

# Housing Element Update

Marin County Board of Supervisors &  
Planning Commission

March 15, 2022



# Meeting Agenda/Objectives

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1. Review **Site Selection** Process
  - a. RHNA, Candidate Sites, Four Scenarios, 2 Alternatives
  - b. What we heard
2. Present **Recommended Site List**
3. Provide **Site Assessment** Examples
4. Solicit **Comments and Feedback**

# What is a Housing Element?

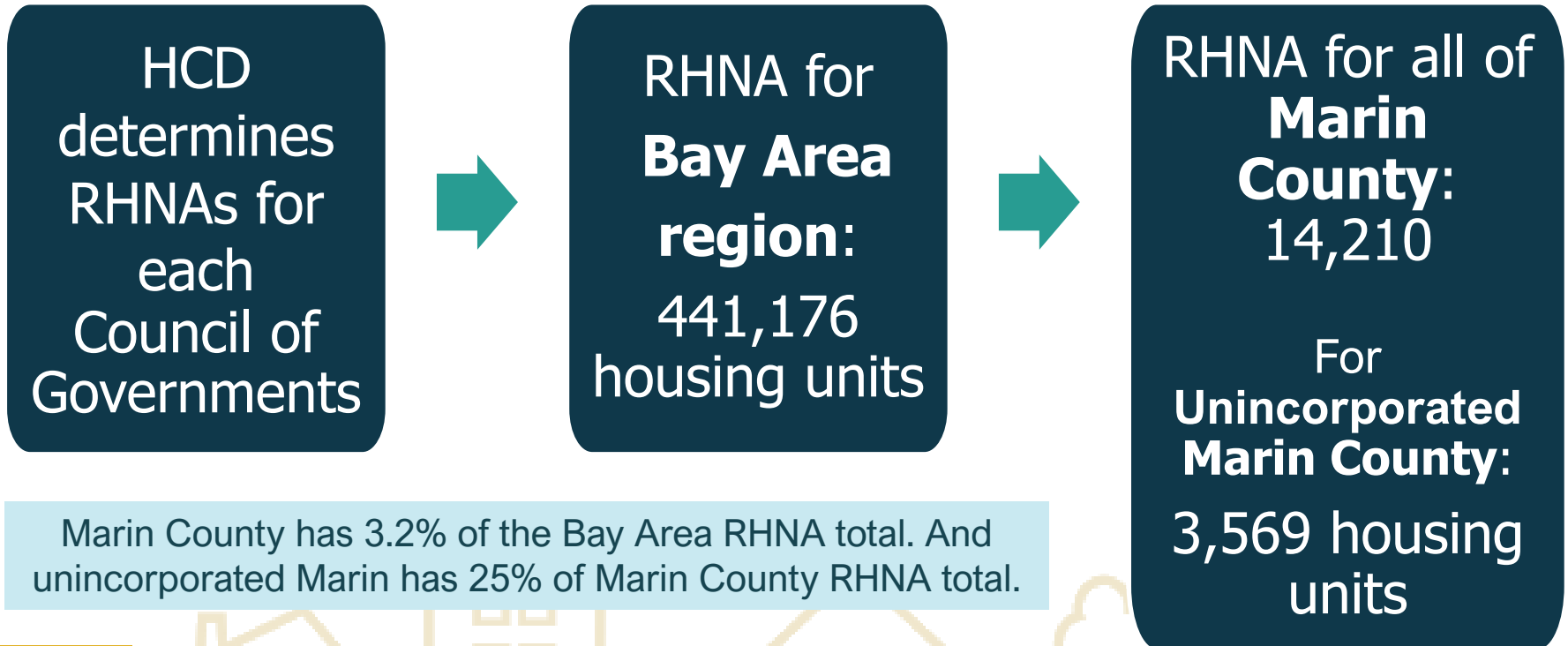
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- **Updated every eight years**
- **Required to be reviewed by California Housing and Community Development Department (HCD)**
- **Adoption deadline: December 2022**
- **Housing Element for Marin County only covers the unincorporated areas**



