Meeting Agenda/Objectives

1. Review **Candidate Site** Process
   a. RHNA, Candidate Sites, Four Scenarios, 2 Alternatives, Hybrid, Modified Hybrid
   b. BOS / PC / Community Feedback
2. Present **Modified Hybrid Site List**
3. Discuss **Site Assessment**
4. Receive comments and discuss next steps
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
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.
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)

29,818 Total Units

- District 1: 4,903 units (16%)
- District 2: 4,414 units (15%)
- District 3: 9,269 units (31%)
- District 4: 8,645 units (29%)
- District 5: 2,587 units (9%)
## 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>154</td>
<td>77</td>
<td>26</td>
<td>256</td>
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<tr>
<td>Credit Sites</td>
<td>194</td>
<td>115</td>
<td>164</td>
<td>473</td>
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<tr>
<td>Housing Overlay</td>
<td>400</td>
<td>120</td>
<td>--</td>
<td>520</td>
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<tr>
<td>Vacant Residential</td>
<td>--</td>
<td>110</td>
<td>1,400</td>
<td>1,510</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>748</strong></td>
<td><strong>422</strong></td>
<td><strong>1,590</strong></td>
<td><strong>2,759</strong></td>
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<tr>
<td>RHNA</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><strong>-986</strong></td>
<td><strong>-90</strong></td>
<td><strong>267</strong></td>
<td><strong>-810</strong></td>
</tr>
</tbody>
</table>

Note: 1) Numbers are approximate.
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
Alternatives

Alternative 1: Countywide Distribution

- Distributed units by Supervisor Districts
- Targeted a range of 20% of total units within each District

Alternative 2: Environmental Hazards/Infill

- Remove sites affected by sea level rise, 100-year floodplain, and Very High Fire Severity Zones
- Prioritized infill sites
## What We Heard

<table>
<thead>
<tr>
<th>Site Distribution</th>
<th>Countywide Plan Vision</th>
<th>Viable Affordable Housing Sites</th>
<th>Affirmatively Further Fair Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strive for site distribution throughout the County, taking into consideration the RHNA of cities and towns;</td>
<td>Consider the vision of the Countywide Plan (CWP) and its policies that focus on in-fill development and smart growth planning.</td>
<td>Ensure that housing sites designated for lower and moderate income are viable and likely to produce needed housing during the planning period; and</td>
<td>Incorporate means of affirmatively furthering fair housing in site selection to insure lower and moderate-income households have access to affordable housing, excellent schools, and healthy community amenities.</td>
</tr>
</tbody>
</table>
Refining the: Recommended Site List

For Discussion
Adjustments / Trade Offs

District 1:

- Marin County Juvenile Hall **Reduced** by 70 units: 80 units
- St. Vincent’s School for Boys **Reduced** by 120 units: 680 units
- Old Gallinas Children Center **Reduced** by 53 units: 50 units
- Los Ranchitos **Removed** 101 units: 0 units
Adjustments / Trade Offs

District 2:

- Cal Park (California Park) Added 30 units: 80 units
Adjustments / Trade Offs

District 3:

- Cornerstone Community Church of God Added 4 units: 4 units
Adjustments / Trade Offs

District 4:

- Bowman Canyon **Removed** 152 units: 0 units
- St. Cecilia Church (Lagunitas) **Added** 16 units: 16 units
- Woodacre Fire Station **Added** 10 units: 10 units
- Forest Knolls **Added** 8 units: 8 Units:
Adjustments / Trade Offs

District 5:

- Atherton Corridor **Reduced** by 176 units: 147 units
- Buck Center Vacant **Increased** by 87 units: 249 units
- Green Point **Added** 63 units: 63 units
- Black Point **Added** 12 units: 12 units
Adjustments by Supervisorial District

- District 1 **Reduced**: 344 units
- District 2 **Added**: 30 units
- District 3 **Added**: 4 units
- District 4 **Reduced**: 118 units
- District 5 **Reduced**: 14 units
- **TOTAL Reduced**: 442 units
### Recommended Site List: Summary Table

