

Multi-Family Land Use Policy and Zoning Study



Photo Credit: Jeff Wong



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Introduction

- Study Objective
- Methodology
- Key Findings
- Conclusion



Multi-Family Land Use Policy and Zoning Study

STUDY OBJECTIVE – HOUSING ELEMENT 1.B

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 the designation or rezoning multi-family residential land for other uses or to lower densities without rezoning equivalent land for higher density multi-family development.
- B. Identifying sites for multi-family, mixed-use, affordable workforce, and special needs housing, when undertaking community planning and zoning processes.



Multi-Family Land Use Policy and Zoning Study (continued)

STUDY OBJECTIVE – VOLUNTARY COMPLIANCE AGREEMENT

Implement Voluntary Compliance Agreement with the Federal Department of Housing and Urban Development (HUD):

Evaluate existing multi-family Land Use Designations within the unincorporated county to determine whether zoning is appropriate to allow additional affordable housing development beyond existing areas of racial or ethnic concentration



Methodology

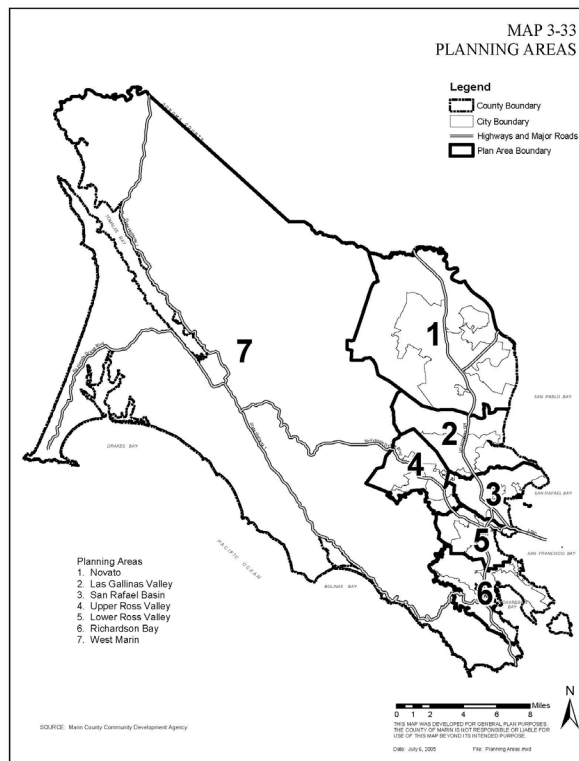
EVALUATING WHETHER MULTI-FAMILY HOUSING IS APPROPRIATELY LOCATED

- Historic and current policy and regulatory framework for real estate development
(*Section III – General Planning Framework*)
- Existing zoning and zoning districts that allow multi-family housing and where they are located
(*Section IV -Current Land Use Designations & Zoning and Section VI – Zoning Analysis by Planning Area*)
- Areas of minority concentration and their zoning make-up
(*Section VII – Impediments to Fair Housing Choice*)
- Constraints from physical conditions and natural hazards affecting the suitability of multi-family zoning locations
(*Section VI – Zoning Analysis by Planning Area and Section VIII – Environmental Hazards*).



