

# Housing Element Update

Marin County Board of Supervisors &  
Planning Commission

March 1, 2022



Marin County Community Development Agency | [www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)

# Agenda

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- Housing Element Overview
- Achieving RHNA and the Four Scenarios
- Community Outreach and Public Comments
  - What We Did
  - What We Heard
- Sites Alternatives – *for discussion and direction*
- Next Steps



# Meeting Objectives

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1. Inform about the **Planning Process**, including RHNA, Sites Selection, and Four Scenarios
2. Inform about **Public Comments**, What We Did, and What We Heard
3. Solicit Comments and Feedback on **Sites Alternatives**



# Housing Element Overview



# What is a Housing Element?

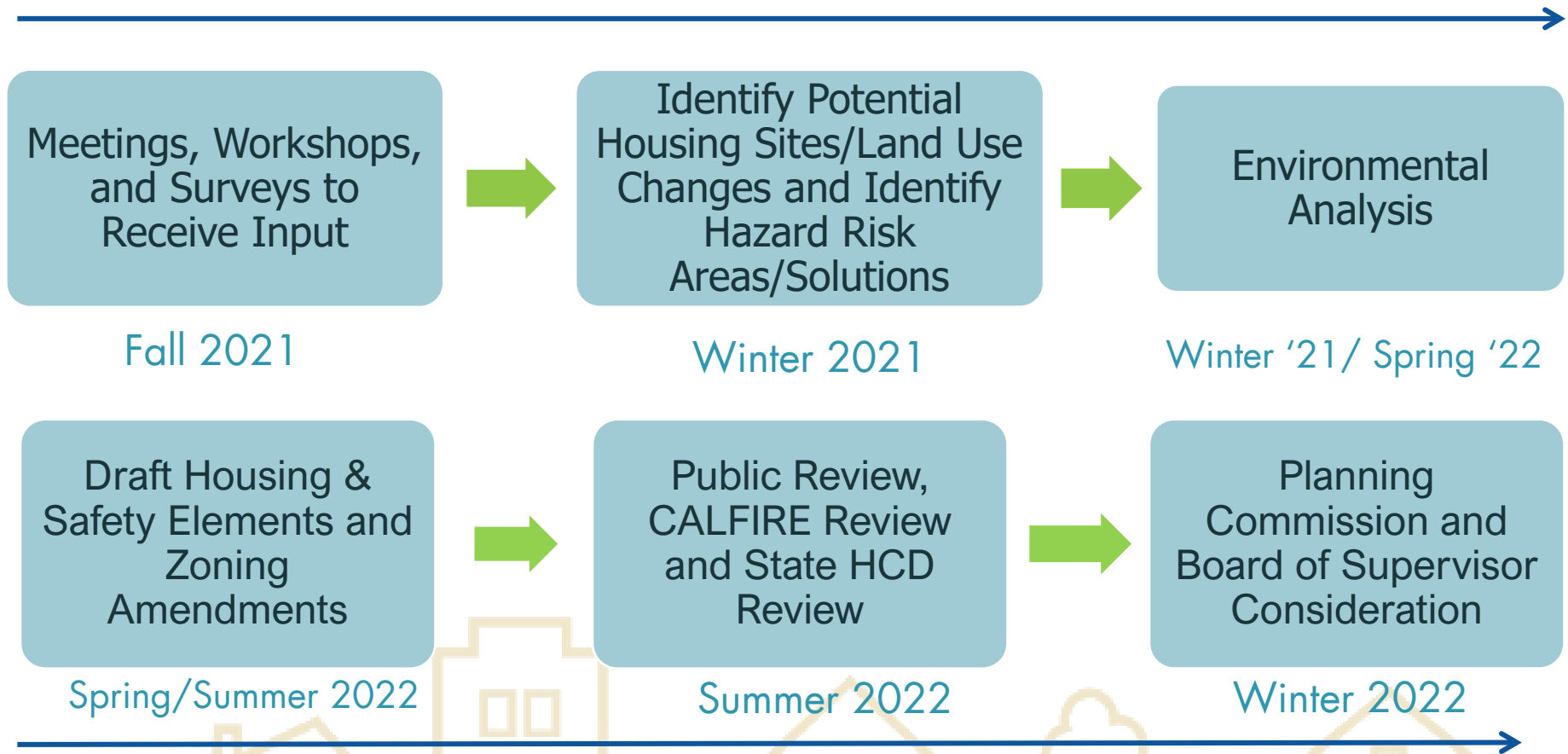
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- **Updated every eight years**
- **Required to be reviewed** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** December 2022
- Housing Element for Marin County only covers the **unincorporated areas**



