

Draft Housing Element: Public Comment Meeting

Marin County Board of Supervisors &
Planning Commission

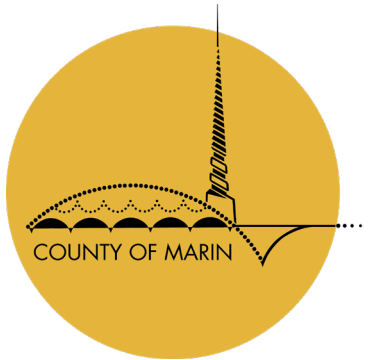
June 14, 2022



Welcome & Introductions



Presenters and Facilitators



County Staff

Jillian Zeiger, Senior Planner

Tom Lai, CDA Director



VERONICA TAM AND ASSOCIATES

Consultant Team

MIG: Laura Stetson, Principal

VTA: Veronica Tam, Housing Element Lead



Agenda

- Present Overview of Draft Housing Element
- Receive BOS and PC Feedback on Draft
- Receive Public Comment



Housing Element Update



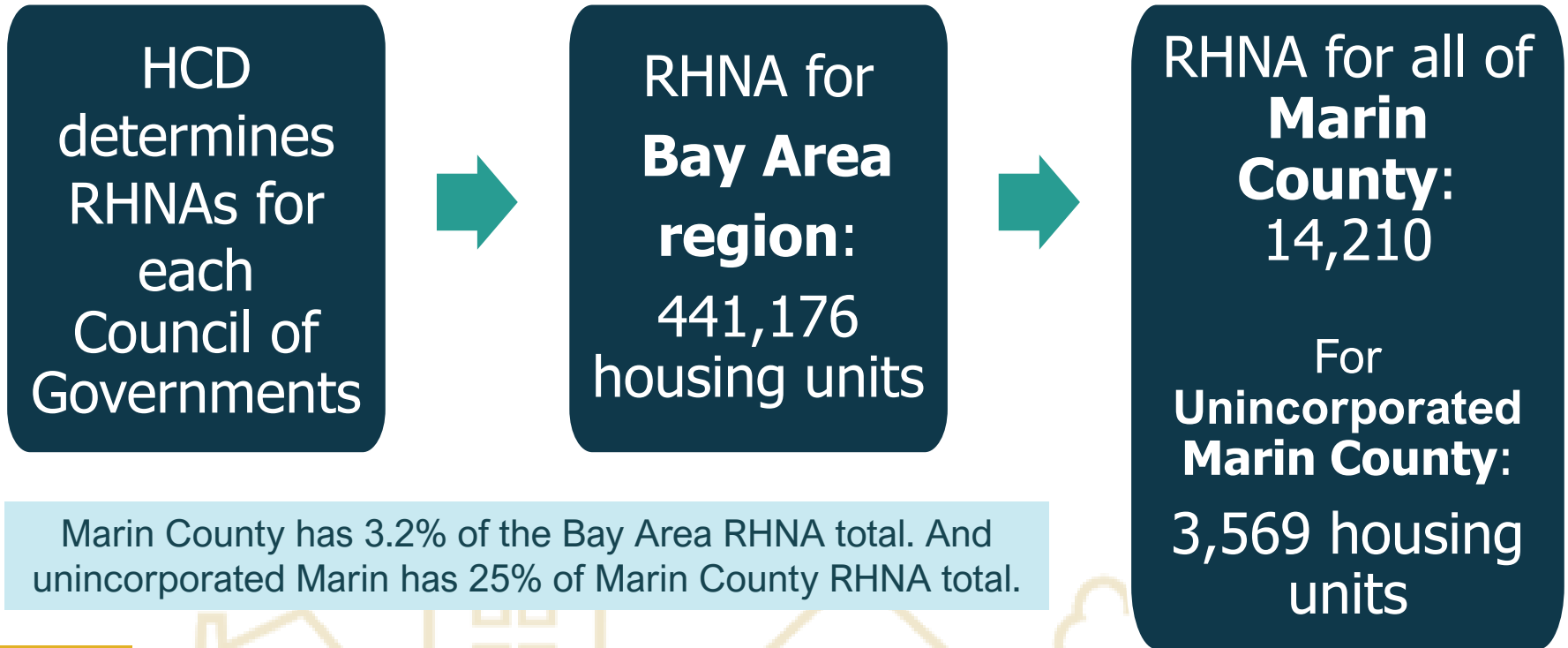
What is a Housing Element?