# What is the RHNA?

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



# Housing Sites Selection Process



# Site Selection Process

Candidate Housing Sites:  
**142 Sites**

**Guiding Principles: *Infill, Hazard, Equity, Countywide Distribution***

Scenario 1 (Distribution)  
**88 Sites**

Scenario 2 (Equity)  
**85 Sites**

Scenario 3 (Infill)  
**88 Sites**

Scenario 4 (Hazards)  
**67 Sites**

**Comments From Public Engagement/Online Tools**

Alternative 1 (Distribution):  
**108 Sites**

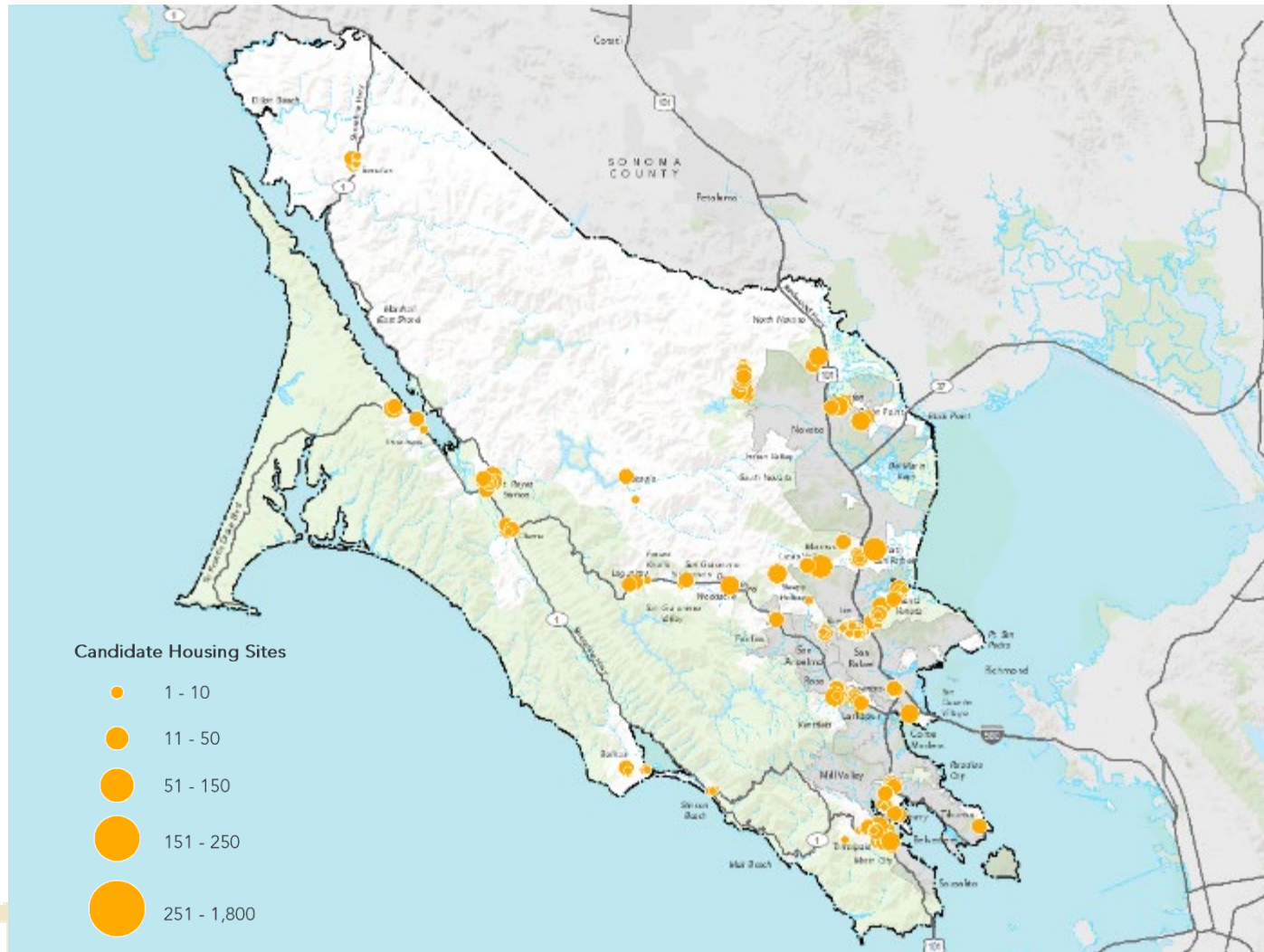
Alternative 2 (Hazards & Infill):  
**100 Sites**