# Timeline

## *Public Input*



## *Public Input*

# Achieving RHNA and Four Scenarios



# Affirmatively Furthering Fair Housing (AFFH)

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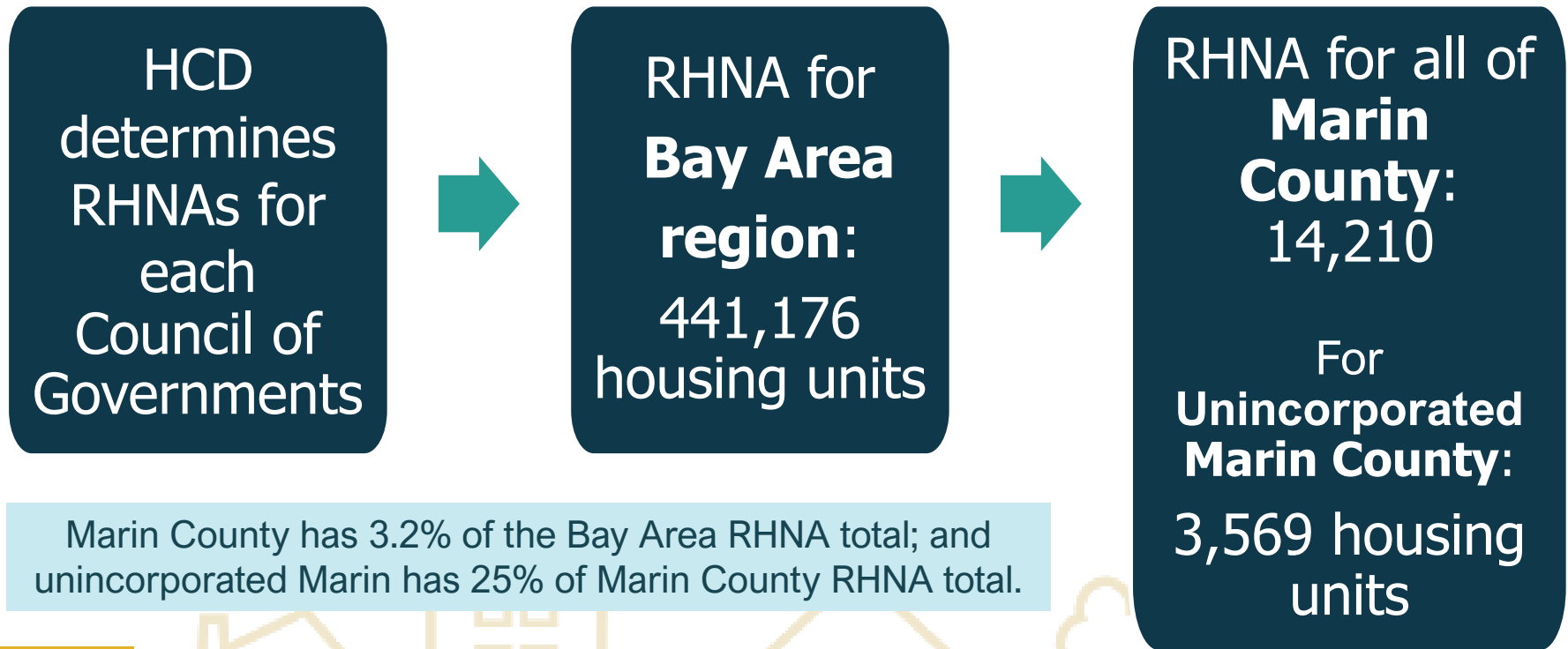
Seeks to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to **foster inclusive communities and achieve racial equity, fair housing choice, and opportunity** for all Californians.





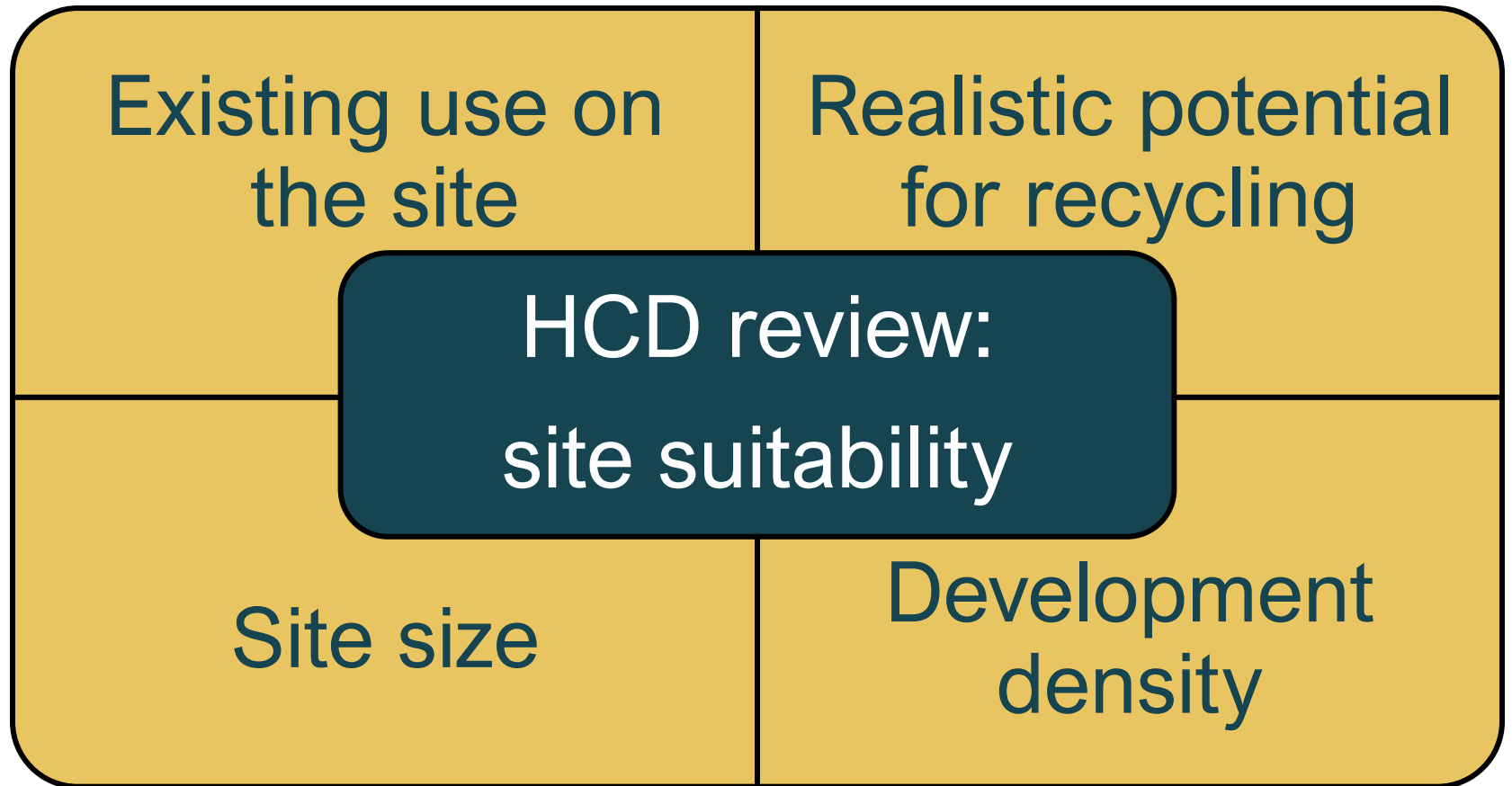
# What is the RHNA?

