

Housing Element Sites

Marin County Board of Supervisors

December 6, 2022



Meeting Agenda/Objectives

1. Review **Candidate Site Process**
2. Present **Changed Circumstances to Sites**
3. Discuss **Site Alternatives**



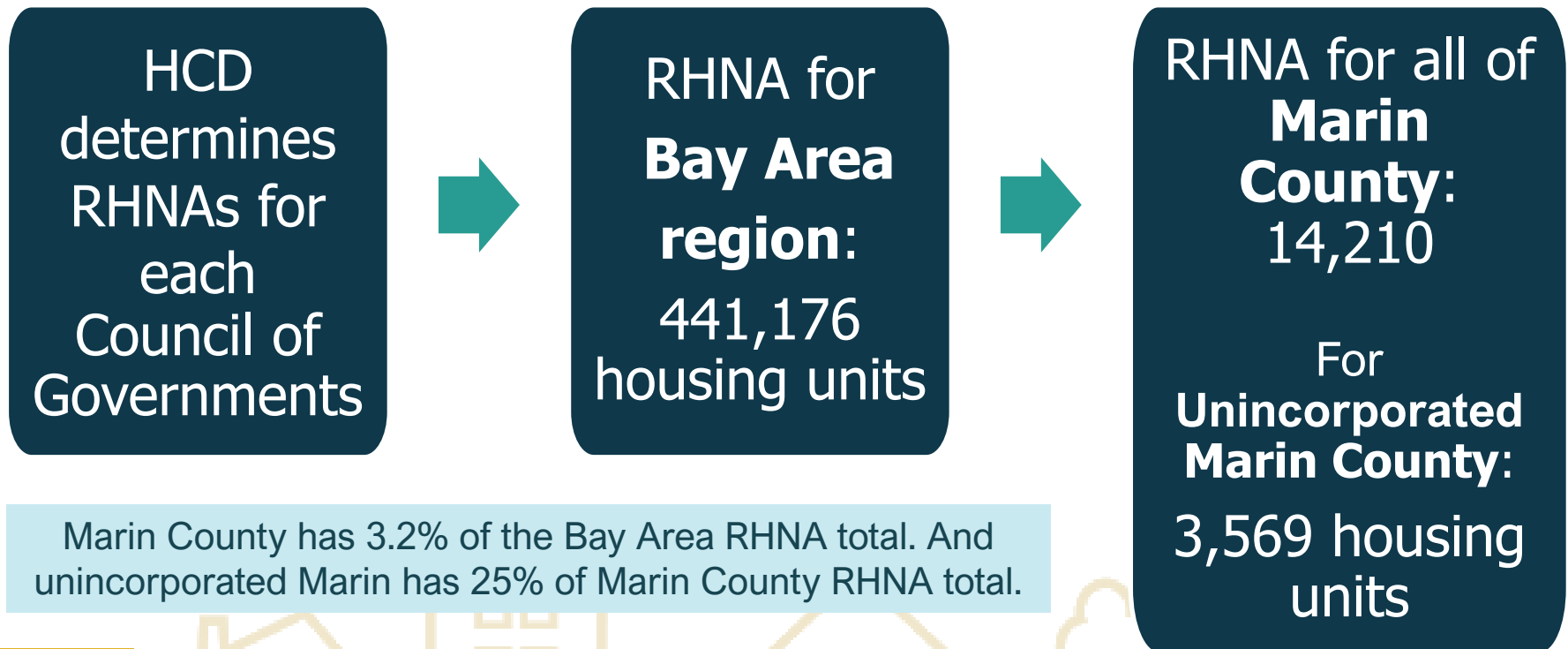
What is a Housing Element?

- **Updated every eight years**
- **Required to be reviewed** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** January 2023
- Housing Element for Marin County only covers the **unincorporated areas**



What is the RHNA?

Draft **Regional Housing Needs Allocation** for Unincorporated Marin County: 3,569 units



Marin County has 3.2% of the Bay Area RHNA total. And unincorporated Marin has 25% of Marin County RHNA total.