**Board of Supervisor and Planning Commission Comments**

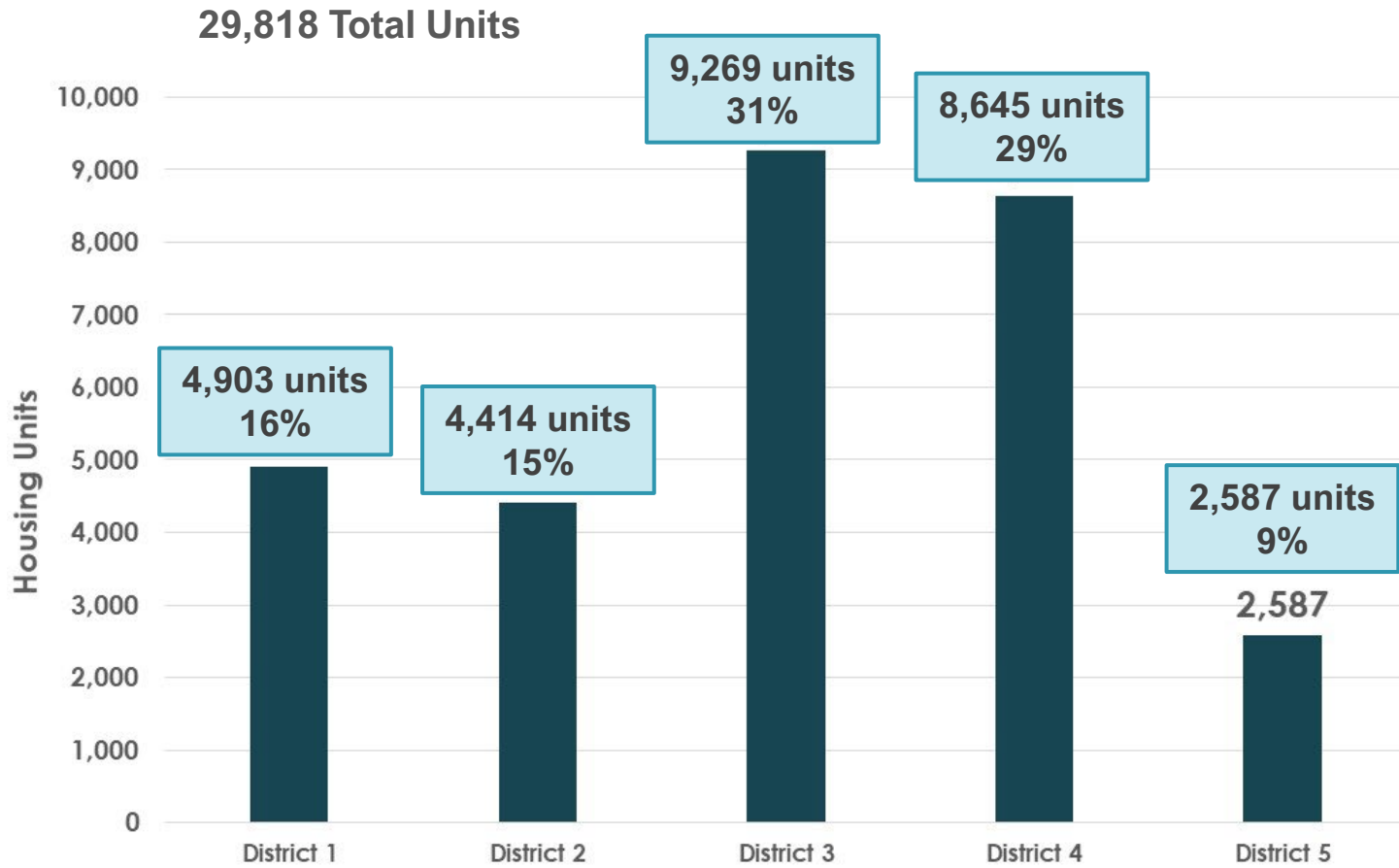
Recommended Sites:  
**82 Sites**



# Candidate Housing Sites



# Existing Housing Unit Distribution (2021)





# Existing Zoning/General Plan

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

	Lower	Moderate	Above Moderate	Total
ADUs	154	77	26	256
Credit Sites	194	115	164	473
Housing Overlay	400	120	--	520
Vacant Residential	--	110	1,400	1,510
<b>Total</b>	<b>748</b>	<b>422</b>	<b>1,590</b>	<b>2,759</b>
<b>RHNA</b>	<b>1,734</b>	<b>512</b>	<b>1,323</b>	<b>3,569</b>
<b>Over/Short</b>	<b>-986</b>	<b>-90</b>	<b>267</b>	<b>-810</b>



Note: 1) Numbers are approximate.

# Community Outreach and Public Comment



# Ways We Collected Public Comment

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Participants could ask questions and make comments at Road Shows



Provide general or site-specific comments via email or phone to County staff



Comment on County site map and Atlas



Select a scenario and make site specific comments on Balancing Act

# Comments Received

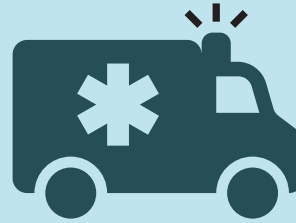
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Method	Number of Comments/Participants
Roadshow (10)	460 participants
Email/Voicemail	355 (as of 03/14)
Maps	134 comments and suggestions (as of 02/28)
Balancing Act	2,925 page views 143 complete HE submissions (as of 2/28)

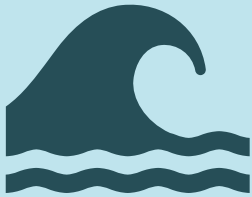
# Key Themes across Comment Methods



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

# Site Alternatives from March 1, 2022, Joint Workshop





# Alternatives

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## 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

