Housing Element Update
Marin County Board of Supervisors & Planning Commission

December 7, 2021
Agenda

• Housing Element Overview
  • Timeline
  • Outreach
  • Setting
• Regional Housing Needs Allocation (RHNA)
• Achieving RHNA – for discussion and direction
  • Overarching Strategies
  • State Parameters
  • Sites Inventory and Guiding Principles
• Next Steps and Closing Comments
Meeting Goals

1. Inform about the Planning Process
2. Inform about Regional Housing Needs Allocation (RHNA) and the Site Selection Process
3. Solicit Comments and Feedback on Strategies and Guiding Principles for Site Selection and Achieving the RHNA
Housing Element Overview
What is a Housing Element?

- Updated every eight years
- Required to be reviewed by California Housing and Community Development Department (HCD)
- Adoption deadline: December 2022
- Housing Element for Marin County only covers the unincorporated areas
Components of Housing Element

Housing Plan

Needs Assessment
- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Previous Accomplishments
Progress toward Implementing Previous Housing Element

Constraints to Housing Development
- Governmental
- Market
- Environmental
- Infrastructure

Resources and Sites Inventory
- Sites for all Income Levels
- Public / Private Partnerships
- Financial Resources

Affirmatively Furthering Fair Housing
- Five Categories of Analysis
- Existing Condition and Distribution of RHNA Sites
- Meaningful Actions
Meetings, Workshops and Surveys to Receive Input

Identify Potential Housing Sites / Land Use Changes and Identify Hazard Risk Areas / Solutions

Environmental Analysis (Safety Element)

Draft Housing & Safety Elements and Zoning Amendments

Public Review, CALFIRE Review and State HCD Review

Planning Commission and Board of Supervisor Consideration

Timeline

Public Input

Fall 2021

Winter 2021

Winter ’21/ Spring ’22

Spring/Summer 2022

Summer 2022

Winter 2022

Public Input
Community Outreach - To Date

- Dedicated Webpage
- Stakeholder Group Meetings
- Focus Group Meetings
- Design Review Board Meetings
- Community Workshops - September 22 & November 15
- Outreach Mailings to 22,000 households!
- Outreach Communications via NextDoor, GovDelivery, and Partnership with Community-Based Organizations
- Housing Needs Survey:
  - 649 English Responses
  - 64 Spanish Responses
- Consider-It On-Line Discussion Forum
- Translation and interpretation in Spanish and Vietnamese
Opportunities for Input

Consider-It Discussion Tool

Workshops & Meetings
Elected & appointed officials
Stakeholders
General Public

Site selection tool

More Info/News: www.MarinCounty.org/HousingSafetyElements
Consider-It: https://marinsafetyelement.consider.it/
Setting: Marin County Today

262,321 total County residents

Unincorporated areas: 66,888 residents
  • Median Age: 47 years
  • Seniors: 22% (increased from 16% in 2010)
  • Singles living alone: 27% of residents
  • Families: 66% of households
  • Large households (over 5 people):
    • 8% homeowners and 3% renters
  • People with disabilities: 9% of residents
  • Unhoused individuals: 172 people
  • Tenure: 72% owner households and 28% renter households
Marin Population Changes Over Time, by Race/Ethnicity

Source: Marin Health & Human Services - 2010 Marin County Data Summary: County of Marin Demographic Profile
Existing Housing Stock in Unincorporated Marin County

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin
What is Affordable Housing?

• **Affordable housing**: a household paying no more than 30% of its annual income on housing

• **Cost burden**: When monthly housing costs (including utilities) exceed 30% of monthly income

16.5% of households spend 50% or more of their income on housing, while 18.9% spend 30% to 50%

35.4% of households experience cost burden in unincorporated Marin County

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin
### Marin County Wages and Affordability

**Affordable housing = 30% of household income**

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Income Household Threshold</td>
<td>$102,450</td>
<td>$117,100</td>
<td>$131,750</td>
<td>$146,350</td>
</tr>
<tr>
<td>Affordable Housing Costs</td>
<td>$2,561</td>
<td>$2,928</td>
<td>$3,294</td>
<td>$3,659</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Position</th>
<th>Gross Annual Income</th>
<th>Monthly Housing Costs</th>
<th>Difference with Median Rent ($3,268)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care Worker</td>
<td>$38,090</td>
<td>$952</td>
<td>-$1,416</td>
</tr>
<tr>
<td>Elementary School Teacher</td>
<td>$86,200</td>
<td>$2,155</td>
<td>-$1,113</td>
</tr>
<tr>
<td>Firefighter</td>
<td>$109,480</td>
<td>$2,737</td>
<td>-$531</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$149,200</td>
<td>$3,730</td>
<td>+$462</td>
</tr>
</tbody>
</table>

*Monthly Income needed for Median Priced Home (Mortgage) is $7,900/month*


Source: CA HCD 2021 Income Limits
Affirmatively Furthering Fair Housing (AFFH)

Seeks 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.
Regional Housing Needs Allocation (RHNA)
What is the RHNA?

