

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Approved Notes

Public Meeting – Wednesday, October 13, 2021

Meeting location: Via Zoom.

Call to order: 7:02 p.m. by Bitsa Freeman – Chair.

Board members present: Bitsa Freeman, Julie Johnson, Ross McKenna, Neil Park, Anne Petersen, and Pamela Scott.

Board members absent: None.

Other attendees: Leslie Lacko, Aline Tanielian, Leelee Thomas, Jillian Zeiger, and Katherine Lehmann, note-taker.

Meeting minutes: from August 25, 2021, were unanimously approved: 6-0.

Correspondence and announcements: None

Members of the Public who wished to comment on anything not on the agenda: None

AGENDA:

Federal housing planners: Leslie Lacko, Aline Tanielian, Leelee Thomas, and Jillian Zeiger, with the Marin County Community Development Agency, made a PowerPoint Presentation, which is an update and overview of upcoming housing and safety developments. The presentation is entitled, “**Housing & Safety Elements, Unincorporated Marin County, Community Presentation, Fall 2021,**” which they shared with the KPAB. The planners confirmed that the presentation was to the KPAB board and is also open to public comment. (A copy of all 26 slides from the presentation to follow in these minutes, for reference).

The presentation was in three parts: **Housing Elements** by LeeLee Thomas, **Safety Elements** by Gillian Zeiger, and **Opportunities for Input** by Leslie Lacko and Aline Tanielian. KPAB board members promised to get the word out to their community and to look for future meetings on this topic.

The meeting adjourned at approximately 8:00 p.m.

Housing & Safety Elements

Unincorporated Marin County

Community
Presentation

Fall 2021



Marin County Community Development Agency | www.MarinCounty.org/HousingSafetyElements

Agenda

- What is the Safety Element?
- What is the Housing Element?
- Opportunities for Input



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Safety Element Update



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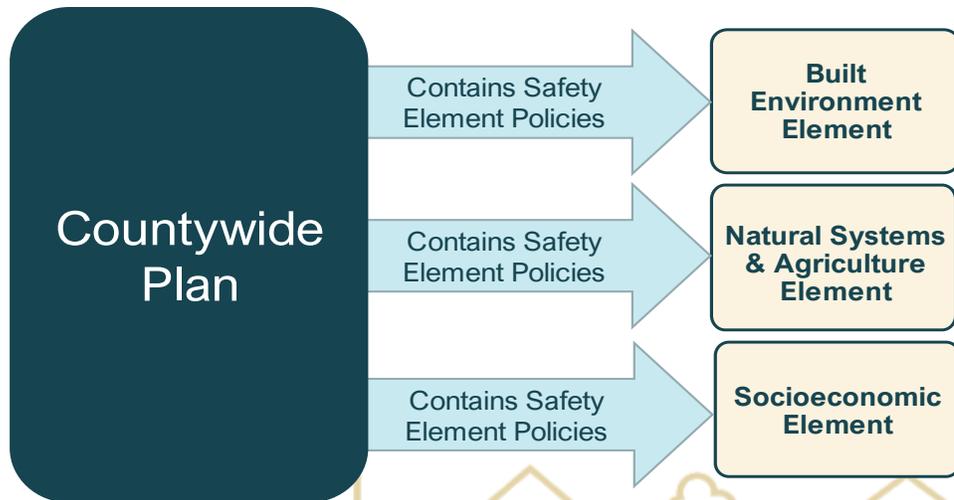
What is the Safety Element?

- The Safety Element contains the county's plans **to prepare for and protect the public from the harmful impacts of environmental hazards** like wildfire, flooding, landslides, sea level rise, drought, and extreme heat.
- The policies are included in the Marin Countywide Plan.



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Countywide Plan Elements



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Why update the Safety Element?

- Recent state law connects the update of the Housing Element with the update of the Safety Element
- Updates focus on climate change and resiliency planning
 - **Sea level rise, wildfire hazard, and extreme weather events**
- Resilient community and resilient housing go hand in hand



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Developing the Safety Element

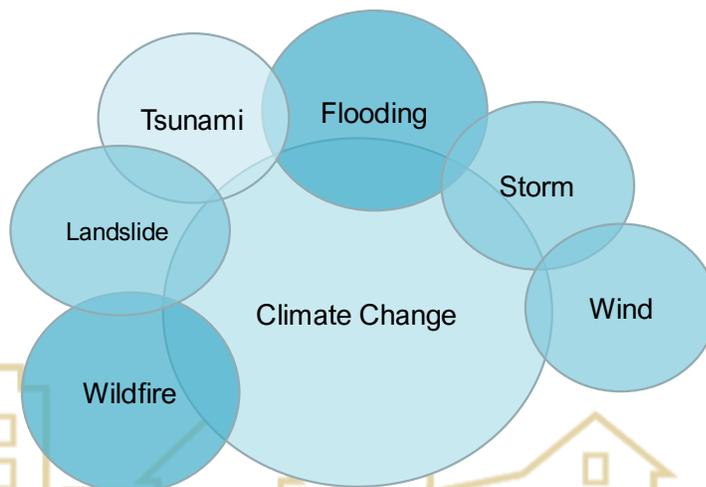
Process for Developing the Safety Element

1. Start with existing recent work done by the County.
2. Prepare Vulnerability Assessment
3. Develop Safety Element and implementation programs



Vulnerability Assessment

A vulnerability assessment identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.