Site Distribution	Countywide Plan Vision	Viable Affordable Housing Sites	Affirmatively Further Fair Housing
<p>Strive for site distribution throughout the County, taking into consideration the RHNA of cities and towns;</p>	<p>Consider the vision of the Countywide Plan (CWP) and its policies that focus on in-fill development and smart growth planning.</p>	<p>Ensure that housing sites designated for lower and moderate income are viable and likely to produce needed housing during the planning period; and</p>	<p>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.</p>



# Getting to the RHNA: Recommended Site List



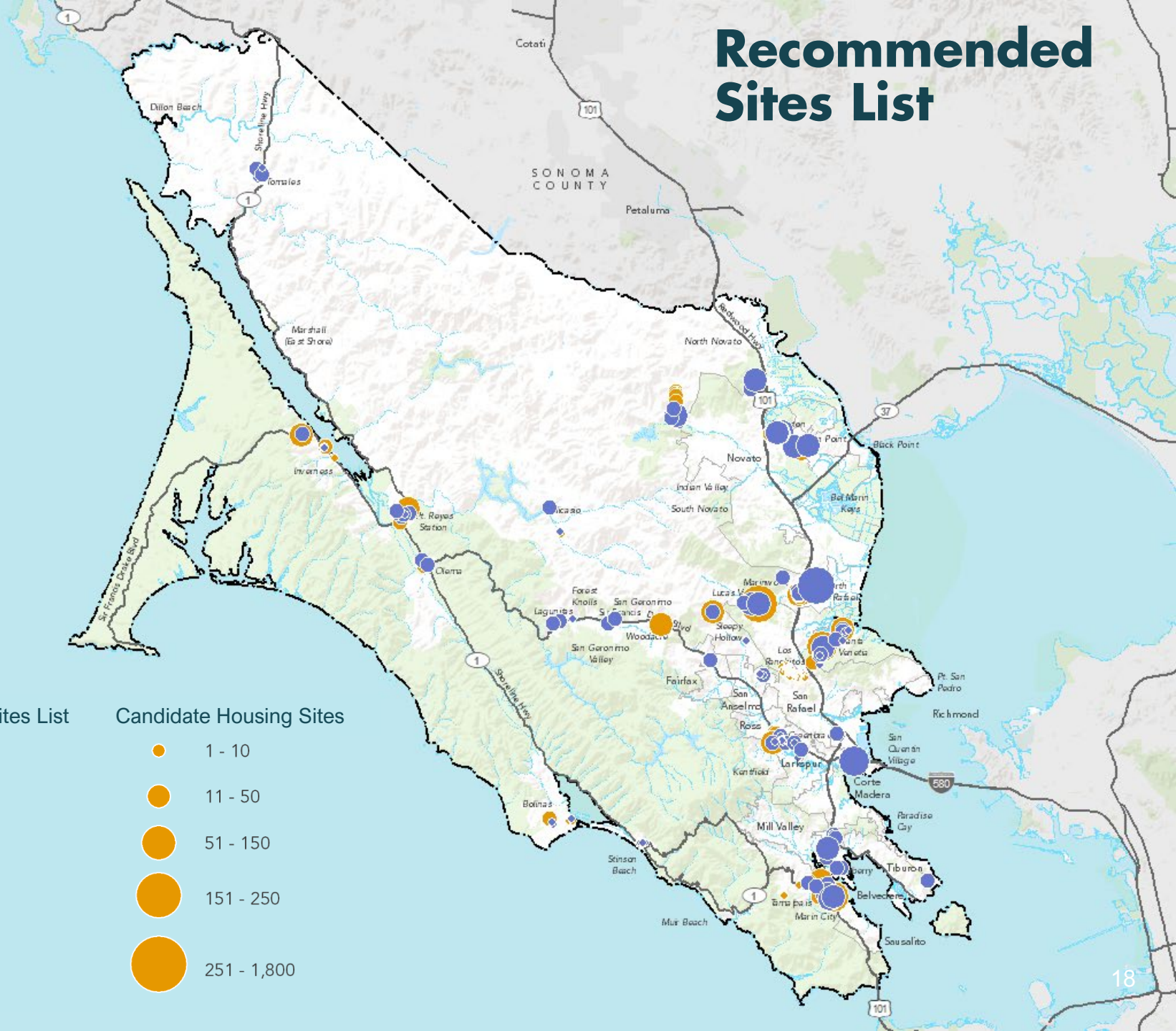
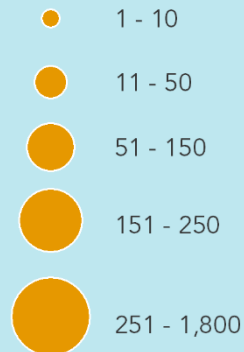
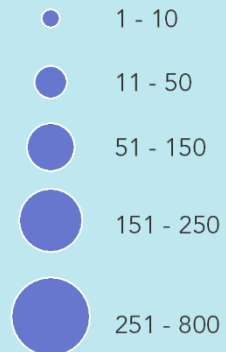
*For Discussion*