Components of Housing Element

Housing Plan

Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Affirmatively Furthering Fair Housing

- Five Categories of Analysis
- Distribution of RHNA Sites
- Meaningful Actions

Sites Inventory

- Sites for very low, low, moderate income and market rate housing

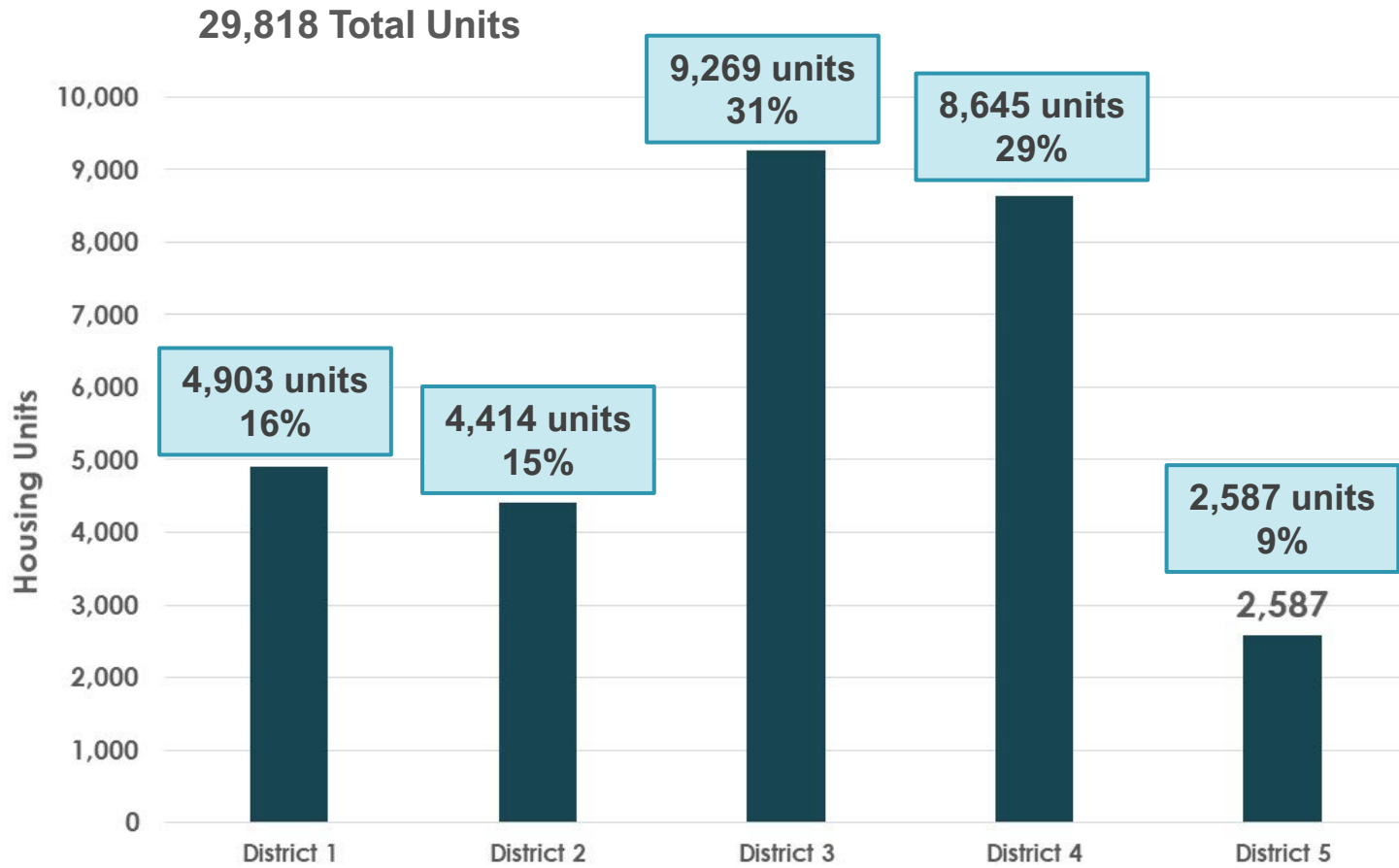
Programs and Policies

- Increase Availability of Existing Units
- AFFH
- Special Populations
- Market

Housing Sites Selection Process



Existing Housing Unit Distribution (2021)