- **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



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

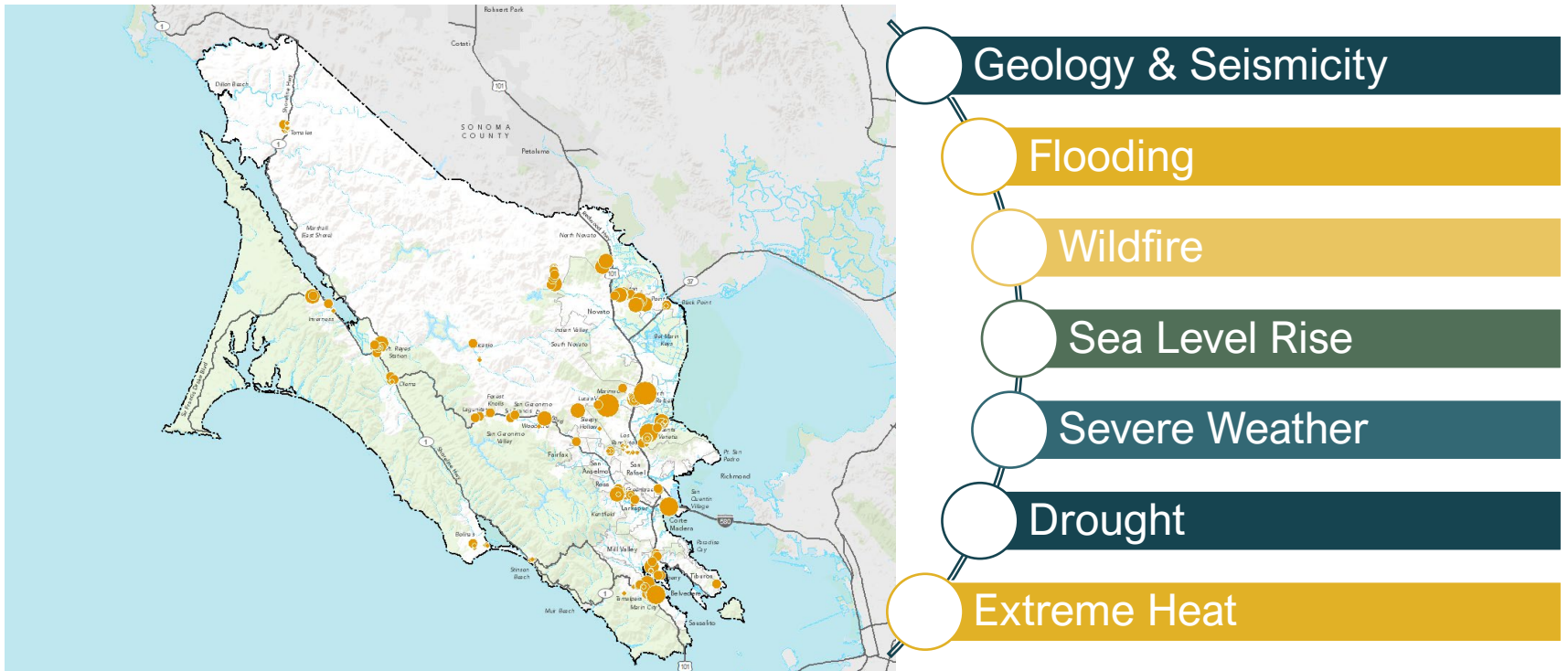
- Sites for very low, low, moderate income and market rate housing

Programs and Policies

- Increase Availability of Existing Units
- AFFH
- Special Populations
- Market

How do the Housing and Safety Elements Interact?

Apply Safety Element Filters to **Site Selection**



How do the Housing and Safety Elements Interact?

Apply Safety Element Policies to **Safely Develop Housing**



SE Policies will Improve Hazard Safety so Housing can be Developed Safely



SE Policies Specify Development Requirements so New Housing will be Constructed Safely



SE Policies Plan for all Equitable Protection from Climate Change Hazards

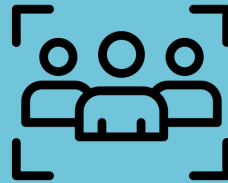
Public Outreach & Engagement



Outreach & Engagement Methods



Surveys



**Focus
Groups**



**Community
Workshops**



**Road
Shows**



**Atlas &
Balancing Act**

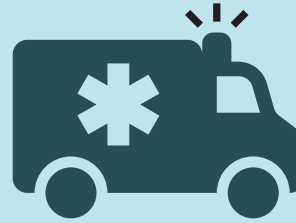


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Voicemail**

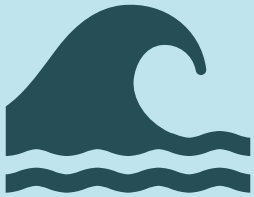
Key Themes



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

Needs, Constraints, and Resources



Needs Assessment

Limited Housing Options:	83% single-family homes
Aging Population:	22% residents 65+
Limited Vacancy (rent/sale):	57% of vacant units are for seasonal uses
Cost-Burdened:	20% of households
Severely Cost-Burdened:	17% of households
Overcrowded:	13.4% renter-households 0.9% owner-households