# Recommended Sites List

## Recommended Sites List

## Candidate Housing Sites



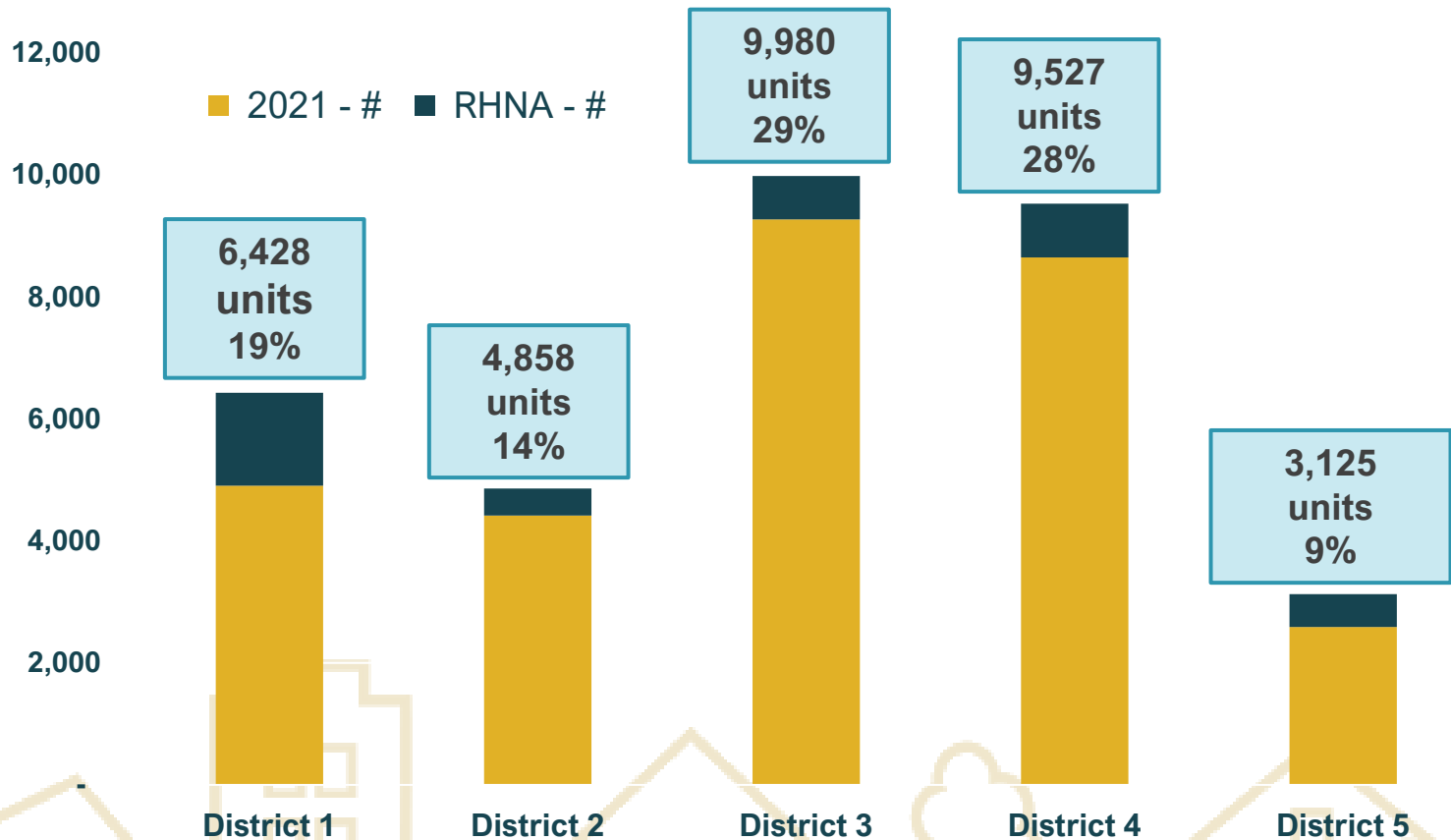
# Recommended Site List: Summary Table

	Lower	Moderate	Above Moderate	Total
<b>Recommended Site List</b>	2,285	1,117	696	4,100
Accessory Dwelling Units	154	77	26	256
<b>Total Units</b>	<b>2,439</b>	<b>1,194</b>	<b>724</b>	<b>4,356</b>
<b>RHNA</b>	<b>1,734</b>	<b>512</b>	<b>1,323</b>	<b>3,569</b>
Remaining (Short/Over)	+705	+682	-599	+787
No Net Loss Buffer	+41%	+133%	-45%	+22%