Existing Zoning/General Plan

Shortfall in Meeting RHNA for Lower and Moderate-Income Units

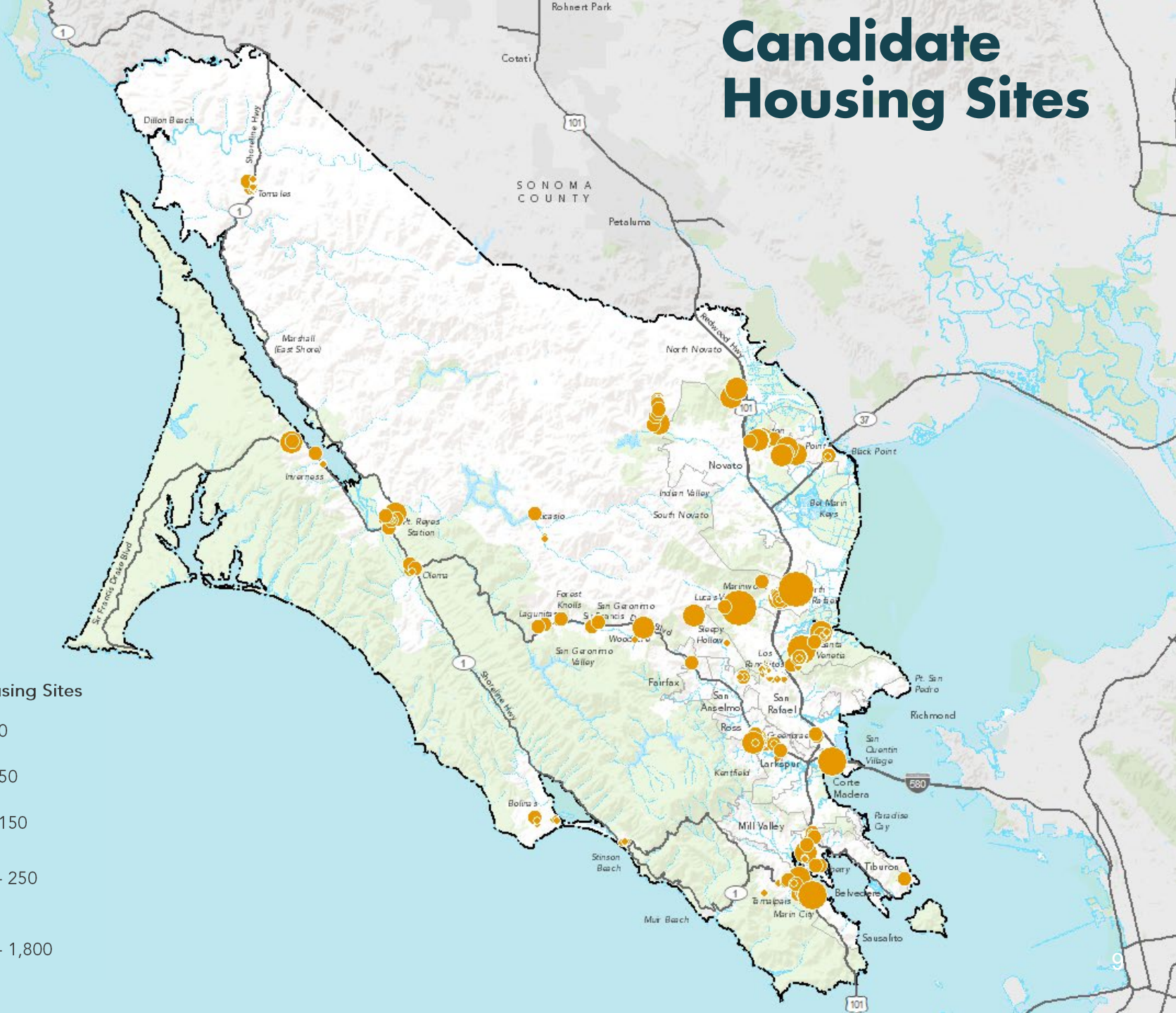
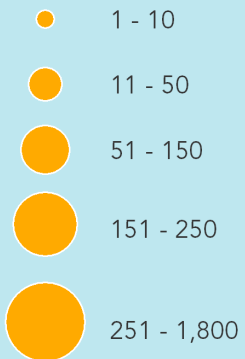
	Lower	Moderate	Above Moderate	Total
ADUs	154	77	26	256
Credit Sites	194	115	164	473
Housing Overlay	400	120	--	520
Vacant Residential	--	110	1,400	1,510
Total	748	422	1,590	2,759
RHNA	1,734	512	1,323	3,569
Over/Short	-986	-90	267	-810



Note: 1) Numbers are approximate.

