

MARIN COUNTY HOUSING ELEMENT

2014 UPDATE



Frequently Asked Questions

What is the Housing Element?

The Housing Element is a part of the Marin Countywide Plan, the County’s general plan, which guides planning and land use in the unincorporated areas of Marin County. The Housing Element is an eight year plan to meet housing needs in unincorporated Marin County at all economic levels, including low income and special needs households. The plan provides updates about the current demographics and housing data that serve as the basis for policies and actions to address unincorporated Marin’s needs. The plan also identifies a list of sites that have potential for future housing, based on State requirements.

Why update the Housing Element?

By law, every city, town and county in California must adopt a Housing Element as part of its General Plan. The purpose of the Housing Element is to ensure that local governments adequately plan to meet the housing needs of all people within the community, regardless of their income. The underlying premise of Housing Element law is that, for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development. In the Bay Area, local governments must complete revisions to their Housing Elements by January 31, 2015.

An updated Housing Element provides a forum for the community and local decision-makers to work together to define community goals for future housing. It also provides an opportunity to incorporate ongoing housing policy discussions. It also allows the County to access critical state and federal infrastructure funds.

The **Housing Element** is an eight year plan to meet housing needs in unincorporated Marin County

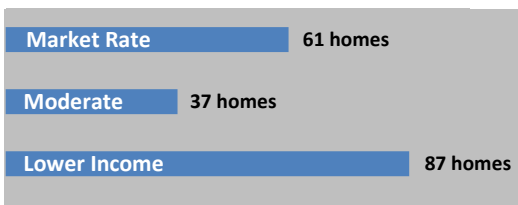
State law **REQUIRES** that every city, town and County in California adopt a Housing Element, subject to State approval, as part of its general plan

This Housing Element update covers the planning period of **2014 to 2023**

Marin County must plan for a **minimum 185 homes** in the unincorporated area

What is our fair share of RHNA in unincorporated Marin?

RHNA by Income Level



Income Levels

Income Level	Income Range*	Affordable Rent or Mortgage
Market	above \$116k	above \$2,900 per month
Moderate	\$116k to \$89k per year	\$2,425 - \$2,900 per month
Lower	\$88k per year and below	\$300 – \$2,200 per month

*Income for a family of four

Didn't we just finish with the 2007-2014 Housing Element process and have it certified by the State? Why is it being updated again so soon?

Marin County submitted its Housing Element in 2009, however, the State found it did not meet statutory requirements of identifying acceptable housing sites. As a result, Marin County re-submitted its 2007-2014 Housing Element in October 2013, and it was certified by the State in December 2013. We are now at the beginning of the next Housing Element cycle. The County must submit a plan for the 2014-2023 cycle to the State by January 31, 2015 for review and certification.

What is the "RHNA" and how much housing is unincorporated Marin required to plan for?

The Regional Housing Needs Allocation (RHNA) is a requirement that all California cities, towns and counties plan for their fair share of the regional housing need for all income levels and special needs populations. The specific housing allocation for each jurisdiction in the Bay Area are determined by the Association of Bay Area Governments (ABAG). The State of California has determined that the Bay Area needs to plan for 187,990 new homes for the planning period of 2014-2023. The entire County of Marin, including cities and towns and the unincorporated areas, is required to plan for 2,298 new homes, or 1% of the total Bay Area RHNA.

The unincorporated area of Marin is required to plan for a minimum of 185 new homes, in three income categories: 61 market rate/above moderate income homes; 37 moderate income homes; and 87 lower income homes. The County will identify sites for where these homes could be located; however, the property owner decides whether to pursue development on these sites.

Update Timeline

DEC 2014 –
JAN 2015

**Submit
Housing
Element to
State**

NOV 2014 –
JAN 2015

**Board of
Supervisors
Hearings**

JULY –
AUGUST
2014

**Planning
Commission
Hearings**

MAY –
JUNE
2014

**Staff will
update the
Housing
Element**

APRIL –
MAY
2014

**Community
Workshops**

MARCH –
JUNE 2014

**Housing
Survey**

What is included in the Housing Element?

The Housing Element will include the following:

- An analysis of current and future housing needs
- An inventory of sites suitable for development of housing for all economic levels, sufficient to provide for 185 homes
- An inventory of financial and programmatic resources
- Analysis of governmental and non-governmental constraints to meeting housing needs
- A statement of the County's goals, policies, and programs for meeting its housing need for the planning period of 2014-2023
- A review and assessment of the County's implementation of the current Housing Element (2007-2014)

How is the Housing Element implemented?

The County implements its Housing Element through housing programs, decisions by the Planning Commission and Board of Supervisors about housing development, and regulatory tools such as zoning. The County also works with a variety of interested organizations to facilitate housing options for all County residents.

Get Involved! We want to hear from YOU!

The update timeline depicts the overall process for completing the next Housing Element for 2014-2023. This includes community workshops and public hearings with the Planning Commission and Board of Supervisors. The workshops provide an opportunity for community members to work in small groups to share different perspectives about housing, and to collaborate in identifying locations for future housing in unincorporated Marin. The community is encouraged to attend one or more workshops to provide input, and is able to share further feedback at the public hearings. Details for upcoming events can be found on the Housing Element website (see link below), where the community can also participate in the 2014 Marin Housing Survey through June 1, 2014.

How can you find out more?

For more information on the Housing Element and the update process, visit:

www.marincounty.org/housingelement.

Questions and comments can be emailed to housingelement@marincounty.org, or you can leave a message for staff at 415-473-6697.

Population & Housing

Population (unincorporated Marin) = 67,427

Seniors = 11,196

Disabled = 8,195

Households (unincorporated Marin) = 26,193

(69% owners, 31% renters)

Median Household Income = \$97,100

Median Housing Prices:

(unincorporated Marin, Feb 2014)

2 bedroom apartment

\$2,600 monthly rent

Condo

\$625,000 median price

Single-family home

\$1,025,000 median price

HOUSING NEEDS

Seniors (unincorporated Marin) = 6.7% living in poverty

Disabled (unincorporated Marin) = 20% do not have accessible affordable housing

Homeless (Countywide) = 933 individuals

At-risk of becoming homeless (Countywide) = 4,388 individuals

Households living on less than \$25,000 a year (unincorporated Marin) = 2,892

Workforce (Countywide): 60% of County's local workforce commutes from surrounding counties. Many cannot afford to live in the area where they work.

29,581 Total Housing Units (unincorporated Marin):

