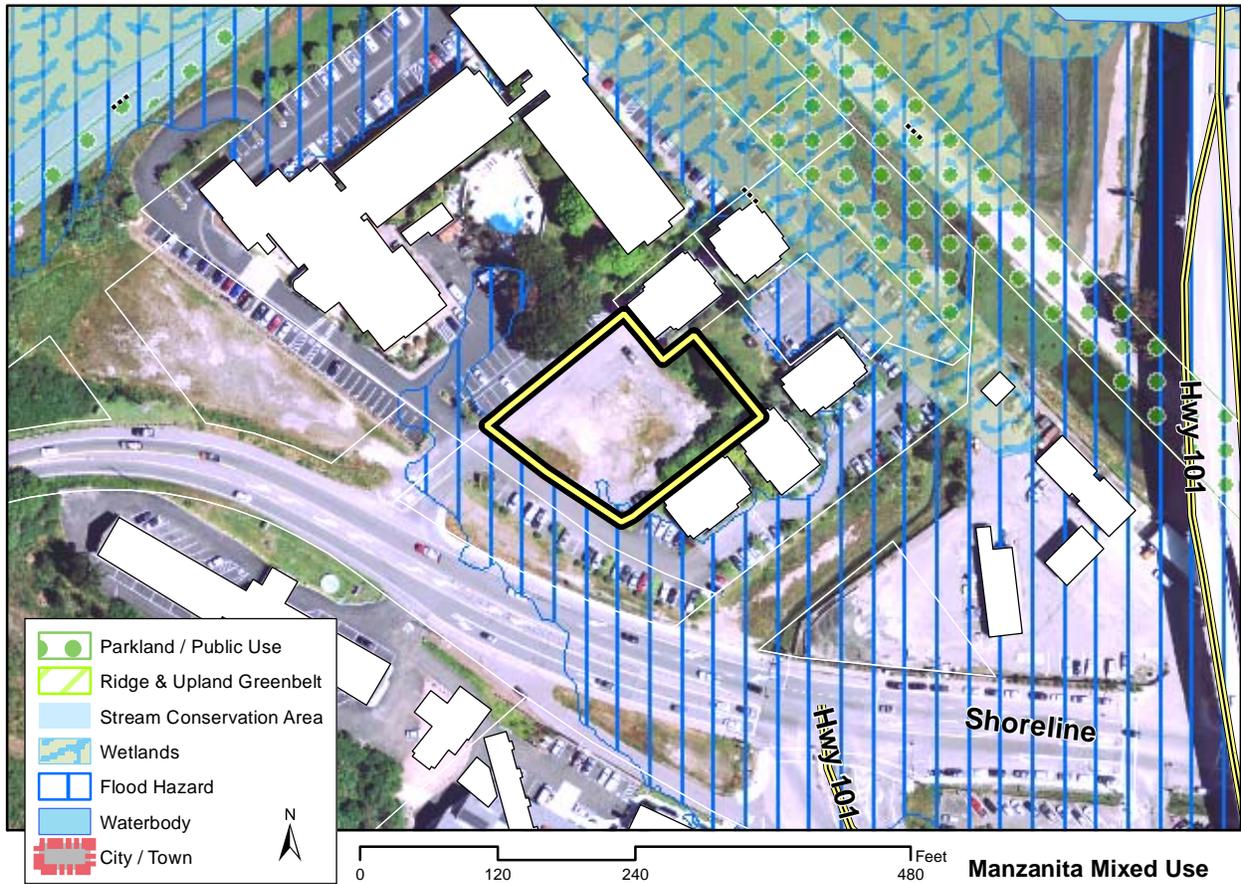
11101 State Route 1, Point Reyes Station
(Grandi Building)

<u>APN / Acreage</u>	<u>119-234-01</u>	<u>2.5 acres</u>
<u>General Plan</u>	<u>Entitlements for 2 units (expired)</u>	<u>C-NC (Coastal Neighborhood Commercial/Mixed Use, 1 to 20 units per acre, FAR of .3 to .5)</u>
<u>Zoning</u>	<u>n/a</u>	<u>C-VCR:B-2 (Coastal, Village, Commercial, Residential District, 10,000 square feet minimum lot size)</u>
<u>Inventory Assumption</u>	<u>Lower Income: 2 units</u>	
<u>Affordability</u>	<u>Entitled for 2 low income employee units on-site</u>	
<u>Infrastructure</u>	<u>Yes, water. Septic system required.</u>	
<u>Proximity to bus route</u>	<u>0.1 miles</u>	
<u>Environmental considerations</u>	<u>Septic concerns</u>	
<u>Opportunities</u>	<u>Project had received entitlements for 2 employee units on-site in addition to the rehabilitation of this old landmark hotel; however, the entitlements have expired.</u>	
<u>Site status</u>	<u>Underutilized commercial site; derelict historic hotel shell.</u>	