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



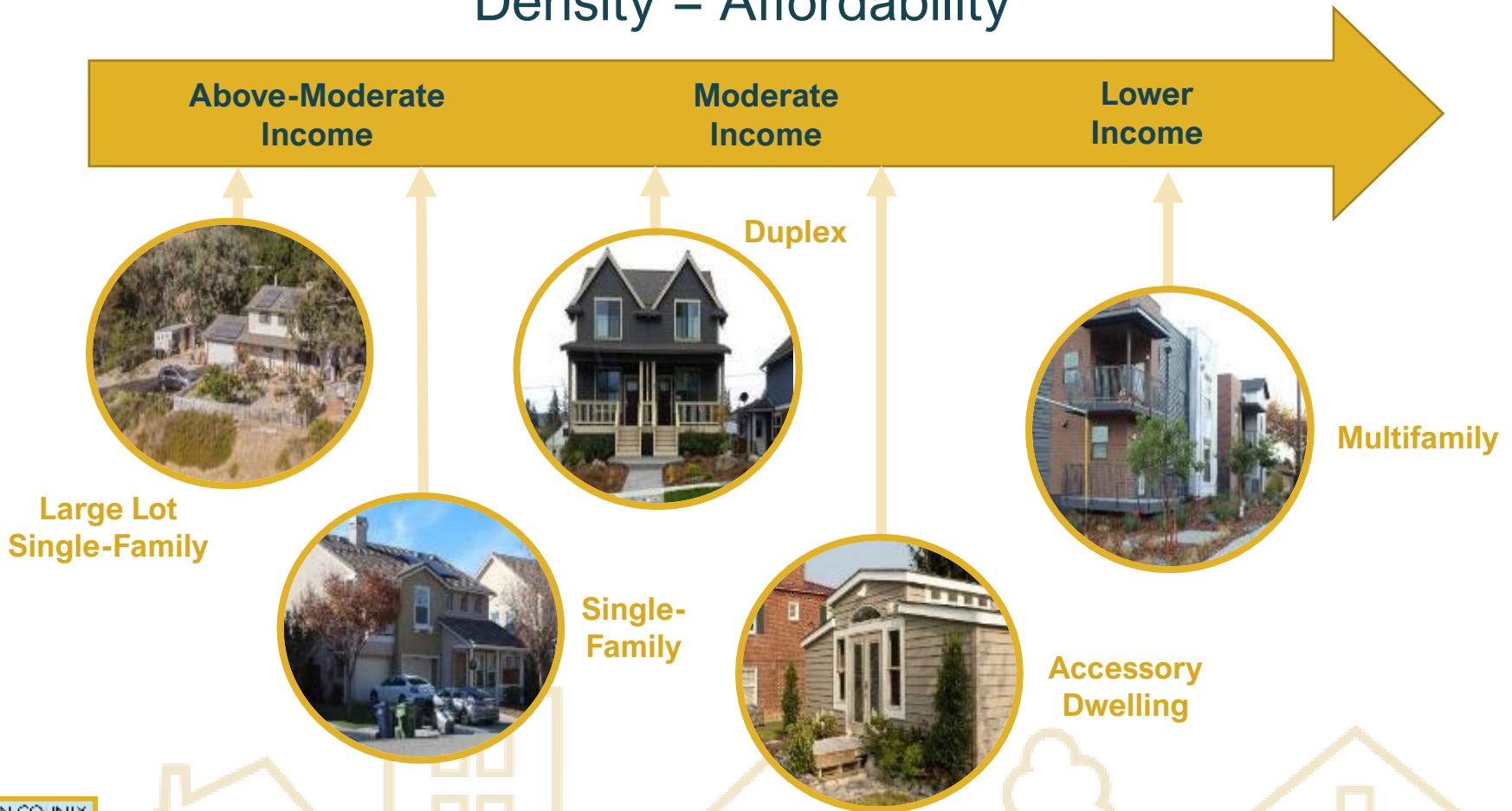
# State Law Considerations

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# Sites Inventory: Assumptions