Countywide Plan Planning Areas

1. Novato
2. Las Gallinas
3. San Rafael Basin
4. Upper Ross Valley
5. Lower Ross Valley
6. Richardson Bay
7. West Marin



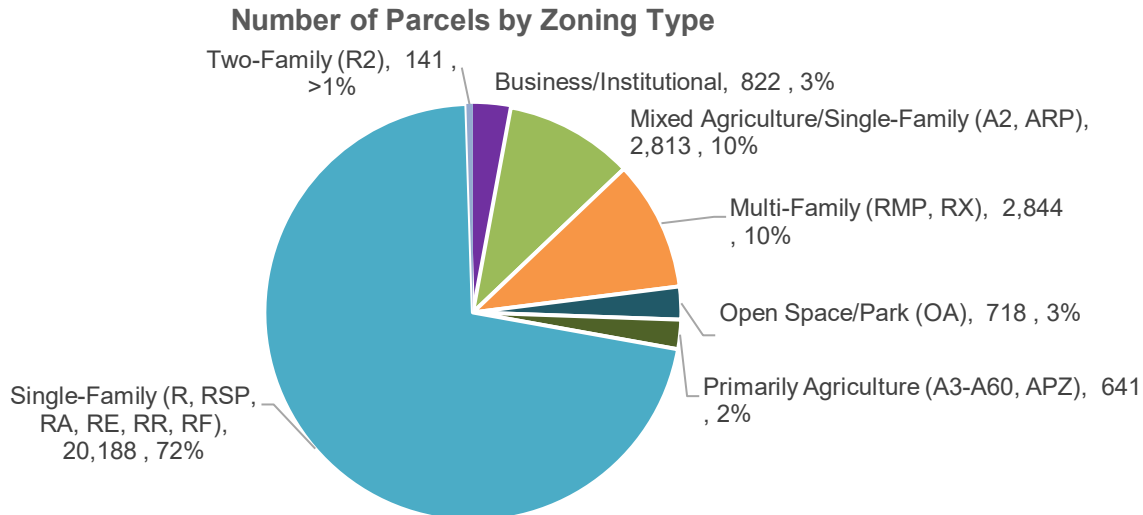
Key Findings

1. A large proportion of residential areas only allow single-family development.
2. The zoning definition for “Single-Family Dwellings” may not clearly reflect recent State law allowances for ADUs.
3. There are limited parcels available for multi-family housing due to existing predominant land use patterns.
4. The CWP treats market rate and affordable housing in distinctly different ways.
5. There are correlations between the percentage of multi-family zoned properties in an area, the percentage of housing units that are renter-occupied, and the racial diversity of that area.
6. Increasing density is subject to environmental hazards.



Key Finding 1

A LARGE PROPORTION OF RESIDENTIAL AREAS ONLY ALLOW SINGLE-FAMILY DEVELOPMENT.



Source: Marin County Community Development Agency Enterprise Database (2019)



Key Finding 1 (continued)

A LARGE PROPORTION OF RESIDENTIAL AREAS ONLY ALLOW SINGLE-FAMILY DEVELOPMENT.

Zoning Type	Las Gallinas (4,386 parcels)	Lower Ross Valley (2,628 parcels)	Novato (3,091 parcels)	Richardson Bay (7,864 parcels)	San Rafael Basin (692 parcels)	Upper Ross Valley (1,448 parcels)	West Marin (3,025 Parcels)
Single-family	3,023 - 69%	2,348 - 89%	1,495 - 48%	5,568 - 71%	630 - 91%	1,158 - 80%	985 - 33%
Multi-family	907 - 21%	135 - 5%	112 - 4%	1,382 - 18%	34 - 5%	222 - 15%	17 - 1%
Two-family	0 - 0%	18 - 1%	0 - 0%	119 - 2%	4 - 1%	0 - 0%	0 - 0%
Primarily Agriculture	1 - <1%	0 - 0%	87 - 3%	0 - 0%	0 - 0%	6 - <1%	609 - 20%
Mixed Agriculture/ Single-family	380 - 9%	29 - 1%	1,338 - 43%	67 - 1%	1 - <1%	26 - 2%	695 - 23%
Business/ Institutional	29 - <1%	80 - 3%	38 - 1%	254 - 3%	7 - 1%	5 - <1%	116 - 4%
Open Space/Park	46 - 1%	18 - 1%	21 - 1%	131 - 2%	16 - 2%	31 - 2%	594 - 20%
Floating Home	0 - 0%	0 - 0%	0 - 0%	346 - 4%	0 - 0%	0 - 0%	0 - 0%



Key Finding 1 (continued)

A LARGE PROPORTION OF RESIDENTIAL AREAS ONLY ALLOW SINGLE-FAMILY DEVELOPMENT.

The majority of zoning districts allow for single-family dwellings as compared to the number of zoning districts that allow for multi-family dwellings.

Zoning	Multi-family Dwellings	Two-family Dwellings	Single-family Dwellings	Accessory Dwelling Units & Junior ADUs	Floating Homes	Single Room Occupancy	Farm Worker Housing	Mobile Homes/ Mobile Home Parks	Affordable Housing
# of districts where use is allowed	16 of 38	18 of 38	35 of 38	36 of 38	3 of 38	7 of 38	9 of 38	7 of 38	37 of 38



Key Finding 2

THE ZONING DEFINITION FOR “SINGLE-FAMILY DWELLINGS” MAY NOT CLEARLY REFLECT RECENT STATE LAW ALLOWANCES FOR ADUS.