<table>
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<tr>
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<th>Lower</th>
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<tr>
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<td>1,849</td>
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<td>1,312</td>
<td>3,673</td>
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<td>Accessory Dwelling Units</td>
<td>154</td>
<td>77</td>
<td>26</td>
<td>256</td>
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<tr>
<td><strong>Total Units</strong></td>
<td>2,003</td>
<td>589</td>
<td>1,338</td>
<td>3,929</td>
</tr>
<tr>
<td>RHNA</td>
<td>1,734</td>
<td>512</td>
<td>1,323</td>
<td>3,569</td>
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<tr>
<td>Remaining (Short/Over)</td>
<td>+269</td>
<td>+77</td>
<td>+15</td>
<td>+360</td>
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<tr>
<td>No Net Loss Buffer</td>
<td>+15%</td>
<td>+15%</td>
<td>+1%</td>
<td>+10%</td>
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</table>
Recommended Site List: CWP Corridors

Countywide Plan Corridors | 3,673 Total Units

- City-Centered: 2,219 units (60.4%)
- Baylands: 779 units (21.2%)
- Coastal: 390 units (10.6%)
- Inland-Rural: 285 units (7.8%)
Proposed Housing Distribution

Excludes Two “Regional” Sites (over 100 units): St. Vincent’s (680 units) & Buck (249 units)

TOTAL: 2,744 units
## Regional Sites

<table>
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<tr>
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<td>1,409</td>
<td>512</td>
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<td>Regional Sites (+100 units)</td>
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<td>489</td>
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<td>+1%</td>
<td>+10%</td>
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</tbody>
</table>
Proposed Housing Distribution (Existing compared to Existing + RHNA)

Excludes Two “Regional” Sites (over 100 units): St. Vincent’s (680 units) & Buck (249 units)

<table>
<thead>
<tr>
<th>District</th>
<th>Existing Units</th>
<th>Existing + RHNA</th>
<th>Change</th>
<th>Percent Change</th>
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<tbody>
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<td>4,903</td>
<td>5,404</td>
<td>+501</td>
<td>16%</td>
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<td>District 2</td>
<td>4,414</td>
<td>4,888</td>
<td>+474</td>
<td>15%</td>
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<td>District 3</td>
<td>9,269</td>
<td>9,984</td>
<td>+715</td>
<td>31%</td>
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<tr>
<td>District 4</td>
<td>8,645</td>
<td>9,366</td>
<td>+721</td>
<td>29%</td>
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<td>District 5</td>
<td>2,587</td>
<td>2,920</td>
<td>+333</td>
<td>9%</td>
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Excludes Two “Regional” Sites (over 100 units): St. Vincent’s (680 units) & Buck (249 units)
Proposed Housing Distribution (Existing + RHNA)

33,491 Total Units

<table>
<thead>
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<th>District</th>
<th>2021 Units</th>
<th>RHNA Units</th>
<th>Total Units</th>
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<td>16%</td>
<td>5,404</td>
</tr>
<tr>
<td>District 2</td>
<td>4,888</td>
<td>15%</td>
<td>4,888</td>
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<td>29%</td>
<td>9,366</td>
</tr>
<tr>
<td>District 5</td>
<td>2,920</td>
<td>9%</td>
<td>2,920</td>
</tr>
</tbody>
</table>

2021: 5,404 units (16%)
RHNA: 4,888 units (15%)
District 3: 9,984 units (31%)
District 4: 9,366 units (29%)
District 5: 2,920 units (9%)
Regional Issues / Infrastructure

County and Cities = 14,200 Units

Water Supply
- Increase Supply (Internal / External)
- Reduce Demand (Conservation and Recycling)

Transportation Improvements
Next Steps
Next Steps

• Proceed with analysis of recommended site list discussed today
• Joint BOS/PC Session – SE Policies & Programs (4/19)
• Public Release of Housing & Safety Elements and EIR in Summer 2022
Questions and Comments
Housing Element Update

Marin County Board of Supervisors & Planning Commission

April 12, 2022