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

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

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
How do the Housing and Safety Elements Interact?

Apply Safety Element Filters to **Site Selection**

- Geology & Seismicity
  - Flooding
  - Wildfire
  - Sea Level Rise
  - Severe Weather
  - Drought
  - Extreme Heat
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
- Email/Voicemail
Key Themes

- Traffic congestion
- Threat of sea level rise/current flooding
- Limited water supply
- Fire risk/limited access for emergency services
- Impacts on natural resources
- Infrastructure limitations
Needs, Constraints, and Resources
### Needs Assessment

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Governmental:</strong></td>
<td>- Limited land designated for residential uses</td>
</tr>
<tr>
<td></td>
<td>- Development standards (height, density, parking) not appropriate for multi-unit housing</td>
</tr>
<tr>
<td></td>
<td>- Lengthy and uncertain process</td>
</tr>
<tr>
<td><strong>Market:</strong></td>
<td>- Shortage of construction labor</td>
</tr>
<tr>
<td></td>
<td>- High land costs</td>
</tr>
<tr>
<td><strong>Environmental:</strong></td>
<td>- High fires</td>
</tr>
<tr>
<td></td>
<td>- Sea level rise</td>
</tr>
<tr>
<td><strong>Infrastructure and Services:</strong></td>
<td>- Water and sewer capacity</td>
</tr>
</tbody>
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## Resources – Strategy for RHNA

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

<table>
<thead>
<tr>
<th>Fair Housing Theme</th>
<th>Actions</th>
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<tbody>
<tr>
<td>Outreach and Enforcement</td>
<td>▪ Expand outreach to housing professionals, housing providers, individual property owners</td>
</tr>
<tr>
<td>Housing Mobility</td>
<td>▪ Expand housing choices and increase number of accessible units</td>
</tr>
<tr>
<td>New Opportunities in High Resource Areas</td>
<td>▪ Inclusionary housing, and affordable housing in lower density neighborhoods</td>
</tr>
<tr>
<td>Place-Based Strategies for Neighborhood</td>
<td>▪ Consistent off-site improvements in rural areas</td>
</tr>
<tr>
<td></td>
<td>▪ Septic for multi-unit housing</td>
</tr>
<tr>
<td></td>
<td>▪ Community land trust (East Marin)</td>
</tr>
<tr>
<td>Tenant Protection and Displacement</td>
<td>▪ Develop short-term rental policies</td>
</tr>
<tr>
<td></td>
<td>▪ Expand tenant protections</td>
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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