Density = Affordability



# Sites Inventory: Strategies



**Accessory Dwelling Units**



**Increase Densities in Residential Areas**  
(Up Zoning)



**Approved/Proposed Projects** (Credits)



**Rezoning of Commercial Sites** (Mixed Use)



**Vacant Residential Sites**  
(Factor in Constraints)



**Religious Institutions**  
(excess parking areas)



**Publicly Owned Land**

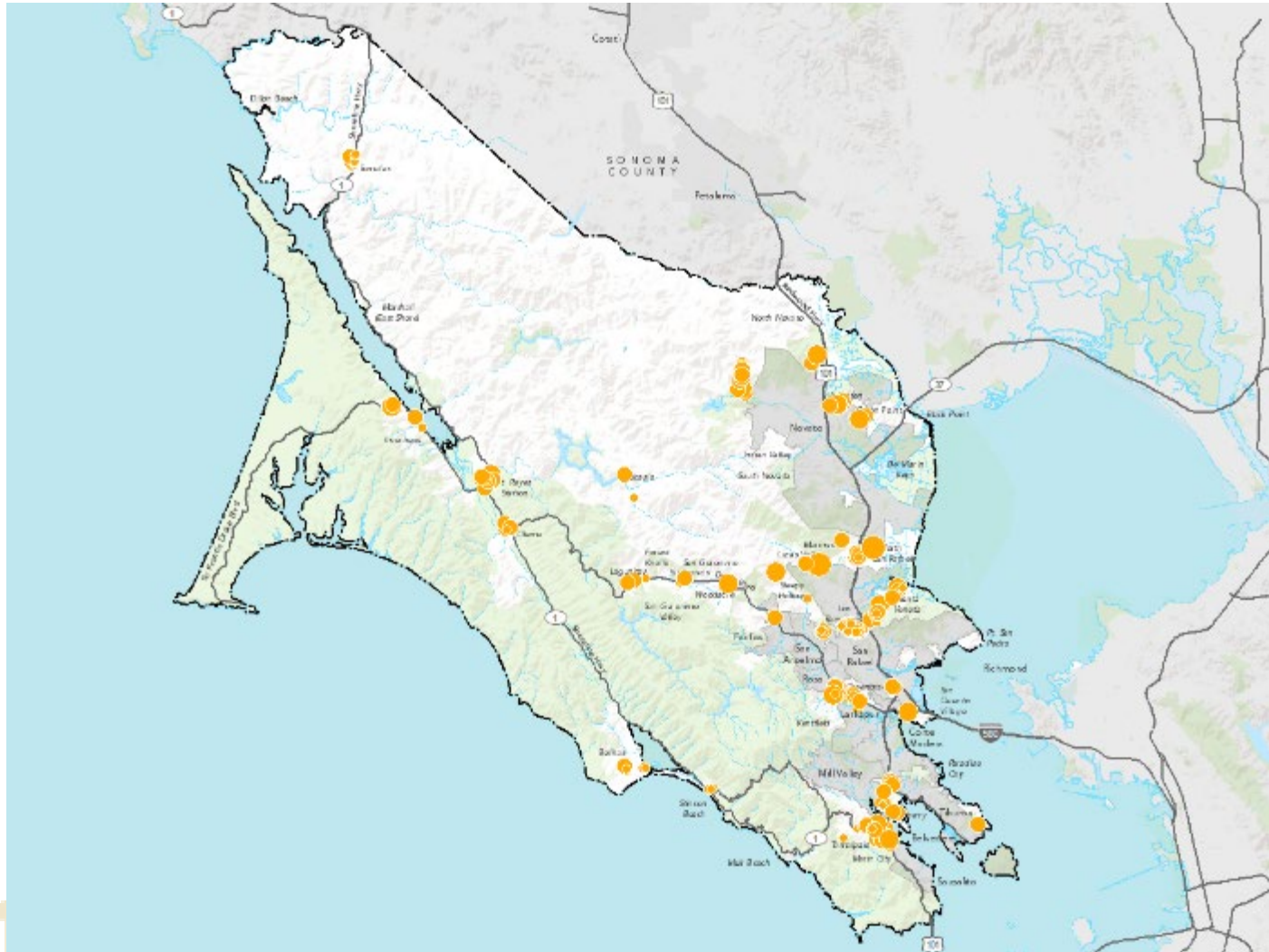


**School Sites**  
(excess site areas)



**Affordable Housing Conversion**  
(Rehabilitation/Preservation)

# Candidate Housing Sites



# Four Scenarios

<h2>1. Ensure Countywide Distribution</h2>	<h2>2. Address Racial Equity and Historic Patterns of Segregation</h2>
<ul style="list-style-type: none"> <li>- Respond to housing needs of <b>each community</b> in unincorporated Marin</li> <li>- Locate housing opportunities near infrastructure and services</li> </ul>	<ul style="list-style-type: none"> <li>- Locate affordable housing in areas with <b>access to resources</b></li> </ul>
<h2>3. Encourage Infill and Redevelopment Opportunities</h2>	<h2>4. Consider Environmental Hazards</h2>
<ul style="list-style-type: none"> <li>- Identify sites within <b>existing communities</b>, close to infrastructure and services</li> <li>- Accommodate housing on <b>underutilized, marginal commercial and publicly-owned sites.</b></li> </ul>	<ul style="list-style-type: none"> <li>- Identify sites where technologies, materials, and building methods could <b>mitigate environmental hazards.</b></li> <li>- Plan for sites that include <b>adequate routes</b> for hazard evacuation.</li> </ul>

- Leverage Surplus Land
- Ensure robust public engagement around all sites



# Community Outreach and Public Comment



# Community Outreach: Housing Needs August – December 2021

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- Dedicated Webpage
- Outreach Mailings to **22,000 households!**
- Stakeholder Group Meetings
- Focus Group Meetings
- Community Workshops-  
September 22 and  
November 15
- Outreach Communications  
via NextDoor, GovDelivery,  
social media, and  
partnership with  
Community-Based  
Organizations
- Housing Needs Survey:
  - 649 English Responses
  - 64 Spanish Responses
- Translation and  
Interpretation in Spanish  
and Vietnamese





# Community Outreach: Candidate Sites January – February 2022

- Community Workshop – January 20, 2022, 130+ participants
- Community Road Show Presentations (9) and 360+ participants
  - Design Review Board Meetings
  - Community Service District Meetings
  - Community Conversations (English & Spanish)
- Balancing Act- Completions & Comments
- Sites Maps Comments (Atlas, maps and emails to staff)



# 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

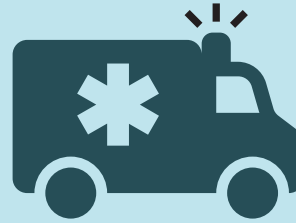
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Method	Number of Comments/Participants
Roadshow (9)	360 participants
Email/Voicemail	120 (as of 02/28)
Maps	101 comments and suggestions (as of 02/28)
Balancing Act	2,925 page views 143 complete HE submissions (as of 2/28)

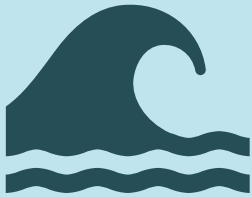
# Key Themes across Comment Methods



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

# Comment Themes From Roadshows By Location

Location	Prominent Concern
Kentfield PAB	Traffic on Sir Francis Drake Boulevard, support for affordable housing not market rate
Tamalpais DRB	Fix recreational traffic burden (from National Parks) before adding homes
Strawberry DRB	Impact of potential number of units, traffic
Lucas Valley/Marinwood	Marinwood Shopping Center as a housing site
Santa Venetia/Los Ranchitos	Emergency access, flooding, traffic
Marin City	Flooding, evacuation, gentrification
West Marin	Water supply, fire safety, environmental concerns
Unincorporated Novato	Potential influx of units and neighborhood change
Unincorporated Ross Valley	Traffic and evacuation concerns



# How Comments Were Considered



Comments were reviewed and organized by theme and location



Team evaluated the comment in the context of site constraints and related data



Team looked at the range of opinion where a site received multiple comments (pro/con)



Comments related to community compatibility and general aesthetics were given lower priority, especially where a location had fewer known site constraints

**Comments and site constraints are then considered as the team identifies the sites and potential number of units for inclusion in the alternatives**

# Getting to the RHNA: Sites Alternatives



*For Discussion*



# Alternatives

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- **Alternative 1:**  
Countywide  
Distribution