# Proposed Housing Distribution (Existing + RHNA)

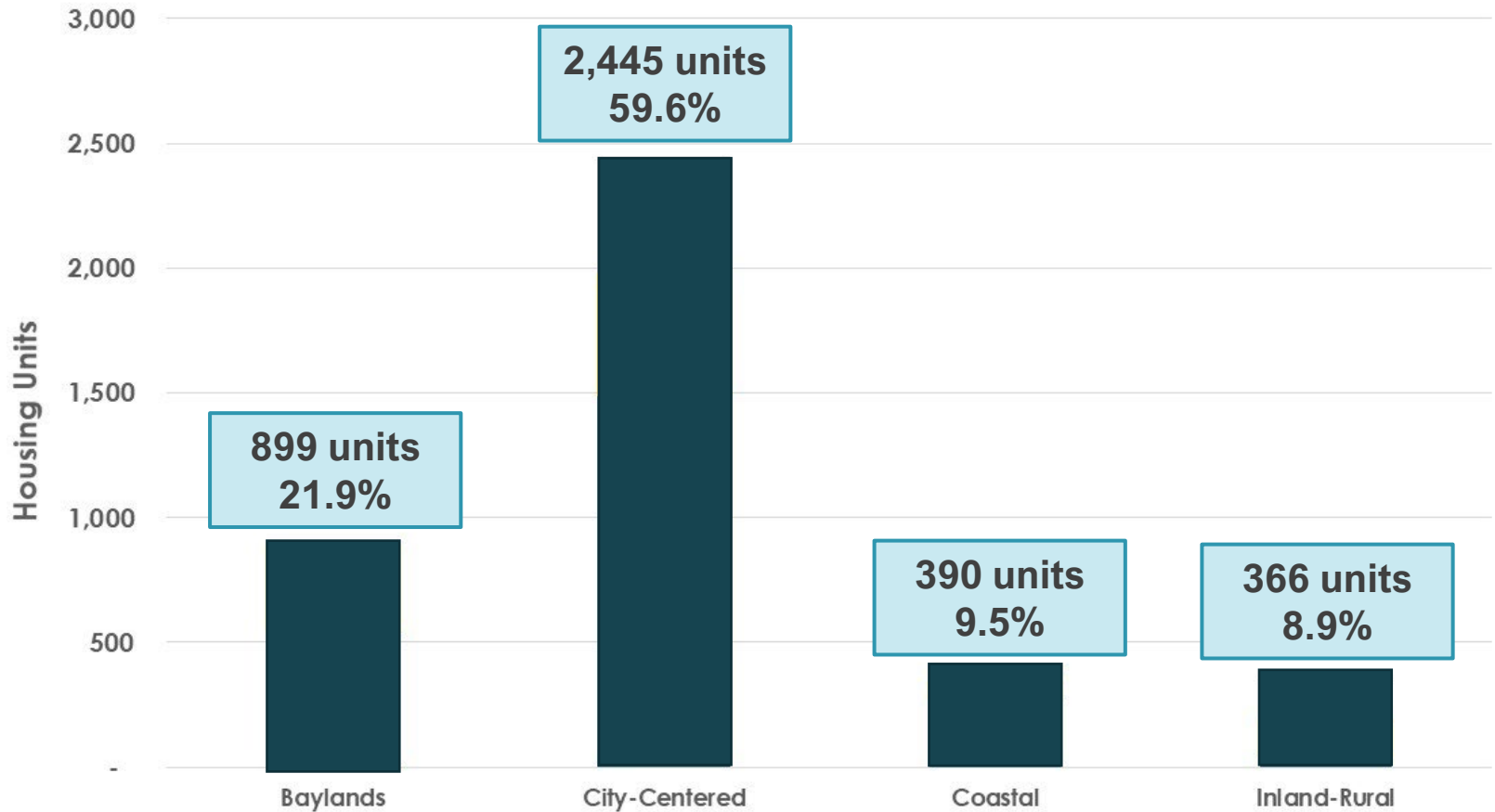
33,918 Total Units



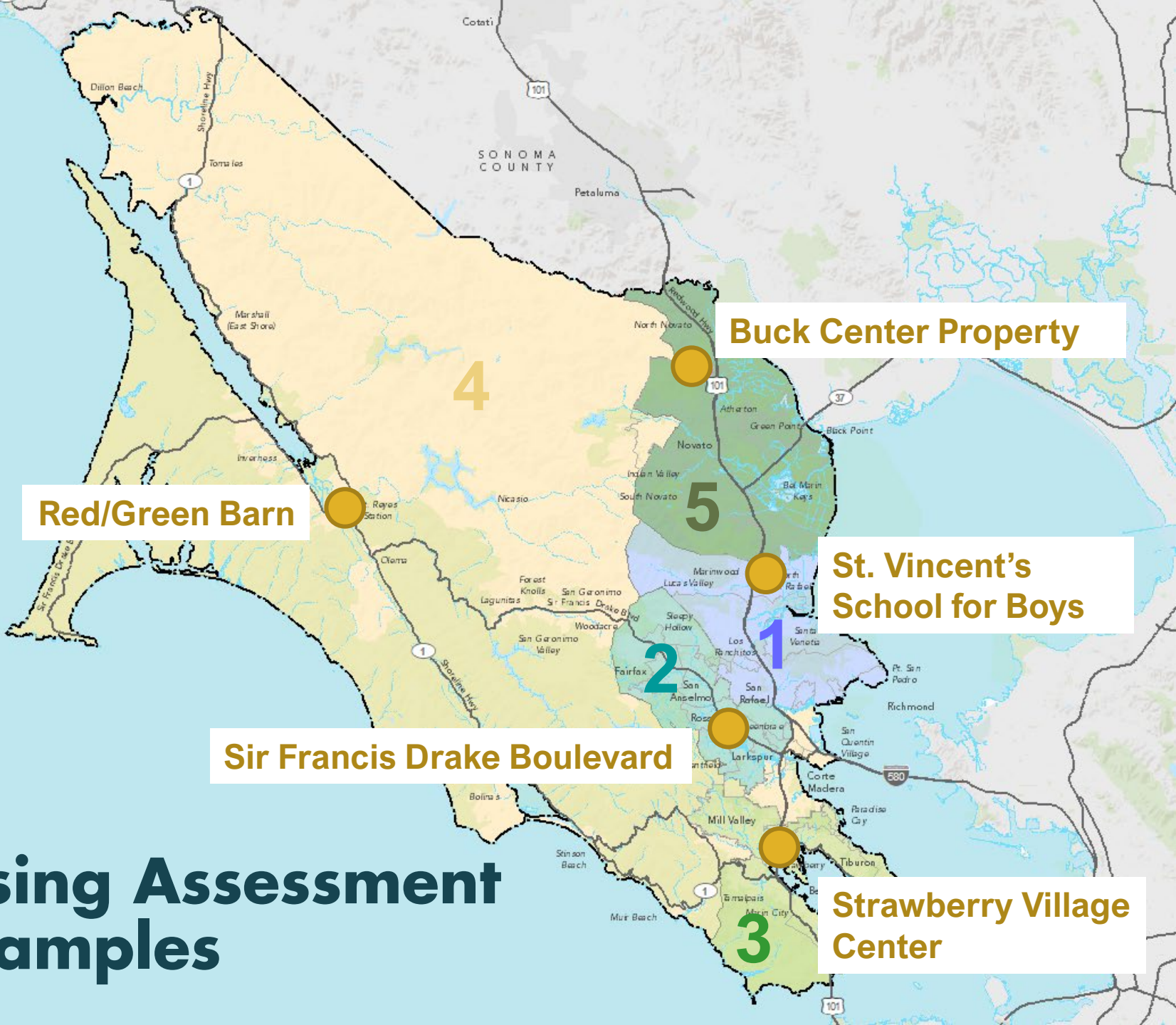


# Recommended Site List: CWP Corridors

## Countywide Plan Corridors | 4,100 Total Units



# Housing Assessment 5 Examples





# St. Vincent's School for Boys

774.6 acres

High Fire  
Severity  
Zones

Highway  
101

*Pacheco Hill*

40 acres

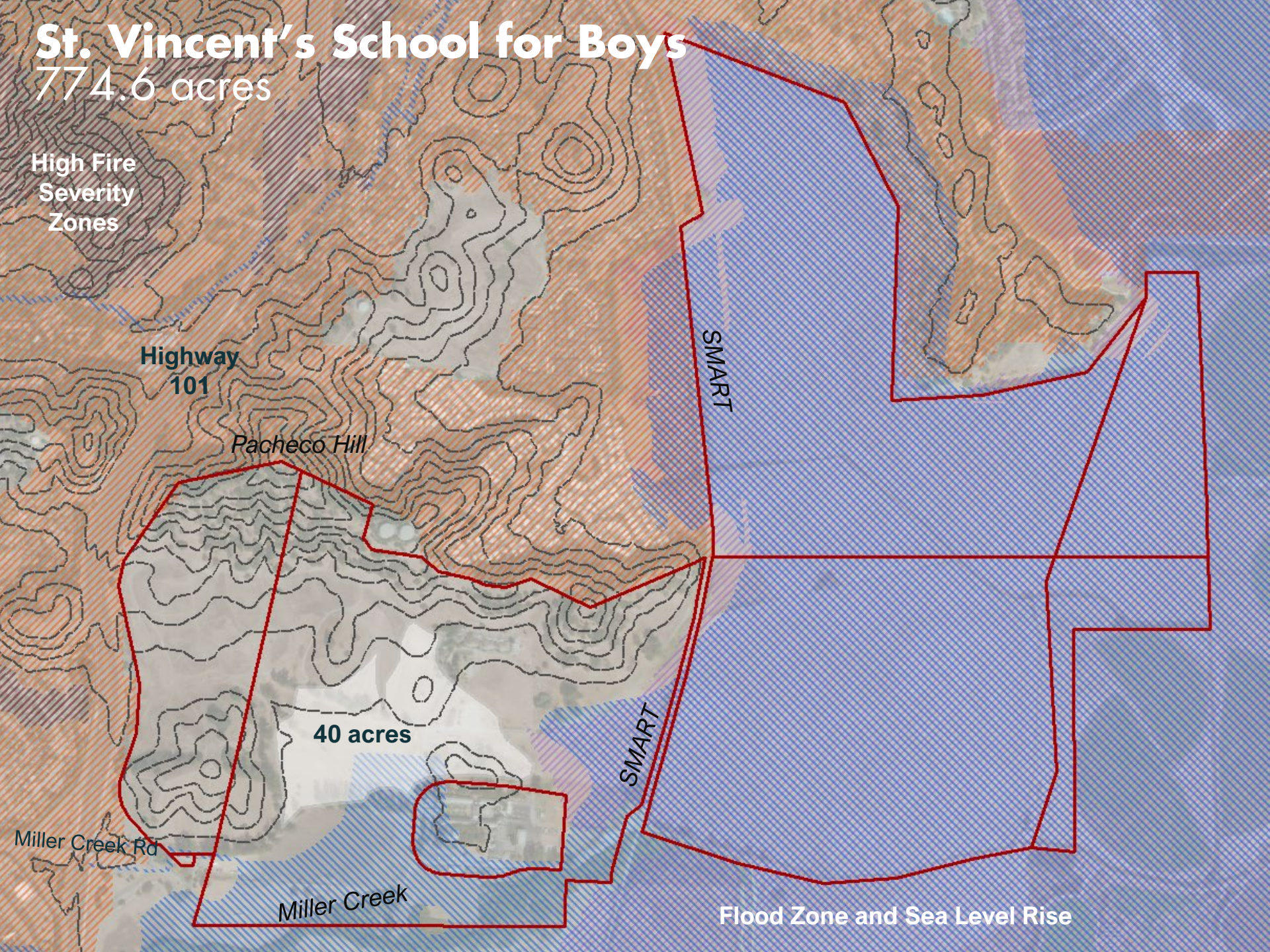
SMART

SMART

Miller Creek Rd

Miller Creek

Flood Zone and Sea Level Rise





# St. Vincent's Potential Development Type

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Example: Keller Court  
Commons, Petaluma



Example: Annadel  
Apartments, Santa Rosa



**Barn**  
510 Mesa Road  
2.1 acres