Candidate Housing Sites

Candidate Housing Sites



Site Selection Process

Candidate Housing Sites:
142 Sites (6,575 Units)

Guiding Principles: *Infill, Hazard, Equity, Countywide Distribution*

Scenario 1 (Distribution)
88 Sites (4,165)

Scenario 2 (Equity)
85 Sites (5,692)

Scenario 3 (Infill)
88 Sites (4,426)

Scenario 4 (Hazards)
67 Sites (2,430)

Comments From Public Engagement/Online Tools

Alternative 1 (Distribution):
108 Sites (3,850 Units)

Alternative 2 (Hazards & Infill):
100 Sites (4,227 Units)

Board of Supervisor and Planning Commission Comments

Hybrid (3/15):
82 Sites (4,100 Units)



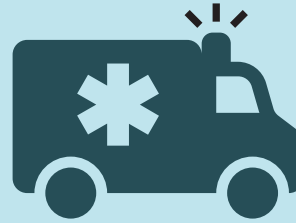
Modified Hybrid (4/12):
79 Sites (3,673 Units)



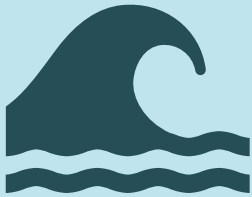
Key Themes across Comment Methods



Traffic
congestion



Fire risk/limited
access for
emergency
services



Threat of sea
level rise/current
flooding



Impacts on
natural
resources



Limited water
supply



Infrastructure
limitations

What We Heard

Site Distribution

Strive for **site distribution throughout the County**, taking into consideration the RHNA of cities and towns;

Countywide Plan Vision

Consider the vision of the Countywide Plan (CWP) and its policies that focus on **in-fill development and smart growth** planning.

Viable Affordable Housing Sites

Ensure that housing sites designated for lower and moderate income are **viable and likely to produce** needed housing during the planning period; and

Affirmatively Further Fair Housing (AFFH)

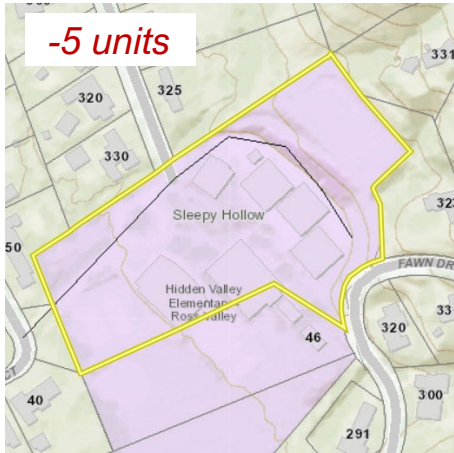
Incorporate AFFH in site selection to ensure lower and moderate-income households have **access to affordable housing, excellent schools, and healthy community amenities.**