**150 Shoreline Hwy, Mill Valley
(Manzanita)**

APN / Acreage	052-371-03	0.59 acres
General Plan	1,210—8,530-sq ft max	GC (General Commercial, 0.05 to 0.35 FAR)
Zoning	CP (Commercial Planned)	
Inventory Assumption	Moderate income: 3 units	
Affordability	Entitled for 1 affordable unit.	
Infrastructure	Yes	
Proximity to bus route	0.1 miles	
Environmental considerations	Highway noise and portion of property in a flood hazard area.	
Opportunities	Vacant site close to 101.	
Site status	Vacant—Commercial. Precise development plan for Deli and 3 units approved.	



APPENDIX G: HOUSING ELEMENT PROGRAM IMPLEMENTATION

2015-2023 ~~Draft~~ Housing Element

Note: Many factors beyond Marin County government control, including adequate funding and staff resources, may affect the estimated time frame for achieving targets and program implementation.

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
Goal 1	Use Land Efficiently					
Policy 1.1	Land Use					
Policy 1.2	Housing Sites					
Policy 1.3	Development Certainty					
Policy 1.4	Design, Sustainability and Flexibility					
Program 1.a	Establish Minimum Densities on Housing Element Sites	CDA	Local resources	2015	High	Preserve the development capacity for sites included on the Site Inventory list
1.b	Evaluate Multi-family Land Use Designations	CDA	Local resources	2016	Medium	Increase capacity for affordable and multi-family housing development; zone lands appropriately; implement Countywide Plan
1.c	Study Residential Density Equivalents	CDA	Local resources	2018	Low	Encourage smaller units or and more efficient use of land
1.d	Evaluate the Housing Overlay Designation	CDA	Local resources	2016	Medium	Improve opportunities for multifamily, workforce housing.
1.e	Study Ministerial Review for Affordable Housing	CDA	Local resources	2020	Low	Facilitate the development of affordable housing.
1.f	Consider Adjustments to Second Unit Development Standards	CDA	Local resources	2016	Medium	Expand and improve housing choice and stock, especially for smaller households and local workforce
1.g	Review and Consider Updating Parking Standards	CDA and DPW	Local resources	2016	High	Increase utilization of land for housing development; seek efficient parking standards based on housing type and location

2014 Draft Housing Element Goal, Policy, or Program	Goal, Policy or Program Title	Responsibility	Potential Funding	Time Frame	Priority	Objective
1.hg	Codify Affordable Housing Incentives Identified in the Community Development Element	CDA	Local resources	2016	High	Implement the CWP; support the development of affordable housing
1.h	Promote Resource Conservation	CDA	Local resources	On-going	Low	Promote energy efficiency, resulting in reduced costs over time which supports long-term housing affordability; provide education to households at a range of income levels on energy efficiency and resource conservation
1.ji	Consider Simplifying Review of Residential Development Project in Planned Districts	CDA	Local resources	2016	Medium	Consider amending the Dev Code to establish ministerial review in planned zoning districts. Consider allowing Master Plans to establish site criteria for ministerial review
1.kj	Consider Adjusting Height Limits for Multi-family Residential Buildings	CDA	Local resources	2018	Medium	Consider amending the Dev Code to increase the allowable height for multi-family residential development.
1.k	Clarify Applicability of State Density Bonus	CDA	Local resources	2015	High	Evaluate policies in the CWP and Dev Code and amend as appropriate to ensure consistency with Gov. Code Section 65915
Goal 2	Meet Housing Needs Through a Variety of Housing Choices					
Policy 2.1	Special Needs Groups					
Policy 2.2	Housing Choice					
Policy 2.3	Incentives for Affordable Housing					
Policy 2.4	Protect Existing Housing					
Program 2.a	Encourage Housing for Special Needs Households	CDA	Local resources	Annually and on-going	Medium	Promote a mix of housing types appropriate to the housing needs of the community, including extremely low income and special needs households