Housing Element Update
Marin County Board of Supervisors & Planning Commission

April 12, 2022
Welcome & Background
Meeting Agenda/Objectives

1. Describe **Role and Purpose** of the Policies and Programs in the Housing Element
2. Review **Needs Assessment** findings and Identify Main Program Topics
3. Present **Community Input** on Policies & Programs
4. Solicit **Comments and Feedback** on Program Ideas and Priorities
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
### Policies and Programs

| Provide opportunities for a variety of housing choices to meet the diverse needs of the County |
| Facilitate the development of affordable housing, particularly for those with lower income |
| Remove barriers to creating housing |
| Improve the condition of existing housing |
| Preserve existing affordable housing |
| Affirmatively further fair housing |
Needs Assessment and Public Comment
## Needs Assessment

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Limited Housing Options</td>
<td>83% single-family homes</td>
</tr>
<tr>
<td>Aging Population</td>
<td>22% residents 65+</td>
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<tr>
<td>Limited Vacancy (rent/sale)</td>
<td>57% of vacant units are for seasonal uses</td>
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<tr>
<td>Cost-Burdened</td>
<td>20% of households</td>
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<td>Severely Cost-Burdened</td>
<td>17% of households</td>
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<td>Overcrowded</td>
<td>13.4% renter-households, 0.9% owner-households</td>
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Outreach Methods

- **Survey**
- **Focus Groups**
- **Community Workshop**
Survey Findings

Top Housing Priorities
810 Responses (on-line & paper)

Top 3 responses (out of 7 choices):

• 59%: “Increase the amount of housing that is affordable to moderate, low, and very low-income residents”

• 47%: “Increase homeownership opportunities for moderate, low- and very-low-income residents”

• 33%: “Create programs to help existing homeowners stay in their homes”
Survey Findings

Top Housing Barriers
810 Responses (on-line & paper)

Top response (out of 5 choices):
55%: “Limited availability of affordable units”
Focus Group Findings

Homeowners and renters share similar concerns

- Feel **stuck with current housing** – options are limited to find larger or smaller depending on needs
- Would **likely have to leave the County to find another place** to live in their price range
- **Affordability and cost of living** is an issue
- Many are **unaware of County housing programs**
Focus Group Findings

Community-based organizations serving lower-income residents reported:

- Hard to find housing; long wait lists
- Limited housing due to vacation rentals, 2nd homes
- Discrimination by landlords
- Poor quality housing stock
- Lack of public transportation
- Long commutes from other counties
- Nimbyism related to affordable housing proposals
- Lack of information or knowledge of County programs
Major themes out of break-out rooms:

- Barriers in process for building second units – particularly septic as a barrier in West Marin
- Discrimination experienced in housing search
- High cost of developing housing
- Programs to support homeownership
Policy and Program Topics
Program Topics

A. Increase Availability of Housing Units

B. AFFH (Affirmatively Furthering Fair Housing)

C. Special Needs Housing

D. Programs Aligned with State Law
A. Increase Availability of Housing Units

Preserve Existing Housing Stock for Permanent Housing

• **Short-Term Rental Policy**
  - Prohibit
  - Limit number of days
  - Permit if property is owner’s primary residence
  - Benchmark to specific percentage of rental units
  - Impose license fees and/or TOT

• **Vacant Home Tax**
  - Study the length of vacancy and reasons
  - Establish tax to discourage extended vacancy
A. Increase Availability of Housing Units

Increase Housing Stock

- **Accessory Dwelling Units (ADU)**
  - One-stop shop
  - Dedicated staff and time for review
  - Financial assistance in construction

- **SB 9 Mapping Tool**
  - Tool to identify eligible properties
A. Increase Availability of Housing Units

Remove Governmental Constraints

- Efficient Use of Multi-Family Land
  - Prohibit new single-family development
  - Expansion/improvement less than 25% after improvement value permitted
  - Reconstruction not permitted unless damaged/destroyed due to disasters
B. FAIR HOUSING – Tenant Protection

- Create Local Rent Stabilization Ordinance
  - Make permanent state rent cap
  - Expand state rent cap to allowable under Costa Hawkins

- Expand the Just Cause for Eviction Program
  - Current County ordinance covers only 3+ units

- Create a Tenant Commission
  - Provide a tenant’s perspective on policy discussions

- Establish Right to Purchase and Right to Return Policies for displaced residents

Promote Home Ownership for Renters
C. Special Needs – Seniors

- **Promote Participation in Home Match Program**
  - Helps seniors find a person to rent a room in their home

- **Increase Assisted Living Opportunities**

- **Create Smaller Units for Trading Down**
  - Small-lot/townhomes
  - Senior apartments
C. Special Needs – Farmworkers

- **Allow Contribution from Farm Employers**
  - Develop program for farm employers to contribute to an affordable housing fund or land trust

- **Set Aside Units for Farmworkers**
  - Establish County policy to set aside a percentage of units at new affordable housing development
C. Special Needs – People with Disabilities

- **Accessibility Improvements**
  - Loans and grants

- **Reasonable Accommodation**
  - Expedited review

- **Incentives for Universal Design**
  - Units designed for all abilities
  - Allows aging in place

- **Visitability Requirements for Multi-Family Housing**
  - Current policy covers SF homes that are HUD-funded
C. Special Needs – Homeless

- **Project HomeKey**
  - Provide housing by converting hotels/motels or other buildings into permanent housing

- **Support Rapid Re-Housing Options**
  - Set aside vouchers
  - Financial assistance for security deposit

- **Provide Alternative Housing Types**
  - Tiny homes
  - Co-housing
  - Single-room occupancy units
Programs Aligned/Required by State Law

- **By-Right Zoning Policy**
  - Reusing sites identified in previous Housing Elements
  - Ministerial review
  - If project includes 20% affordable to lower income

- **Replacement Housing**
  - As project approval condition require the replacement of existing units be deed restricted or occupied by lower income households

- **Incentivize Affordable Housing Production**
  - Affordable Housing Overlay

- **Streamlining County Development Timelines**
Program Topics Recap

A. Increase Availability of Housing Units
   1. Preserve Existing Housing Stock
   2. Increase Housing Stock
   3. Remove Governmental Constraints

B. AFFH (Affirmatively Furthering Fair Housing)
   1. Tenant Protection

C. Special Needs Housing
   1. Seniors
   2. Farmworkers
   3. People with Disabilities
   4. Homeless

D. Programs Aligned with State Law
Next Steps
Next Steps

• Joint BOS/PC Session – SE Policies & Programs (4/19)

• Public Release of Draft Housing & Safety Elements (with Programs and Policies) and EIR in Summer 2022
Questions and Comments
Closing Comments