Housing Element Overview



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What is a Housing Element?

- A plan that shows **the types of housing and where it could be built in unincorporated Marin County** to meet current and future local housing needs
- Note: The **County does not build the housing**. The plan's purpose is to show developers and builders where housing can be built.



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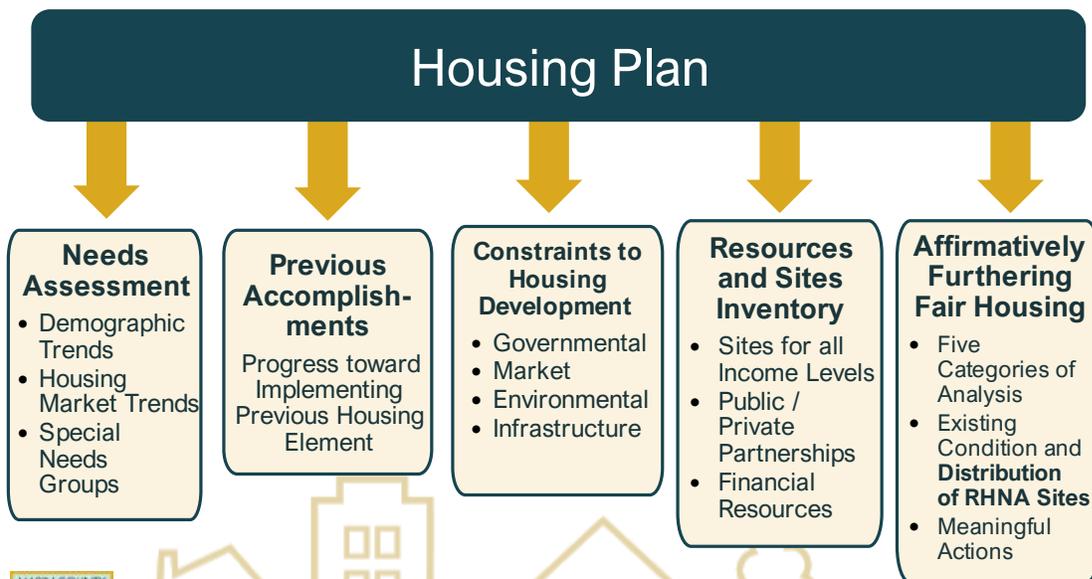
What guides the preparation of the Housing Element?

- **Updated every eight years**
- Adoption deadline: **January 2023**
- Housing Element for Marin County only covers the **unincorporated areas**
- Each city/town in Marin County is preparing their own Housing Element



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Components of Housing Element



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What is the RHNA?

The state assigns a specific number of housing units needed in each city or county. This number is called **Regional Housing Needs Allocation (RHNA)**.

For **Unincorporated Marin County** the assigned number is **3,569 units**.



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Draft RHNA by Income Group

Number of units for each Income Group to meet RHNA for 2023 -2031.

Income Group	Unincorporated Marin County 2023- 2031 RHNA	% Of RHNA Units
Very Low	1,100	31%
Low	634	18%
Moderate	512	14%
Above Moderate	1,323	37%
Total	3,569 units	



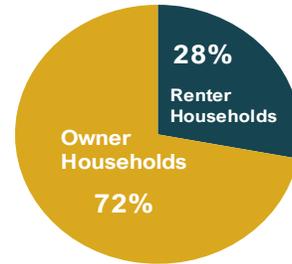
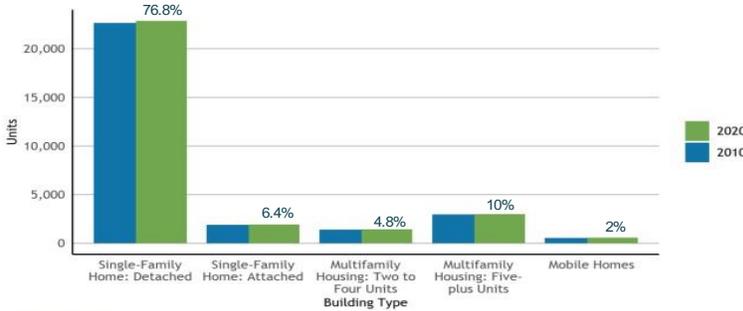
Source: ABAG, 2021

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Current Housing Stock

Marin County has 249,321 total residents. This plan focuses on the **unincorporated county which has 66,888 residents**

- Currently 77% of our housing units are single-family homes
- And 72% of households are homeowners, while 28% are renters



Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin

Source: US Census Bureau ACS Year Data (2010-2019)

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Shifting Needs



Our County population is changing:

- More larger families and multi-generational households (may need larger units)
- Senior population has increased significantly (may need supportive housing)
- One quarter of households are individuals living alone (may need smaller units)
- Greater diversity with a growing Latino population
- People with disabilities make up 9% of our residents
- Unhoused individuals: 172 people (est.)