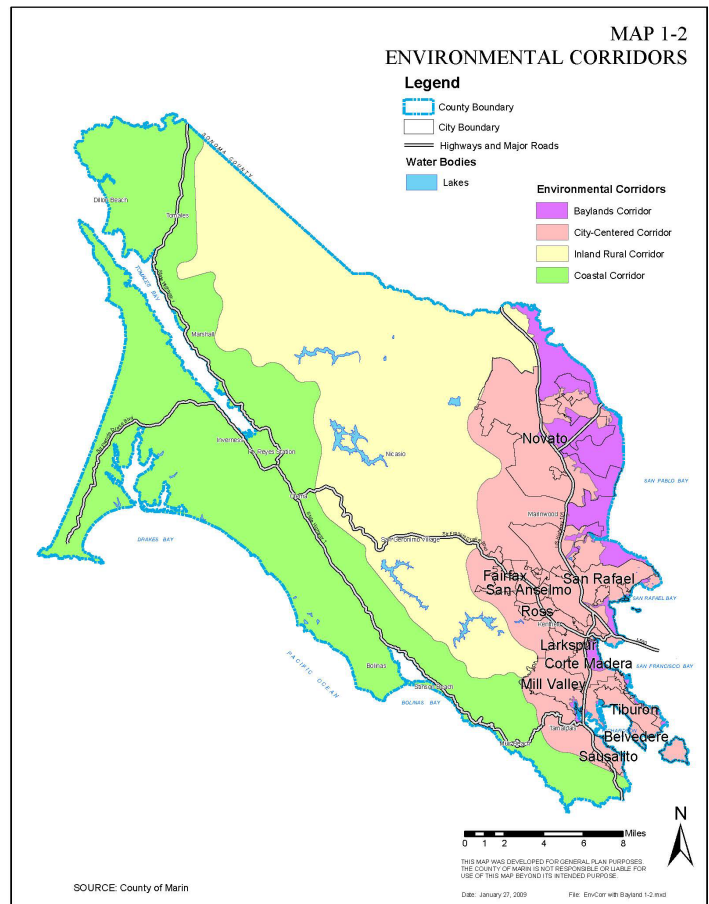
- “Single-family dwellings” is a land use type that allows for a building that is designed for and/or occupied exclusively by one family
- State statute allows a second detached or attached dwelling up to 1,200 square feet on a lot with a proposed or existing primary residence



Key Finding 3

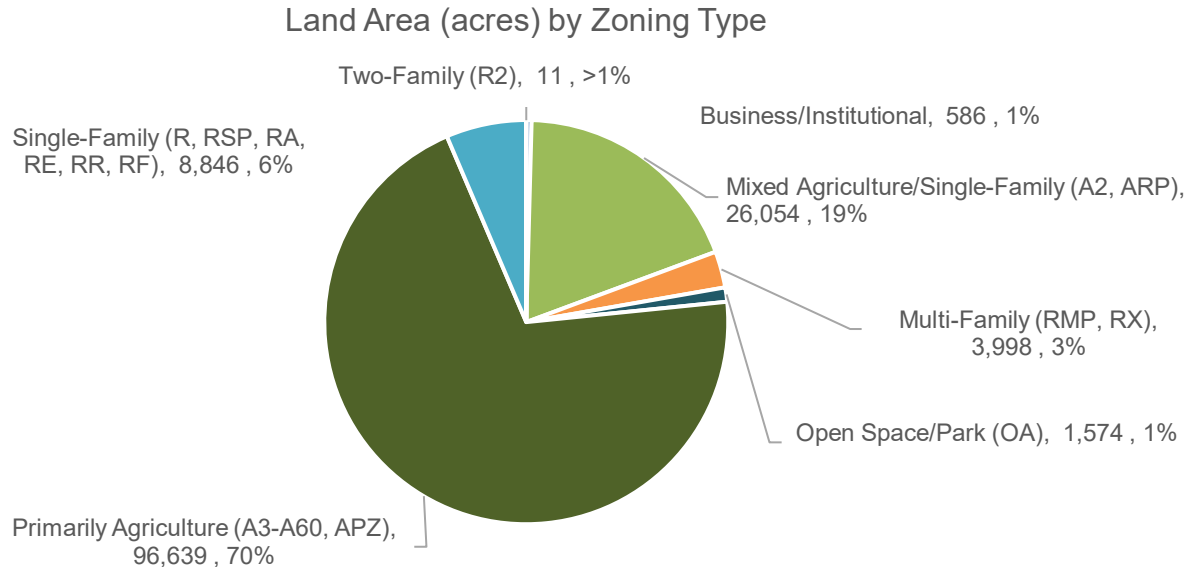
THERE ARE LIMITED PARCELS AVAILABLE FOR MULTI-FAMILY HOUSING DUE TO EXISTING PREDOMINANT LAND USE PATTERNS.