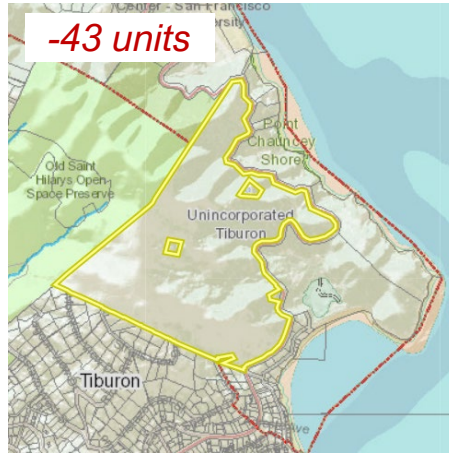
Changed Circumstances to Sites



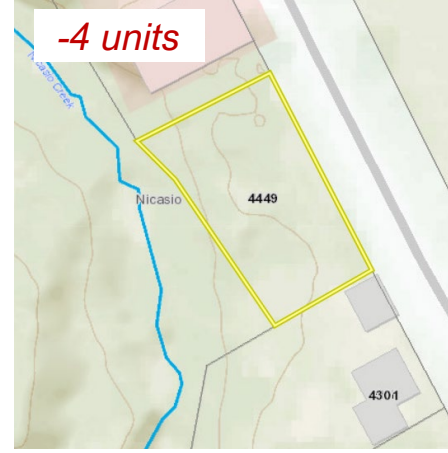
Sites to be Removed



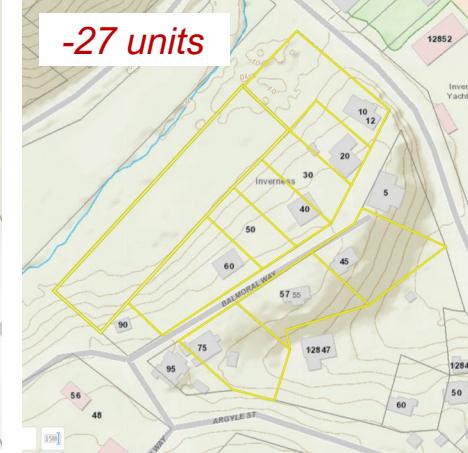
Fawn Drive
(177-011-13)



Paradise Drive
(059-251-05)



**4449 Nicasio
Valley Rd**
(121-080-05)

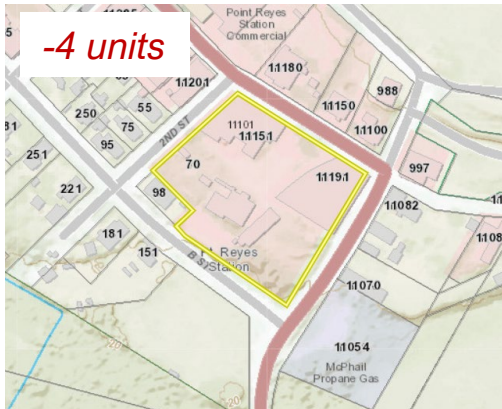


**Balmoral/Sir
Francis Drake
Inverness**
(112-143-03, -04, 05, -
06, -07, -09, -11, 112-
144-15, -25, -28, 112-
220-08, -09)



Sites to be Reduced

Septic Capacity

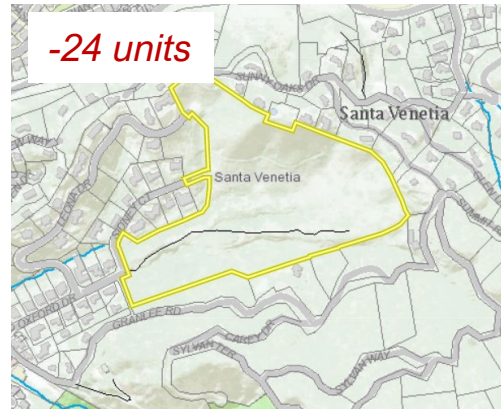


10189 State Route 1 (166-181-01)



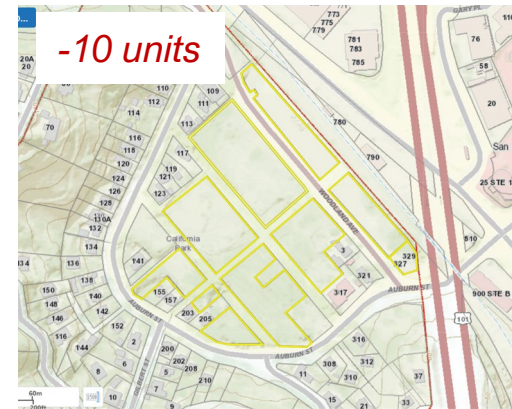
54 B St, Pt. Reyes Station (119-234-01)

Site Studies



70 Oxford Dr (180-261-10)

Environmental Constraints



Cal Park (018-074-16, 018-075-28, 018-081-04, 018-082-13, 018-083-01, -09, 018-084-12, 018-085-23, 018-086-17, -18)



Site Alternatives



Oak Hill Site

- Site in unincorporated County, within Larkspur's Sphere of Influence
- 115 Affordable Units (Eden)
- 115-130 Units for Teachers and County Employees (Education Housing Partners)
- Larkspur interested in including as part of their Housing Element sites list



Alternative 1: No Change to Oak Hill Site

	Lower	Moderate	Above Moderate	Total
Oak Hill Alt 1	115	115	0	230

Site Name	Housing Units by RHNA Income Categories				Change				Note
	Lower	Moderate	Above-Moderate	Total	Lower	Moderate	Above-Moderate	Total	
Holiday Inn Mill Valley	72	0	0	72	+72	-	-	+72	Site Re-Added
Marinwood Plaza	123	0	27	150	+23	-	+27	+50	
North Knoll Rd/St Thomas Dr	0	0	26	26	-	+8	+25	+33	
Sacramento/San Anselmo	20	0	44	64	-36	-8	+44	-	Change to affordability
Strawberry Recreation Dist.	0	0	46	46	-46	-	+46	-	Change to affordability