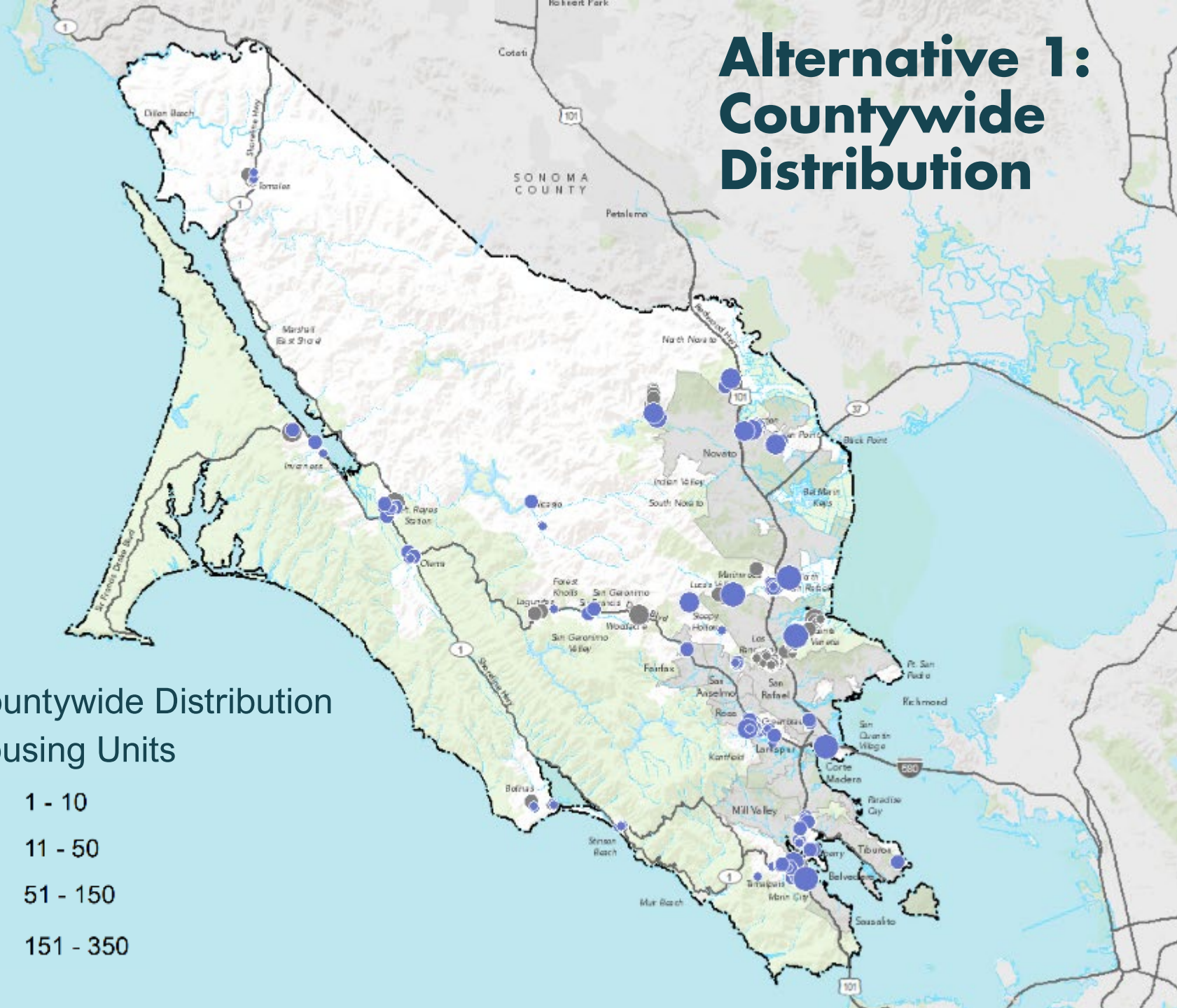
- **Alternative 2:**  
Environmental  
Hazards/Infill



# Alternative 1: Countywide Distribution

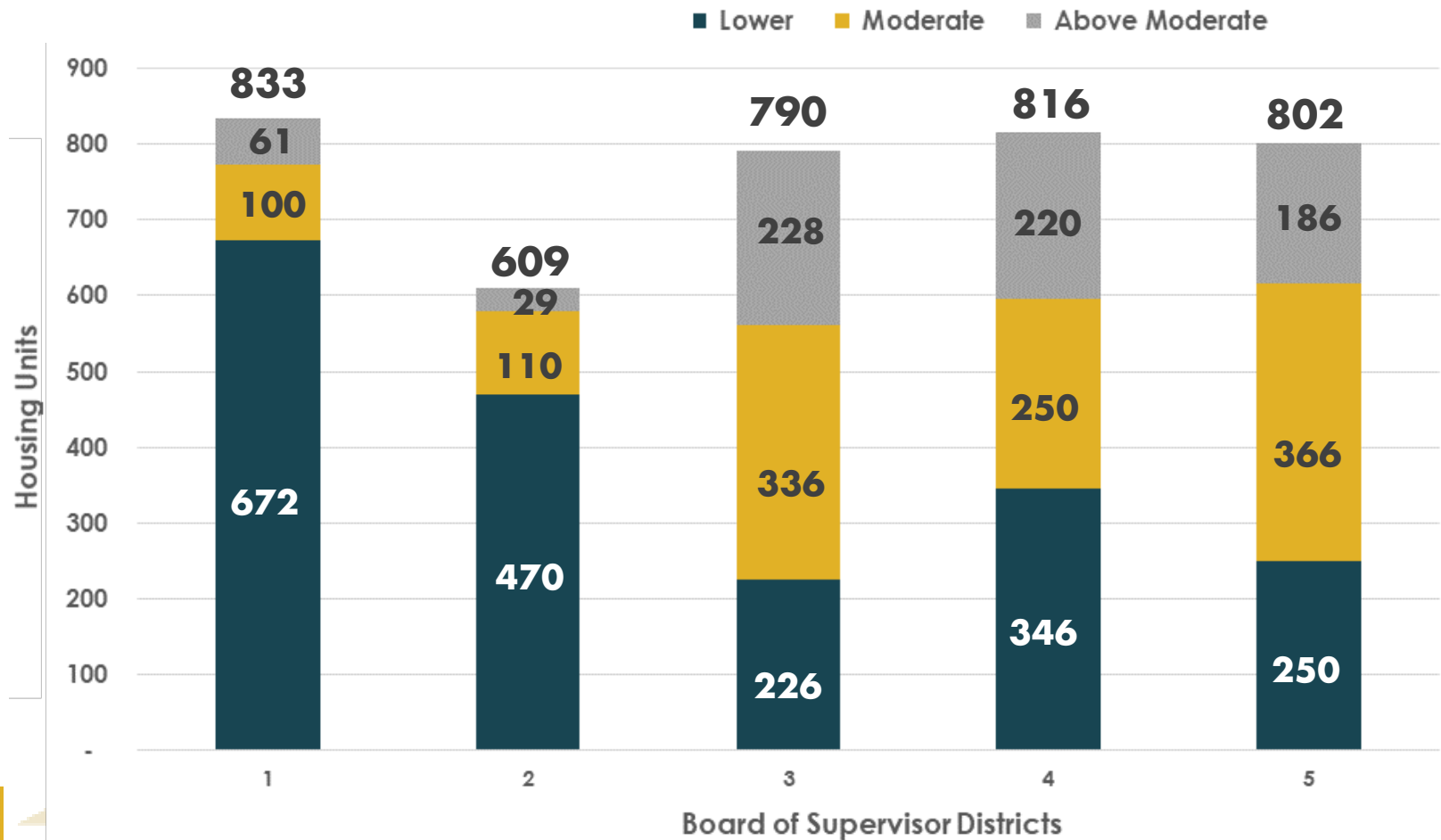
## Countywide Distribution Housing Units