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Key Finding 3 (continued)

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Source: Marin County Community Development Agency Enterprise Database (2019)

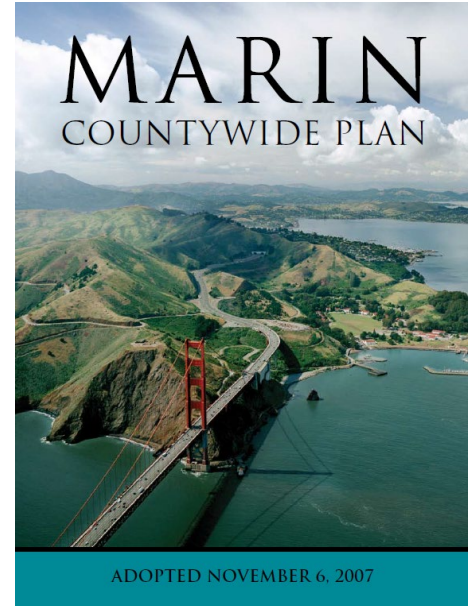


Key Finding 4

THE CWP TREATS MARKET RATE AND AFFORDABLE HOUSING IN DISTINCTLY DIFFERENT WAYS.

CWP Policies & Programs

- CD – 1.3 Reduce potential impacts
- CD-5.e Limit density for areas without water or sewer connections
- CD-6.a Consider Annexation of Urbanized Areas
- TR-1.e Uphold Vehicle Level of Service Standards

