

Planning Commission Revisions to the Draft 2015-2023 Housing Element

The following is an excerpt from the Draft 2015-2023 Housing Element reflecting modifications requested by the Marin County Planning Commission at their November 17, 2014 public hearing, as well as revisions necessary to correct typographical errors in Figure III-9. Deletions are marked with a strikethrough and additions are marked with an underline. Any part of the Draft 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 Draft Housing Element as follows:

- Section III: Constraints and Opportunities
 - Pages III-6 and -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, Goal 2
 - Page IV-6, Figure IV-3
 - Pages IV-10 to -11, Figure IV-6
 - Pages IV-13 to -14
- Section V: Goals, Policies and Programs
 - Page V-1, Goal 2
 - Pages V-3 to -4, Programs 1.f, 1.g, 1.j and 1.k
- Appendix F: Site Inventory Profiles
 - Pages F-3 and F-8
- Appendix G: Housing Element Program Implementation
 - Pages G-1 and -2, Programs 1.f, 1.g, 1.j and 1.k

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	494 371	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 • California Park • Seminary • Marin City CDC • Manzanita • Oak Manor • Easton Point
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	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.	N/A
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
Unserviced 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	502 379	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
Sanitary District #5	Tiburon, Belvedere and surrounding areas	0.21	0.001	+0.209	Easton Point 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	California Park • 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

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.

Areas not served by sanitary sewers are subject to larger minimum lot requirements and are limited to the lowest end of the density range permitted in the Countywide Plan, which limits the potential for construction of multi-family units in the Inland Rural and Coastal Corridors.

- 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 acre 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 properties 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 2009-2014	AH-Combining District
St. Vincent's / Silveira	314.189 24 4.768 250.882 22 1.71 72.66 20.22 2.82	414 55 developabl e	PD-Agriculture and Env Resource	A2:AH	AH zone - limited to 3.5 acres at 30 duac
Marin City Community Development	3.874 06	3.874 06	MF-2	RMP-4.2:AH RE-B3	AH zone - limited to 0.5 acres at 30 duac
Golden Gate Seminary	48.45 50.00 25.13 23.61	73. 57 61	MF-2	RMP-2.47:AH	AH zone - limited to 2 acres at 30 duac

Source: Marin County Community Development Agency, 2014

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 Appendix E. Fees have increased since 2008/09 to respond to the lack of permit revenue resulting from the decline in the housing market.

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 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, ~~prices~~[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				118104
Permits issued or projects pending	25 ⁶			
Rehab Loan Program				
Marin Agricultural Housing Program		15		
Inventory Sites	7056			
Second Units	8			
Very Low				275255
Permits issued or projects pending	35			
Rehab Loan Program		96		
Marin Agricultural Housing Program		30		
Gates Coop Houseboat Community		10		
Inventory Sites	9474			
Second Units	10			
Low				7367
Permits issued or projects pending	12			
Forest Knolls Trailer Court Conversion			20	
Gates Coop Houseboat Community		6		
Inventory Sites	3226			
Second Units	3			
Moderate				178
Permits issued or projects pending	75			
Inventory Sites	93			
Second Units	10			
Above Moderate (Market Rate)				159116
Permits issued or projects pending	19			
Inventory Sites	13488			
Second Units	9			
TOTAL	626543	157	20	803720

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)

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							
Woodland Ave at Auburn St, San Rafael <i>(California Park)</i>	018-075-12	0.34	1.77	HOD/MF2 (30 units/acre)	RSP-4 (4 units/acre)	40	0	0	40
	018-075-14	0.07							
	018-075-15	0.04							
	018-075-17	0.05							
	018-075-18	0.05							
	018-075-19	0.18							
	018-075-20	0.05							
	018-075-21	0.05							
	018-075-22	0.05							
	018-075-27	0.06							
	018-086-10	0.18							
	018-086-13	0.05							
	018-086-14	0.28							
	018-086-15	0.05							
	018-086-16	0.05							
018-086-17	0.22								
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
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							

Paradise Drive, Tiburon (Easton Point)	059-251-05	110	110	PR, SF6 (4-7 units/acre)	RMP 0.2, R-1	0	0	43	43
1970 Indian Valley Rd, Novato (Indian Valley)	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 (Tamarin Lane)	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						268 <u>228</u>	93	141 <u>98</u>	502 <u>419</u>
Regional Housing Need Allocation (2014-2022)						87	37	61	185
Units allocated above RHNA (2014-2022)						181 <u>141</u>	56	80 <u>37</u>	317 <u>234</u>

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.