Constraints

Governmental:	<ul style="list-style-type: none">▪ Limited land designated for residential uses▪ Development standards (height, density, parking) not appropriate for multi-unit housing▪ Lengthy and uncertain process
Market:	<ul style="list-style-type: none">▪ Shortage of construction labor▪ High land costs
Environmental:	<ul style="list-style-type: none">▪ High fires▪ Sea level rise
Infrastructure and Services:	<ul style="list-style-type: none">▪ Water and sewer capacity

Resources – Strategy for RHNA

	Extremely /Very Low	Low	Moderate	Above Moderate	Total
RHNA	1,100	634	512	1,323	3,569
Approved/ Entitled	39	184	115	87	425
Projected ADUs	84	84	84	28	280
Available Sites	324		44	160	528
Rezoning Required	1,331		358	988	2,677

Affirmatively Furthering Fair Housing (AFFH)



Trends and Issues

- Housing shortage leads to displacement risks
- Tight housing market conducive to discriminatory practices
- Concentration of low-income housing in Marin City
- Lack of new housing opportunities in high resource areas
- Lack of affordable housing
- Rent increases and fears of eviction lead to housing insecurity

Meaningful Actions Overview

Fair Housing Theme	Actions
Outreach and Enforcement	<ul style="list-style-type: none">Expand outreach to housing professionals, housing providers, individual property owners
Housing Mobility	<ul style="list-style-type: none">Expand housing choices and increase number of accessible units
New Opportunities in High Resource Areas	<ul style="list-style-type: none">Inclusionary housing, and affordable housing in lower density neighborhoods
Place-Based Strategies for Neighborhood Improvements	<ul style="list-style-type: none">Consistent off-site improvements in rural areasSeptic for multi-unit housingCommunity land trust (East Marin)
Tenant Protection and Displacement	<ul style="list-style-type: none">Develop short-term rental policiesExpand tenant protections



Goals and Implementing Programs



Goals

Goal 1: Use Land Efficiently

Goal 2: Meet Housing Needs through a Variety of Housing Choices

Goal 3: Ensure Leadership and Institutional Capacity

Goal 4: Combat Housing Discrimination, Eliminate Racial Bias, Undo Historic Patterns of Segregation



Strategies for Achieving Goals

Facilitate development of housing that is affordable to lower- and moderate-income households.

- **Provide clear standards and incentives** for affordable and special needs housing developments to minimize risk and costs to funders and developers.
- **Minimize discretionary review**; streamline the permitting process.

Implementing Programs

- Housing Supply
- Special Needs Housing
- Preservation of Housing
- Housing Affordability
- Affirmatively Furthering Fair Housing (AFFH)

Attachment 1 includes language for all Policies and Programs.



Programs for **Housing Supply**

1. Adequate Sites for RHNA & Monitoring of No Net Loss *
2. By Right Approval *
3. Replacement Housing *
4. Accessory Dwelling Units *
5. SB 9 Mapping Tool
6. Efficient Use of Multi-Unit Land

* Required by State Law



Programs for **Housing Supply Cont.**

7. Religious and Institutional Facility Housing Overlay
8. Development Code Amendments *
9. Parking Standards
10. Objective Development Standards for Off-Site Improvements
11. Water Availability
12. Septic for Multi-Unit Housing



* Required by State Law

Programs for **Special Needs Housing**

13. Reasonable Accommodation *

14. Universal Design and Visitability

15. Housing for Farmworkers * and Hospitality

Workers

16. Housing for people experiencing homelessness *

17. Housing for Seniors

* Required by State Law



Programs for **Preservation of Housing**

18.Short-Term Rentals

19.Vacant Home Tax

20.Monitoring of Rental Housing

21.Rehabilitation Assistance

22.Habitability

23.Preservation of At-Risk Housing *

* Required by State Law



Programs for **Housing Affordability**

24. Inclusionary Housing

25. Incentives for Affordable Housing *

26. Below Market Rate (BMR) Homeownership Program

27. Community Land Trust

28. Affordable Housing Funding Sources

29. Community Plans

* Required by State Law



Programs for **AFFH**

30. Fair Housing Outreach and Enforcement

31. Tenant Protection Strategies

32. Comprehensive Review of Zoning and Planning
Policies

33. Community Engagement

Next Steps



Next Steps – 2022

- Draft HE and SE Public Comment Until Jun 30th
- HCD Submittal and Review Mid-Jul – Mid-Sep
- Draft EIR Public Release Mid-Jul
- BOS/PC Mtg: DEIR Public Comment Aug 23rd
- PC & BOS Public Hearing/Adoption End of Year

Questions and Comments