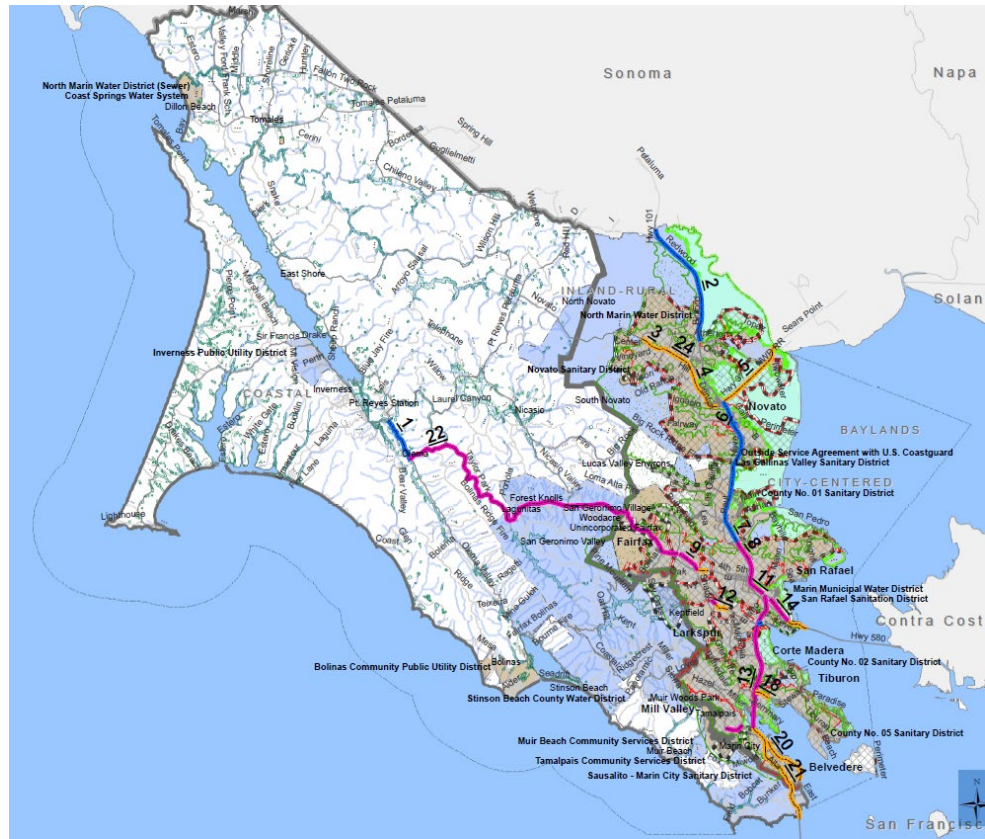


Key Finding 4 (continued)

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Key Finding 5

THERE ARE CORRELATIONS BETWEEN THE PERCENTAGE OF MULTI-FAMILY ZONED PROPERTIES IN AN AREA, THE PERCENTAGE OF HOUSING UNITS THAT ARE RENTER-OCCUPIED, AND THE RACIAL DIVERSITY OF THAT AREA.

	Non-Hispanic White	Non-Hispanic Black or African American	Non-Hispanic American Indian and Alaska Native	Non-Hispanic Asian	Non-Hispanic Native Hawaiian and Other Pacific Islander	Non-Hispanic Some Other Race	Non-Hispanic Two or More Races	Hispanic/ Latinx
Alameda	31.8%	10.5%	0.3%	29.4%	0.8%	0.3%	4.4%	22.5%
Contra Costa	44.4%	8.3%	0.2%	16.1%	0.5%	0.3%	4.8%	25.4%
Marin	71.4%	2.2%	0.2%	5.7%	0.1%	0.9%	3.7%	15.9%
Napa	52.8%	2.0%	0.2%	8.0%	0.2%	0.4%	2.6%	33.9%
San Francisco	40.6%	5.0%	0.2%	33.9%	0.3%	0.5%	4.3%	15.2%
San Mateo	39.6%	2.2%	0.2%	27.7%	1.3%	0.3%	4.0%	24.7%
Santa Clara	32.0%	2.4%	0.2%	35.7%	0.3%	0.2%	3.4%	25.8%
Solano	38.5%	13.6%	0.3%	15.0%	0.9%	0.3%	5.3%	26.1%
Sonoma	63.5%	1.4%	0.4%	3.9%	0.3%	0.5%	3.4%	26.5%



Key Finding 5 (continued)

THERE ARE CORRELATIONS BETWEEN THE PERCENTAGE OF MULTI-FAMILY ZONED PROPERTIES IN AN AREA, THE PERCENTAGE OF HOUSING UNITS THAT ARE RENTER-OCCUPIED, AND THE RACIAL DIVERSITY OF THAT AREA.

	All Households		Non-Hispanic White Households		Non-Hispanic Black or African American Households		Hispanic/Latinx Households		Non-Hispanic Asian Households	
	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own
Alameda	46.7%	53.3%	38.2%	61.8%	69.2%	30.8%	61.2%	38.8%	38.5%	61.5%
Contra Costa	34.4%	65.6%	26.0%	74.0%	56.8%	43.2%	49.8%	50.2%	28.2%	71.8%
Marin	36.2%	63.8%	30.6%	69.4%	70.6%	29.4%	71.2%	28.8%	38.6%	61.4%
Napa	36.3%	63.7%	29.5%	70.5%	38.5%	61.5%	57.8%	42.2%	23.0%	77.0%
San Francisco	62.4%	37.6%	63.8%	36.2%	76.8%	23.2%	75.6%	24.4%	51.2%	48.8%
San Mateo	40.1%	59.9%	32.8%	67.2%	60.1%	39.9%	61.2%	38.8%	35.6%	64.4%
Santa Clara	43.3%	56.7%	35.5%	64.5%	68.9%	31.1%	60.2%	39.8%	40.6%	59.4%
Solano	39.3%	60.7%	31.5%	68.5%	57.1%	42.9%	47.8%	52.2%	32.8%	67.2%
Sonoma	39.2%	60.8%	33.7%	66.3%	64.0%	36.0%	60.6%	39.4%	35.2%	64.8%



Key Finding 5

THERE ARE CORRELATIONS BETWEEN THE PERCENTAGE OF MULTI-FAMILY ZONED PROPERTIES IN AN AREA, THE PERCENTAGE OF HOUSING UNITS THAT ARE RENTER-OCCUPIED, AND THE RACIAL DIVERSITY OF THAT AREA.