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What is Affordable Housing?

Affordable housing:

- When a household **pays 30% or less of its annual income** on housing

Cost burden:

- When monthly housing costs (including utilities) are more than 30% of someone's monthly income

Currently 35.4% of households experience cost burden in unincorporated Marin County

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin



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What it takes to afford housing in Marin County



Source: U.S. Labor Bureau of Labor Statistics (2020), Zillow (2017)



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Income levels to Qualify for Affordable Housing in Marin County

Income Level	1-Person	2-Person	3-Person	4-Person
Extremely Low	\$38,400	\$43,850	\$49,350	\$54,800
Very Low	\$63,950	\$73,100	\$82,250	\$91,350
Low	\$102,450	\$117,100	\$131,750	\$146,350
Moderate	\$125,650	\$143,600	\$161,550	\$179,500
Area Median Income	\$104,700	\$119,700	\$134,650	\$149,600

Source: CA HCD 2021 Income Limits



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Affirmatively Furthering Fair Housing (AFFH) – CA Policy

Additional state mandates ask that we seek to **combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities** and achieve racial equity, fair housing choice, and opportunity for all Californians.



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Restrictive Covenant Project



*“...hereafter **no part of said property or any portion thereof shall be...occupied by any person not of the Caucasian race**, it being intended hereby to restrict the use of said property...against occupancy as owners or tenants of any portion of said property for resident or other purposes by people of the Negro or Mongolian race.”*



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Opportunities for Input



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Ways to Stay Involved

- Respond to the Community Survey [Launching Mid-October]
- Join the discussion on ConsiderIt [Launching Mid-October]
- Countywide Site: www.housingelementsmarin.org
- Sign up for information notification emails
www.MarinCounty.org/HousingSafetyElements



Get more information

Sign up for notification emails

www.MarinCounty.org/HousingSafetyElements



Upcoming Opportunities for Input



Print and Online Survey [Mid-October]

Join the Consider-It Discussion [Mid-October]

Community Workshop #2

– November 15, 6 PM

[tinyurl.com/MarinHousingandSafetyRSVP2]



Joint Planning Commission / Board of Supervisors Meeting

– December 7, 2021

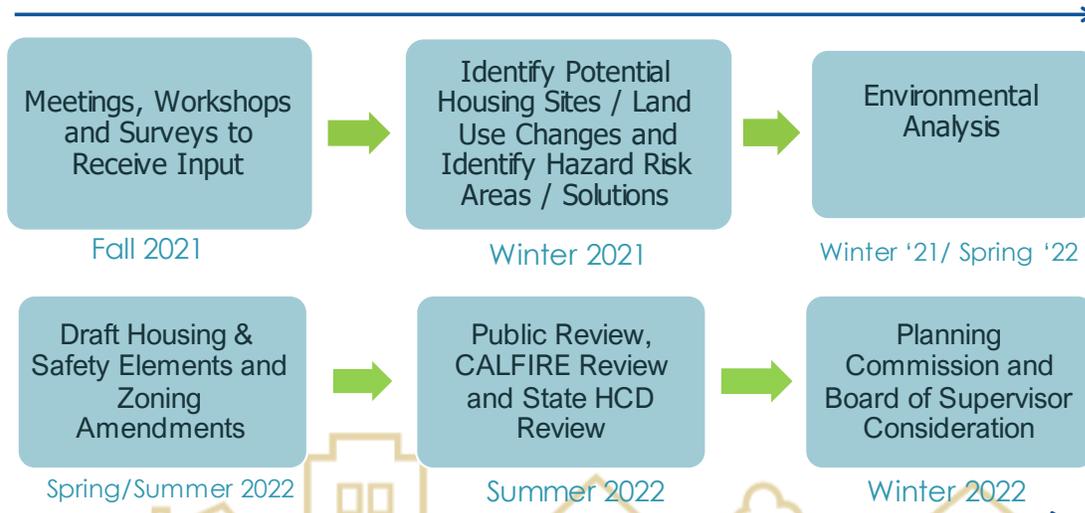
Email housingelement@marincounty.org if you have more outreach ideas



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Timeline

Public Input



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The End!