~~Woodland Avenue at Auburn Street, San Rafael (California Park)~~

~~This vacant 1.77 acre site is comprised of 16 contiguous assessor's parcels under single ownership. The land is adjacent to the SMART right of way and close to retail, community uses, and bus service. The site is also across the street from low density residential uses in a pastoral setting. Per the HOD policy, this site could accommodate up to 50 units of housing at 30 units per acre, with at least 50% affordability. The underlying zoning on this HOD site is a Residential Single-Family Planned district (RSP-4). Entitlement actions would include a County-initiated rezone, and design review, which could be accomplished concurrently prior to the end of the planning period. Affordable housing is not subject to master plan or precise development plan requirements.~~

~~Development and Funding Opportunities and Incentives~~

~~Because the site abuts the SMART right of way, a project would require careful design to buffer noise and particulate matter from any future rail activity. An evaluation has indicated that this site would be competitive for 9% tax credits, a critical source of funding for lower income housing. Due to the high level of affordability required, 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 would consider grant funds from the Housing Trust when an affordable housing developer is identified.~~

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-2.7447:AH (Residential Multiple Planned, 2.7447 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 District. Because 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.

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 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.

~~Paradise Drive (Easton Point)~~

~~This 110-acre site has a stipulated judgment that allows entitlement for 43 single-family residential lots. This site is designated for above-moderate income (market rate) housing.~~

Section V: Goals, Policies & Programs

Housing Objectives

State law requires each jurisdiction to address how it will satisfy the objectives for new residential units as represented by the Regional Housing Needs Allocation (RHNA). Means of achieving the development of these units should be outlined through policies and programs in the Housing Element. The County's housing provision objectives are described in Figures IV-2 and IV-3.

Marin County's housing policies and programs have been revised to reflect the major themes identified through the County's community outreach process and a critical evaluation of the programs and policies from the 2003 Housing Element (found in Appendix B: Evaluation of 2003 Housing Element Programs). Implementing programs are grouped by the housing goals described below.

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, ~~prices~~[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.

Policies are organized around three central ideas for facilitating development of housing affordable to lower income households in Marin:

- Provide clear development standards and incentives for affordable housing developments to minimize risk to funders and developers.
- Minimize discretionary review; streamline the permitting process.
- Establish programs appropriate to various Marin locations (urban vs. rural) and be responsive to the local community.

These ideas have been carried through in the Housing Element update. For example, in direct response to input received from the development community and the housing advocacy community programs are included to build support for moderate and lower income housing.

A summary list of programs, responsible entities, funding, and implementation timeframes are identified in Appendix G: Housing Element Program Implementation. Policies and programs from other elements of the Countywide Plan are displayed parenthetically in cases where they either demonstrate consistency with Housing Element programs or are further implemented through the Housing Element. An evaluation and status update of programs from the 2007-2014 Housing Element is included in Appendix B.

- 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.d 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.e 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, either permit affordable housing projects ministerially or through a streamlined process of discretionary design review.

1.f Undertake 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.g 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, amend 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.

1.h 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:

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

1.i 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:

- a. 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.
- b. 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.
- c. Evaluate the feasibility of carbon neutral construction for new single-family dwellings.
- d. 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%.
- e. 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.
- f. Work with the Marin Housing Authority to provide applicants for rehabilitation loans for upgrading their residences with green materials and energy conserving measures.
- g. Continue to provide free technical assistance to architects, developers, green businesses, homeowners, and other agencies.