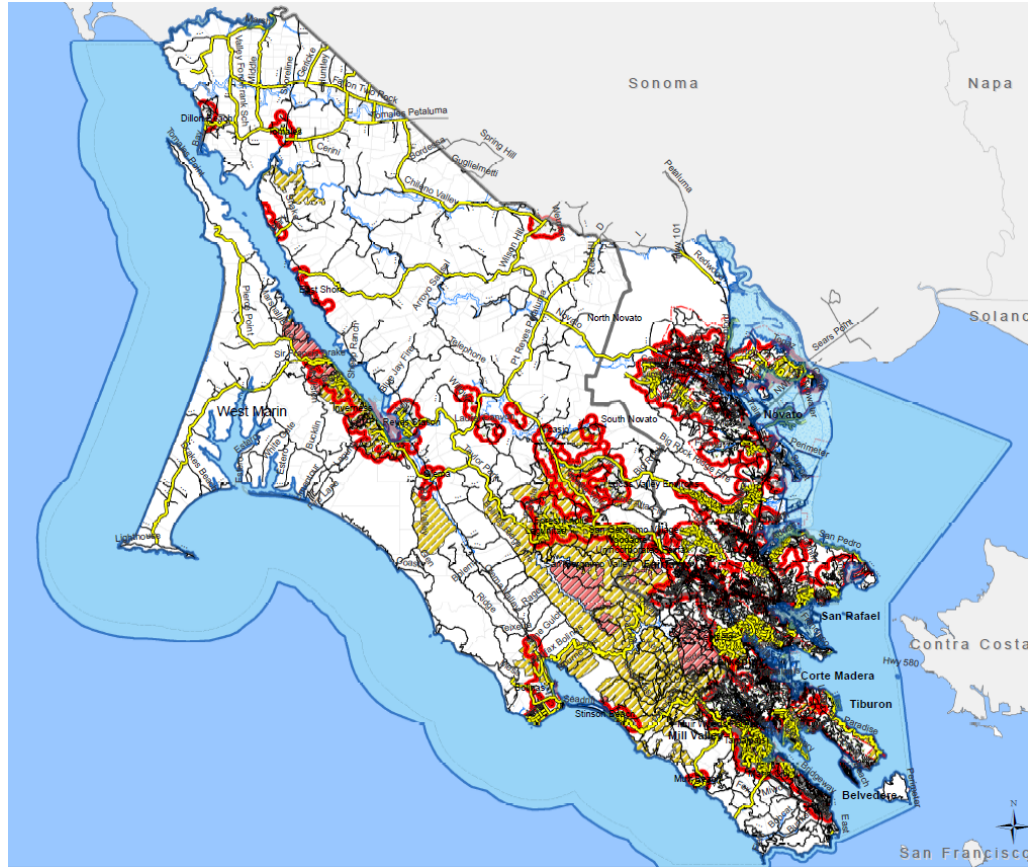
	Las Gallinas Valley	Lower Ross Valley	Novato	Richardson Bay	San Rafael Basin	Upper Ross Valley	West Marin
Single-Family	69%	89%	48%	71%	92%	80%	33%
Multi-Family and Duplex	21%	2%	4%	20%	6%	15%	<1%
Non-Hispanic White	71.9%	86.7%	81.6%	73.2%	74.2%	82.1%	85.5%
People of Color	28.1%	13.3%	18.4%	26.8%	25.8%	17.9%	14.5%



Key Finding 6

INCREASING
DENSITY IS
SUBJECT TO
ENVIRONMENTAL
HAZARDS.

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Conclusion

DISCUSSING THE OUTCOMES OF HOUSING ELEMENT PROGRAM 1.B

- A. Adjust zoning maps as appropriate and redistribute multi-family zoning to locations suitable for multi-family development.
- B. Avoid the designation or rezoning of multi-family residential land for other uses or to lower densities without rezoning equivalent land for higher density multi-family development.
- C. Identifying sites for multi-family, mixed-use, affordable workforce, and special needs housing, when undertaking community planning and zoning processes.



Thank You



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