- 1 - 10
- 11 - 50
- 51 - 150
- 151 - 350



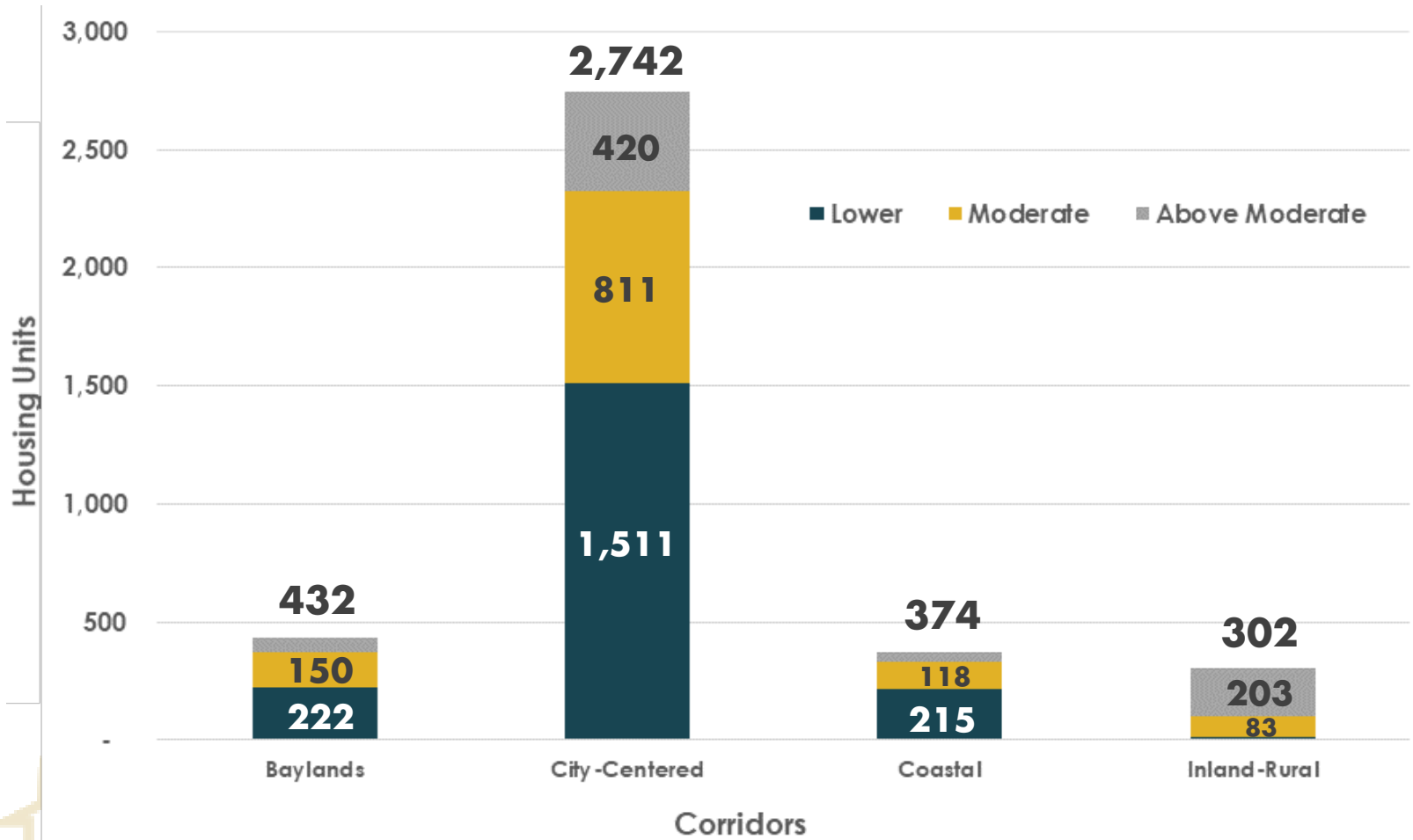
# Alternative 1: Countywide Distribution

