HCD Comments Housing/Safety Element Update

Marin County Board of Supervisors & Planning Commission

October 25, 2022



Agenda

- Present Comments from the State (HCD) on the Draft Housing Element
- Review Next Steps
- Upcoming Opportunities for Public Input



Overview





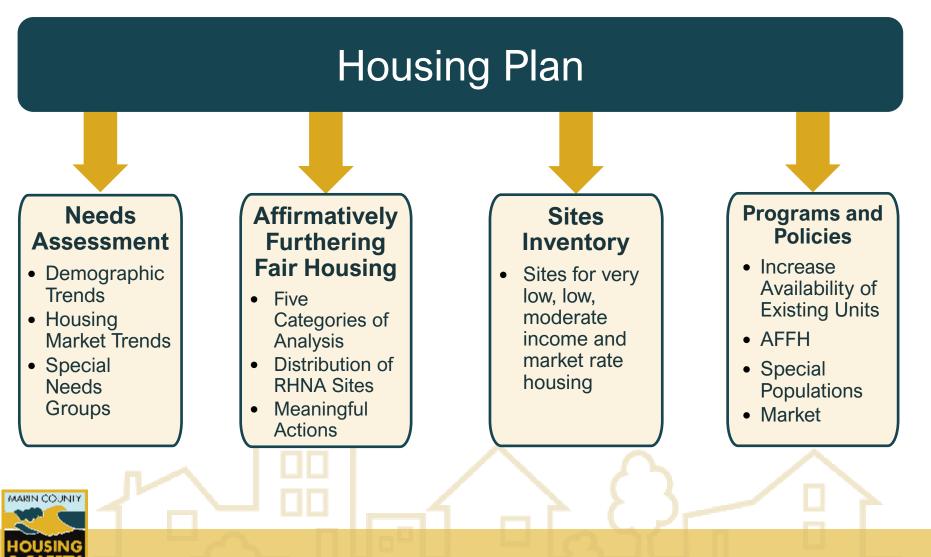
Updating the Housing Element

- Updated every 8 years
- Required to be reviewed by CA Housing and Community Development Department (HCD)
- Adoption deadline: January 2023
- Housing Element for Marin County only covers the unincorporated areas





Components of the Housing Element



Comments from the State (HCD)





Bay Area Trends: HCD Letters

Missing AFFH Analysis/ Meaningful Actions

Lack of Outreach/Public Participation

Extensive Comments on Sites Lack of Concrete Programs



Main Comment Areas





HCD Comments: Needs Assessment

- Requests for additional data and analysis:
 - Fair Housing Enforcement and Outreach
 - Concentrated Areas of Poverty and Affluence
 - Disproportionate Housing Needs (Including Displacement)
 - Extremely Low Income Households
 - Housing Conditions



HCD Comments: Constraints

- Requests for additional data and analysis:
 - Impact Fees and Exactions
 - Local Processing and Permit Procedures
 - On/Offsite Improvements
 - Local Ordinances (such as Inclusionary, Short Term Rentals).



HCD Comments: Resources (Sites)

- Requests for additional information:
 - Realistic Capacity: More information and analysis are needed on residential capacity assumptions.
 - Suitability of Nonvacant Sites: The element must demonstrate the potential for development on nonvacant sites.
 - Large Sites: Staff must provide additional information on how affordability will be facilitated.



HCD Comments: Policies and Programs

- Revise select programs to include more specific commitment and discrete timing
 - Update Density Bonus
 - Program 11, 15, 16, 25
- Revise select programs to commit to additional actions
 - Program 4, 23, 32
- Zoning for a Variety of Housing Types
- Concurrent Rezoning



HCD Comments: Policies and Programs

- Program 11 (Water Availability): The program should include specific commitment and discrete timing toward housing outcomes in the planning period.
- Program 23 (Preservation of At-Risk Housing): The program must commit to assist with funding and support funding applications.



HCD Comments: Policies and Programs

- Zoning for a Variety of Housing Types: The element must allow transitional and supportive housing and group homes (six or fewer and seven or more persons) in all residential zones
- Concurrent Rezoning: If the County does not complete rezoning on the expected timeline (January 31, 2023), the element must add or revise program(s) to rezone sites with appropriate zoning and development standards pursuant to Government Code section 65583



Next Steps

- Address HCD comments in annotated final draft
- Review changes with HCD
- Finalize Sites List at Board Hearing on December 6
- Prepare Public Draft for Adoption (Hearings in January)



Opportunities for Public Input

- DEIR Hearing (BOS/PC)
- First Five: Housing Elements and Beyond
- Site Hearing (BOS)
- **Community Workshops**
- November 1 (West Marin)
- November 3 (North Marin)
- November 8 (Central Marin)
- November 10 (Southern Marin)
 - *All community workshops at 6-7 pm



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

November 15

November 17

December 6

Questions and Comments