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

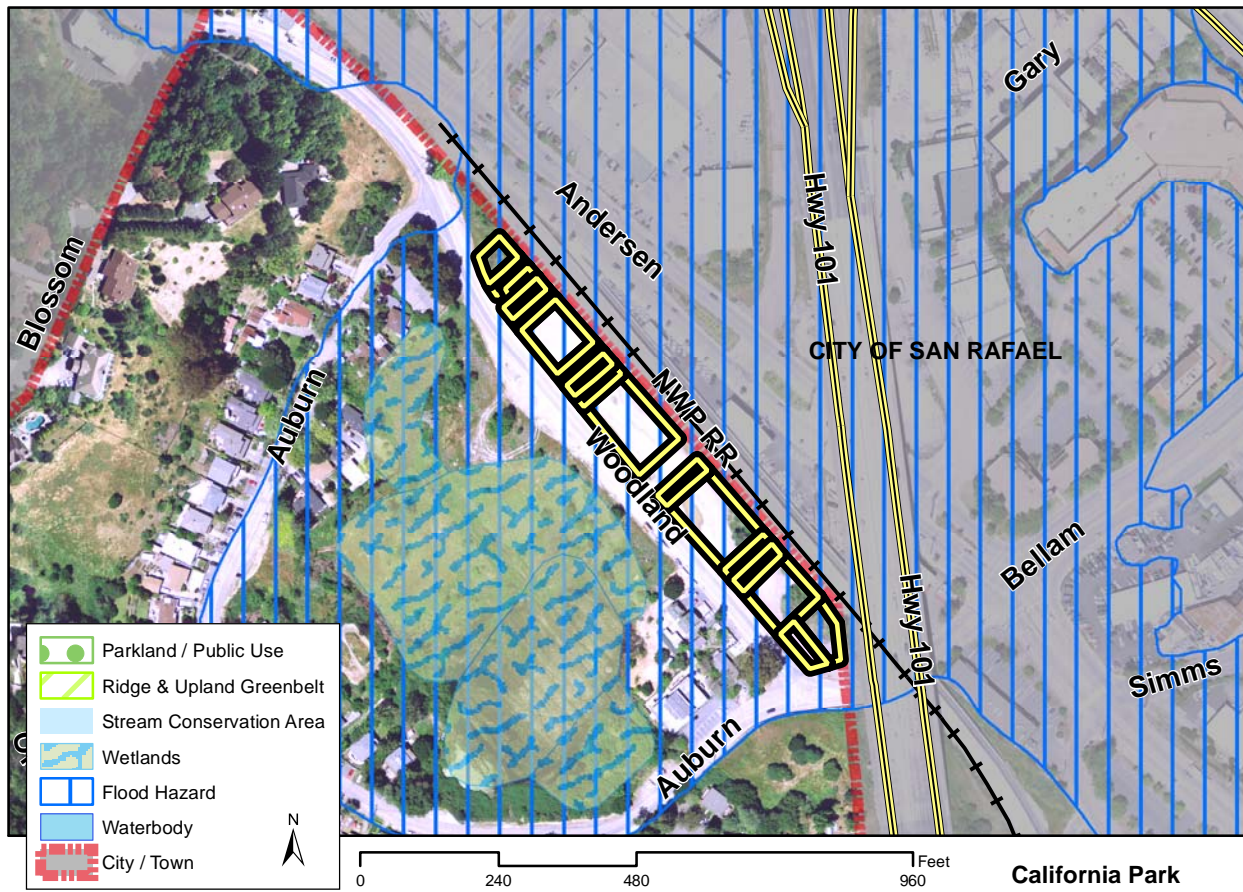
- a. Consider amending the Development Code to establish criteria for ministerial review of residential development projects in planned zoning districts. Criteria may be established for characteristics such as setbacks, height limits, floor area ratios, buffers from sensitive habitats, and slope constraints,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

1.k Consider Adjusting Height Limits for Multi-family Residential Buildings. Consider amending the Development Code to increase the allowable height for multi-family residential development. Consider allowing increases to height limits depending on certain side yard setbacks.