Alternative 2: 25% Share of Oak Hill Units

	Lower	Moderate	Above Moderate	Total
Oak Hill Alt 1	29	33	0	62

Site Name	Housing Units by RHNA Income Categories				Change				Note
	Lower	Moderate	Above-Moderate	Total	Lower	Moderate	Above-Moderate	Total	
Holiday Inn Mill Valley	72	0	0	72	+72	-	-	+72	Site Re-Added
Marinwood Plaza	123	0	27	150	+23	-	+27	+50	
North Knoll Rd/St Thomas Dr	0	0	26	26	-	+8	+25	+33	
Sacramento/San Anselmo	20	0	44	64	-36	-8	+44	-	Change to affordability
Strawberry Recreation Dist.	0	0	46	46	-46	-	+46	-	Change to affordability
San Domenico	50	40		90	-	+40	-	+40	
Buck	57	28	164	249	+57	+28	-85	-	Change to affordability



Alternative 3: 50% Share of Oak Hill Units

	Lower	Moderate	Above Moderate	Total
Oak Hill Alt 1	60	65	0	125

Site Name	Housing Units by RHNA Income Categories				Change				Note
	Lower	Moderate	Above-Moderate	Total	Lower	Moderate	Above-Moderate	Total	
Holiday Inn Mill Valley	72	0	0	72	+72	-	-	+72	Site Re-Added
Marinwood Plaza	123	0	27	150	+23	-	+27	+50	
North Knoll Rd/St Thomas Dr	0	0	26	26	-	+8	+25	+33	
Sacramento/San Anselmo	20	0	44	64	-36	-8	+44	-	Change to affordability
Strawberry Recreation Dist.	0	0	46	46	-46	-	+46	-	Change to affordability
San Domenico	50	40		90	-	+40	-	+40	
Buck	57	28	164	249	+57	+28	-85	-	Change to affordability
Atherton	109	38	62	209	-	-	+62	+62	
St. Vincent	440	0	303	743	-	-	+63	+63	

Summary of 3 Alternatives

	Site Name	Change			
		Lower	Moderate	Above-Moderate	Total
Alternative 1 <i>(no change to Oak Hill)</i>	Holiday Inn Mill Valley	+72	-	-	+72
	Marinwood Plaza	+23	-	+27	+50
	North Knoll Rd/St Thomas Dr	-	+8	+25	+33
	Sacramento/San Anselmo	-36	-8	+44	-
	Strawberry Recreation Dist.	-46	-	+46	-
Alternative 2 <i>(25% share of Oak Hill)</i>	Holiday Inn Mill Valley	+72	-	-	+72
	Marinwood Plaza	+23	-	+27	+50
	North Knoll Rd/St Thomas Dr	-	+8	+25	+33
	San Domenico	-	+40	-	+40
	Buck	+57	+28	-85	-
	Sacramento/San Anselmo	-36	-8	+44	-
	Strawberry Recreation Dist.	-46	-	+46	-
Alternative 3 <i>(50% share of Oak Hill)</i>	Holiday Inn Mill Valley	+72	-	-	+72
	Marinwood Plaza	+23	-	+27	+50
	North Knoll Rd/St Thomas Dr	-	+8	+25	+33
	San Domenico	-	+40	-	+40
	Buck	+57	+28	-85	-
	Atherton	-	-	+62	+62
	St. Vincent	-	-	+63	+63
	Sacramento/San Anselmo	-36	-8	+44	-
	Strawberry Recreation Dist.	-46	-	+46	-



Next Steps



Next Steps

- **December 12/January 5:** Planning Commission Recommendation
 - Final Environmental Impact Report
 - Safety Element Countywide Plan Amendments
 - Form Based Code/Development Code Amendments
 - Housing Element Countywide Plan Amendments/Rezoning
- **January 24:** Board of Supervisors Adoption
 - Final Environmental Impact Report
 - Safety Element Countywide Plan Amendments
 - Form Based Code/Development Code Amendments
 - Housing Element Countywide Plan Amendments/Rezoning

Questions and Comments

