

# HCD Comments

## Housing/Safety Element Update

Marin County Board of Supervisors &  
Planning Commission

October 25, 2022



# Agenda

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



# Overview



# Updating the Housing Element

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- **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

## 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

# Comments from the State (HCD)



# Bay Area Trends: HCD Letters

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**Missing AFFH  
Analysis/  
Meaningful  
Actions**

**Lack of  
Outreach/Public  
Participation**

**Extensive  
Comments on  
Sites**

**Lack of  
Concrete  
Programs**

# Main Comment Areas

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**Needs  
Assessment**

**Constraints**

**Resources  
(Sites)**

**Policies &  
Programs**





# HCD Comments: Needs Assessment

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- 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

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- 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)

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- 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

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- 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

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- 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

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- 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

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- 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

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- DEIR Hearing (BOS/PC) November 15
- First Five: Housing Elements and Beyond November 17
- Site Hearing (BOS) December 6

## 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





# Questions and Comments