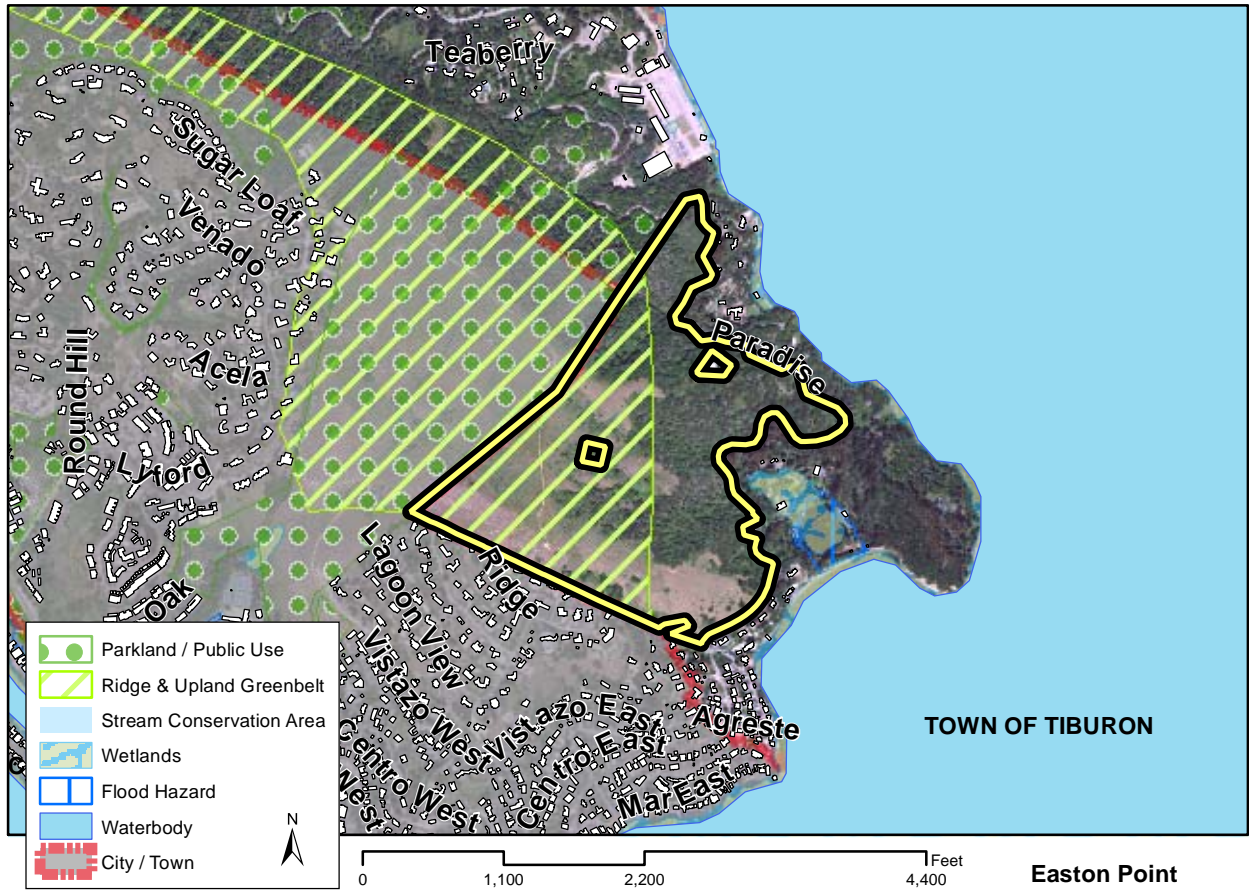
1.l Clarify applicability of State Density Bonus. Evaluate policies in the Countywide Plan and Development Code for housing opportunity sites to ensure consistency with Government Code § 65915-65918. Amend the Countywide Plan and Development Code as appropriate.

**Woodland Avenue at Auburn Street, San Rafael
(California Park)**

APNs / Acreage	018-075-12 etc. 16 contiguous parcels, see Figure IV-6 for details	1.77 total acres
General Plan	50 units (HOD)	MF2 (Multi-Family, .01 to .3 FAR) HOD (Housing Overlay Designation, min 30 units/acre)
Zoning	RSP-4 (Residential, Single-Family Planned; 4 units/acre)	
Inventory Assumption	Lower Income: 40 units	
Affordability	30 units/acre under HOD policy	
Infrastructure	Yes	
Proximity to bus route	0.2 miles	
Environmental considerations	Limited impacts due to site disturbance. On SMART right of way, noise and vibration considerations for residents.	
Opportunities	Vacant lot close to downtown San Rafael, near services and regional bus. HOD site identified for up to 50 units. Good roadway access.	
Site status	Vacant lot. Single owner. Functions as one space.	



Paradise Drive, Tiburon (Easton Point)		
APN / Acreage	059-251-05	110 acres
General Plan	PR (Planned Residential, 1 unit/1-10 acres) SF-6 (Single-Family, 4-7 units/acre)	
Zoning	RMP-0.2 (Residential, Multiple Planned, 1 unit / 5 acres) R-1 (Single-Family Residential, 7,500-sq ft min lot area)	
Inventory Assumption	Above-Moderate-Income: 43 units	
Affordability	None	
Infrastructure	Yes, water. Will need to annex sewer.	
Proximity to bus route	1+ miles	
Environmental considerations	Partially in ridge and upland greenbelt (RUG). Slope instability and landslides. Rare plants. Average slope 38%.	
Opportunities	Stipulated judgment allows entitlement for 43 single-family residential lots, inclusionary policy will not apply. Proposed guidelines would provide for future home sizes of 5,500 to 8,750 square feet each. Proposed open space and public access improvements include the creation of 59.7 acres of dedicated public open space, a 0.32-acre open space lot, and pedestrian access easements through the site to proposed and existing public open space areas. Undergoing EIR	
Site status	Vacant — Residential	



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	Undertake <u>Consider</u> 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 <u>Consider</u> 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.h	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.i	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.j	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.k	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.l	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