

Countywide Plan Scenarios: Housing

The Vision:

The Housing scenario will provide sufficient housing for Marin residents with a special emphasis towards providing units affordable to lower-income members of the workforce, large families, the elderly, and the disabled.

Primary actions include development of policy actions and funding mechanisms to construct affordable ownership and rental housing including establishment of minimum densities, maximum home sizes, encouraging mixed-use developments, reducing parking requirements, establishing a countywide housing trust fund, and forming public-private partnerships to acquire land and leverage funding opportunities.

What are the desired outcomes?

- New housing construction has been focused on higher-density, infill areas rather than single-family to make the most efficient use of land and maximize the potential for affordability. Allowable density has not been decreased on any single-family parcel but infill densities are assumed at one unit per 1,000 square feet of lot area above and beyond any commercial FAR allowance.
- Targeted lots in single family neighborhoods, such as corner lots, provide opportunities for duplex and other medium-density multifamily housing
- Inclusionary programs have been applied to all development proposals.
- An affordable housing overlay zone has been established in transit-rich areas to facilitate financing and construction of affordable units.
- Retail centers have had housing added when being modernized or reconstructed at a rate of one unit per 1,000 square feet of building area.
- All new non-residential developments have been required to provide housing at a rate of one unit per 1,000 square feet of building area.
- Housing need for agricultural workers has been provided (520 units)
- 50% of new multifamily units are deed-restricted to be affordable to extremely low, very low and low income households.
- Public transportation has been improved to reduce single-occupant vehicle trips.
- Airspace above parking lots has been used for additional housing.
- Second units are assumed to be on one of every ten single-family lots.
- Minimum densities have been established and single family homes prohibited on multifamily-zoned properties.
- The following specific sites have development as follows:
 1. St. Vincent's Silveira – 1,200 clustered moderate- to high-density housing units, 50,000 s.f. of resident-supporting retail space, exclusive of the St. Vincent's School and existing on-site facilities.
 2. San Quentin – 3,585 residential units clustered in a European village-like community with 500,000 s.f. of nonresidential space which is inclusive of existing structures that would be preserved and/or reused.
 3. San Rafael Rock Quarry – 400 residential units