1.2 acres



# Pt. Reyes Station Red/Green Barn Potential Development Type

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Example: Walnut Place, Point Reyes Station



College of  
Marin

# Kentfield Commercial

900 Block of Sir Francis Drake Boulevard  
3.2 acres

College Ave

Corte Madera Creek

Sir Francis Drake Blvd

A.E. Kent Middle  
School

Grant Grover  
School

McAllister Ave



# Kentfield Commercial Potential Development Type



Example: Mixed Use with Ground Floor Commercial,  
Sonoma





# Strawberry Village Center

Redwood Highway

Frontage Road

14.7 acres

Highway  
101

Redwood Highway Frontage Rd

Safeway

Reed Blvd

Belvedere Dr

In-N-  
Out



# Strawberry Village Center Potential Development Type



Example: Second & B Street Apartments with Ground Floor Retail, San Rafael





# Buck Center Vacant Property

Redwood Boulevard

233.8 acres

Highway  
101



Airport Rd

Redwood Blvd



# Buck Center Vacant Property Potential Development Type

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Example: Landsea Homes, Novato





# Next Steps



# Next Steps

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- Provide direction on Recommended Sites List
- Housing Policy and Programs Workshop (3/29)
- Joint BOS/PC Session to confirm Housing sites and consider policies and programs (4/12)
- Joint BOS/PC Session to consider Safety policies and programs (4/19)
- Public Release of Housing & Safety Elements and EIR in Summer 2022

# Questions and Comments