## Board of Supervisor Districts



# Alternative 1: Countywide Distribution

## Corridors



# Alternative 1: Countywide Distribution

## Summary Table

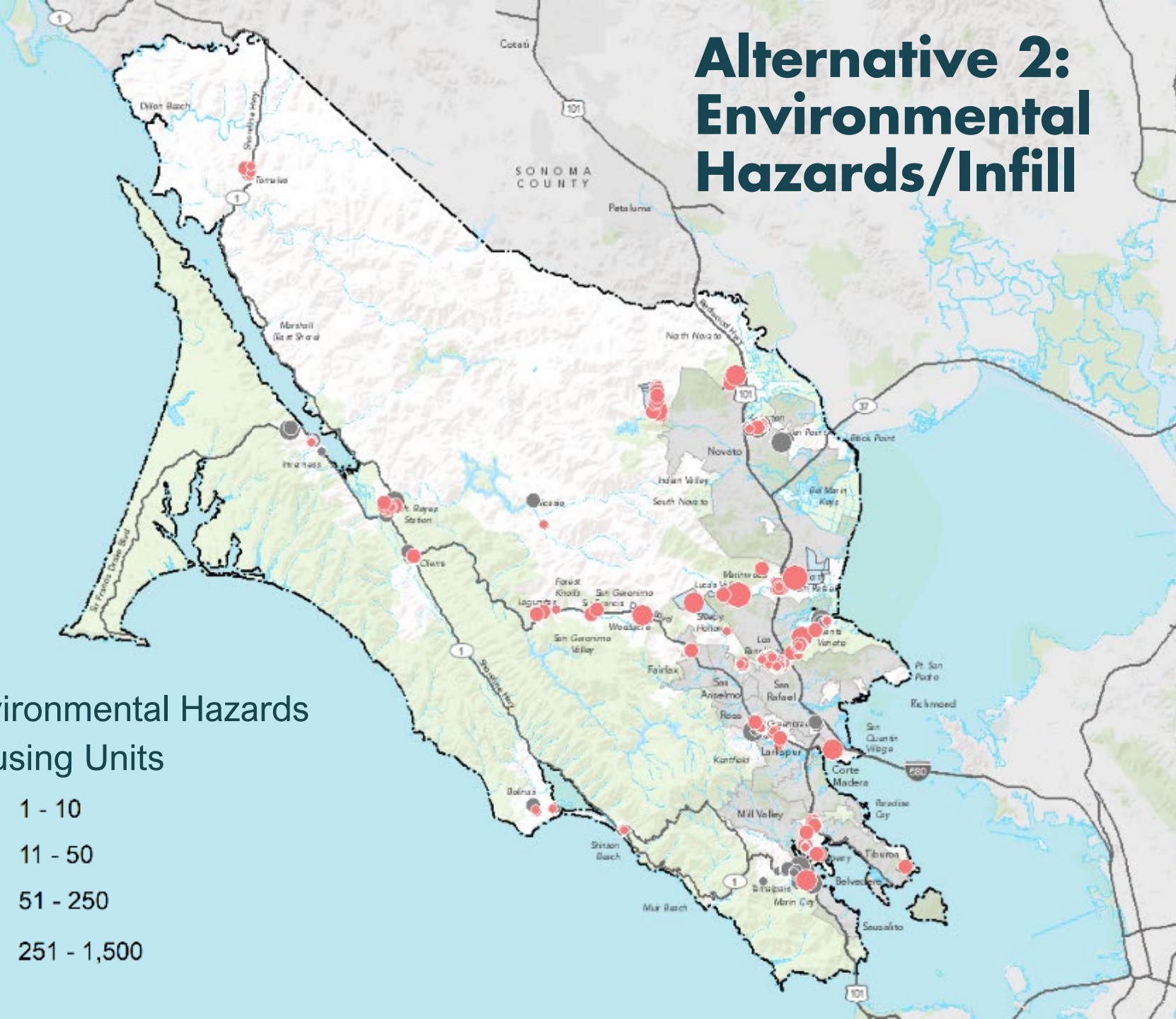
	Lower	Moderate	Above Moderate	Total
<b>Alternative 1 Units</b>	1,964	1,162	724	<b>3,850</b>
<b>Accessory Dwelling Units</b>	154	77	26	<b>256</b>
<b>SB9 Units</b>	-	-	573	<b>573</b>
<b>Total</b>	<b>2,118</b>	<b>1,239</b>	<b>1,323</b>	<b>4,679</b>
<b>RHNA</b>	<b>1,734</b>	<b>512</b>	<b>1,323</b>	<b>3,569</b>
<b>Remaining</b>	+384	+727	--	<b>+1,110</b>
<b>Buffer</b>	+22%	+142%	0%	<b>+31%</b>