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

HCD determines RHNAs for each Council of Governments

RHNA for Bay Area region: 441,176 housing units

RHNA for all of Marin County: 14,210

For Unincorporated Marin County: 3,569 housing units

Marin County has 3.2% of the Bay Area RHNA total. And unincorporated Marin has 25% of Marin County RHNA total.
# Previous and Current RHNA Cycles

<table>
<thead>
<tr>
<th>Income Categories</th>
<th>Previous Cycles (3rd to 5th)</th>
<th>Upcoming 6th Cycle 2023-2031</th>
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</thead>
<tbody>
<tr>
<td>High (0-50% AMI)</td>
<td>85</td>
<td>183</td>
</tr>
<tr>
<td>Low (50-80% AMI)</td>
<td>48</td>
<td>137</td>
</tr>
<tr>
<td>Moderate (80-120% AMI)</td>
<td>96</td>
<td>169</td>
</tr>
<tr>
<td>Above Moderate (120%+ AMI)</td>
<td>292</td>
<td>284</td>
</tr>
<tr>
<td>Total</td>
<td>521</td>
<td>773</td>
</tr>
</tbody>
</table>

Note: 1) The 2021 Median Area Income (AMI) for a family of four in Marin County is $149,600. Source: ABAG, 2021.
Achieving the RHNA
State Law Considerations

- Existing use on the site
- Realistic potential for recycling
- Site size
- Development density

HCD review: site suitability
Sites Inventory: Assumptions

Density = Affordability

Above-Moderate Income

Large Lot Single-Family

Moderate Income

Duplex

Single-Family

Lower Income

Multifamily

Accessory Dwelling
Sites Inventory: Strategies

- Accessory Dwelling Units
- Approved/Proposed Projects (Credits)
- Vacant Residential Sites (Factor in Constraints)
- Publicly-Owned Land
- Increase Densities in Residential Areas (Up Zoning)
- Rezoning of Commercial Sites (Mixed Use)
- Religious Institutions (excess parking areas)
- School Sites (excess site areas)
- Affordable Housing Conversion (Rehabilitation/Preservation)
Preliminary Assessment

Geographic Review of Marin County Properties
Realistic Capacity Assumptions

**Vacant Residential Land**
- Vacant
- Meets minimum lot size
- Adjust density trends (25% to 50% reduction of max. density for environmental constraints)

**Underutilized Residential**
- Lots greater than 0.5 acres
- One existing residential unit
- Building-to-land value ratio < 1.0%

**Underutilized Non-Residential**
- Lots greater than 0.5 acres
- Mixed-use: Residential % vs. Commercial %
- Religious Institutions: 50% of excess parking
### Existing Zoning/General Plan

#### Shortfall in Meeting RHNA for Lower and Moderate-Income Units

<table>
<thead>
<tr>
<th></th>
<th>Lower</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADUs</td>
<td>130</td>
<td>51</td>
<td>30</td>
<td>211</td>
</tr>
<tr>
<td>Credit Sites</td>
<td>50</td>
<td>--</td>
<td>329</td>
<td>379</td>
</tr>
<tr>
<td>Housing Overlay</td>
<td>400</td>
<td>120</td>
<td>--</td>
<td>520</td>
</tr>
<tr>
<td>Vacant Residential</td>
<td>--</td>
<td>110</td>
<td>1,400</td>
<td>1,510</td>
</tr>
<tr>
<td><strong>SB9</strong></td>
<td></td>
<td></td>
<td></td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>580</td>
<td>281</td>
<td>1,759</td>
<td>2,620</td>
</tr>
<tr>
<td><strong>RHNA</strong></td>
<td>1,734</td>
<td>512</td>
<td>1,323</td>
<td>3,569</td>
</tr>
<tr>
<td><strong>Over/Short</strong></td>
<td>-1,154</td>
<td>-231</td>
<td>436</td>
<td>-949</td>
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Note: 1) Numbers are approximate.
Five Guiding Principles

1. Ensure Countywide Distribution
2. Address Racial Equity and Historic Patterns of Segregation
3. Encourage Infill and Redevelopment Opportunities
4. Consider Environmental Hazards
5. Leverage Surplus Lands
1. Ensure Countywide Distribution

• Respond to **housing needs of each community** in unincorporated Marin County.

• Provide housing opportunities at locations **near services** (e.g., City Center Corridor, and villages in the Coastal and Inland Rural Corridors).

• Ensure housing sites have **infrastructure capable of supporting development**.
2. Address Racial Equity and Historic Patterns of Segregation

- Locate affordable housing in areas with **access to resources** such as good schools, transportation, and that are environmentally healthy (e.g.: good air quality).

- Focus affordable family housing developments **outside areas of minority concentration**, as defined by the federal U.S. Department of Housing and Urban Development (HUD).
3. Encourage Infill and Redevelopment Opportunities

- Identify sites within existing communities, close to services, jobs, transportation, and amenities.
- Consider rezoning infill sites to accommodate affordable housing.
- Accommodate housing on underutilized and marginal commercial properties and publicly-owned sites.
- Facilitate production of accessory dwelling units (ADUs).
4. Consider Environmental Hazards

- Identify sites where technologies, materials, and building methods could **mitigate environmental hazards**.

- **Coordinate with Safety Element** to prioritize sites that are in areas of less significant impact as a result of climate change.

- Plan for sites that include **adequate routes** for hazard evacuation.
5. Leverage Surplus Lands

- Evaluate **County-owned property** which could be considered for housing.
- Work with the State to identify and support opportunities for increased housing on **State-owned land**.
- Allow for housing development on parking areas and underutilized lands owned by **religious and educational institutions** (consistent with State law).
Next Steps
Opportunities for Input

Online and Print Survey

Consider-It Discussion Tool

Community Workshop (January 2022)

Sign up for notification emails

www.MarinCounty.org/HousingSafetyElements
Public Comment