# Alternative 2: Environmental Hazards/Infill

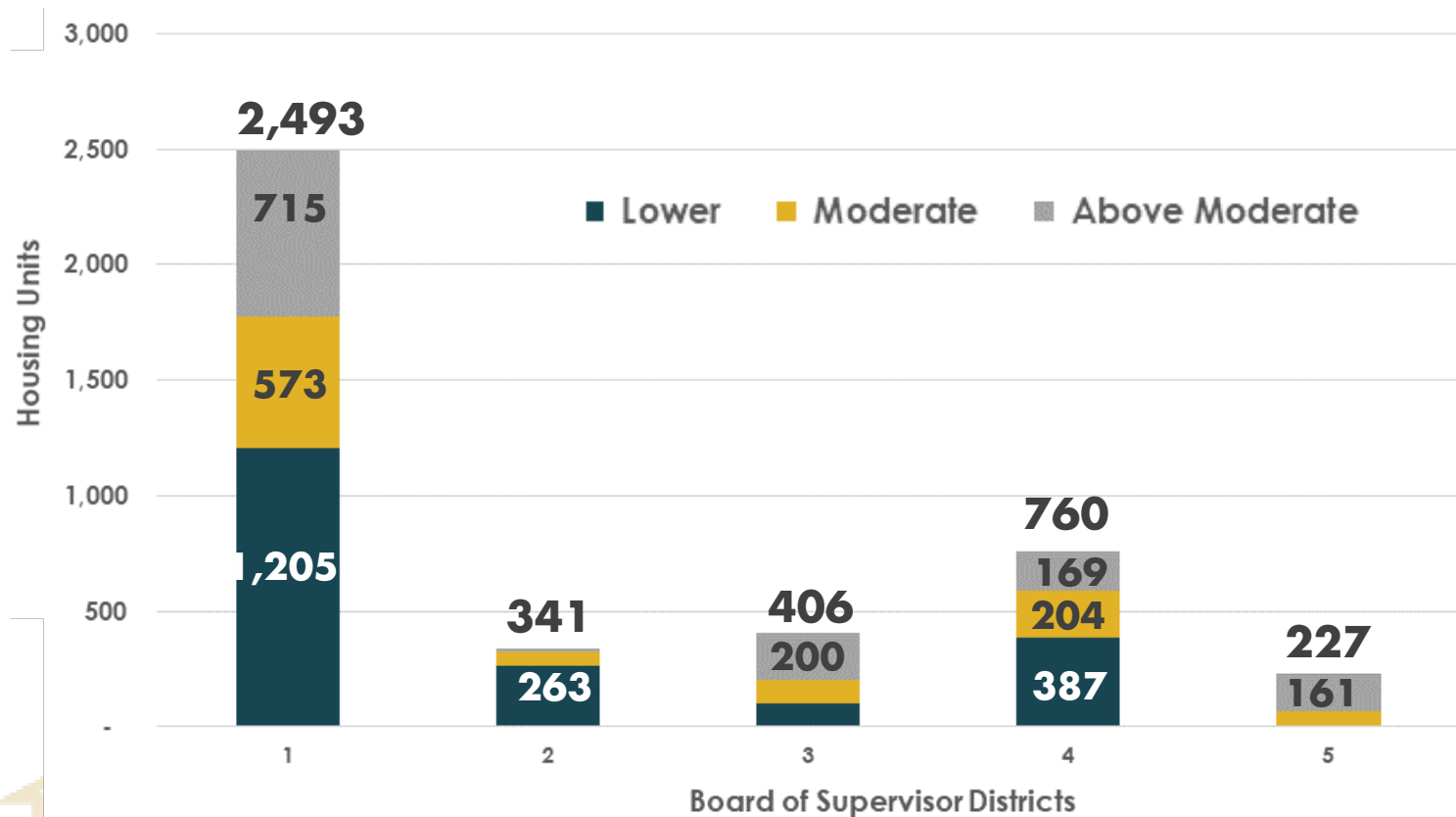
## Environmental Hazards Housing Units

- 1 - 10
- 11 - 50
- 51 - 250
- 251 - 1,500



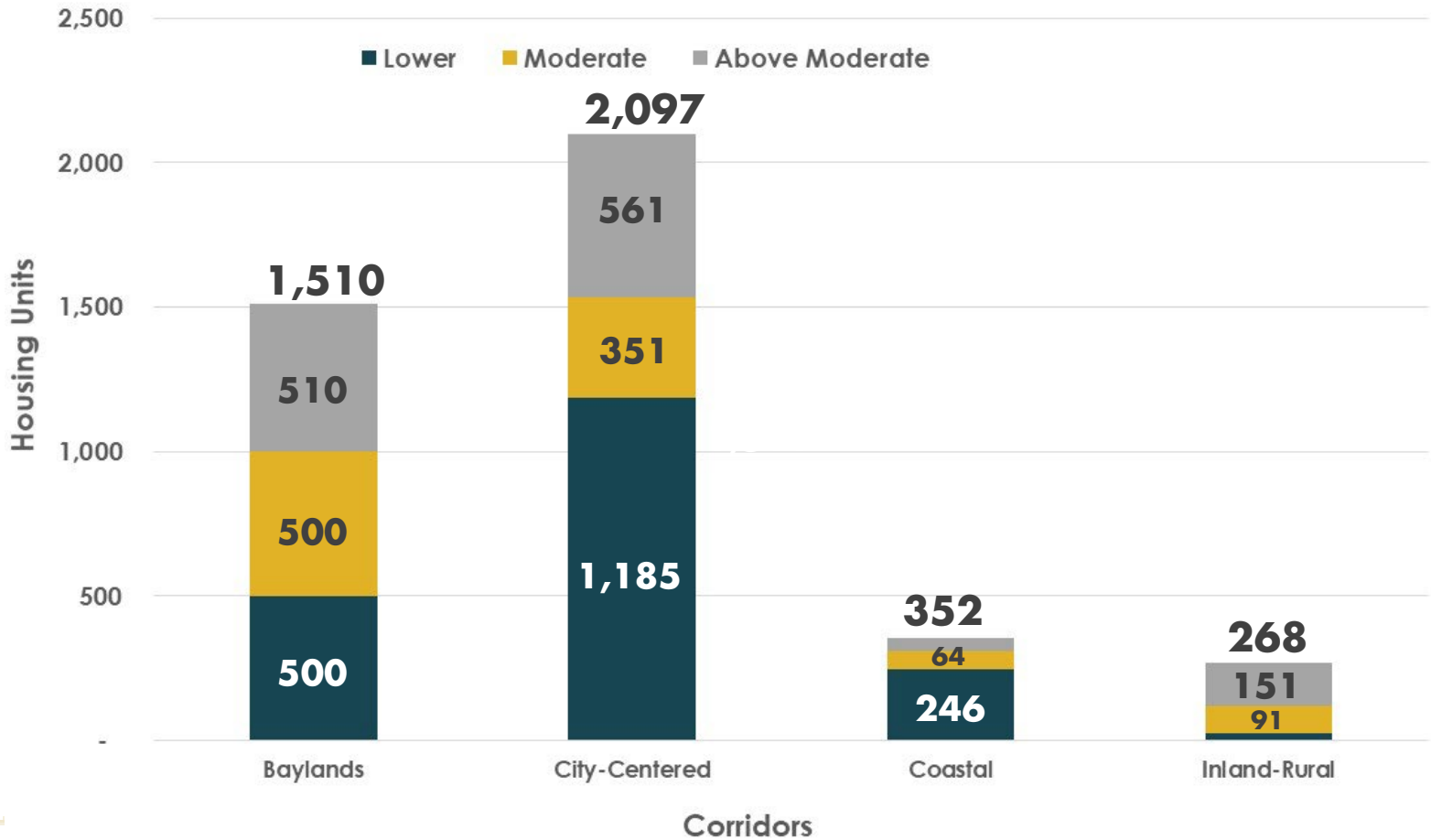
# Alternative 2: Environmental Hazards/Infill

## Board of Supervisor Districts



# Alternative 2: Environmental Hazards/Infill

## Corridors



# Alternative 2: Environmental Hazards/Infill

## Summary Table

	Lower	Moderate	Above Moderate	Total
<b>Alternative 2 Units</b>	1,957	1,006	1,264	<b>4,227</b>
<b>Accessory Dwelling Units</b>	154	77	26	<b>256</b>
<b>SB9 Units</b>	-	-	33	<b>33</b>
<b>Total</b>	<b>2,111</b>	<b>1,083</b>	<b>1,323</b>	<b>4,516</b>
<b>RHNA</b>	<b>1,734</b>	<b>512</b>	<b>1,323</b>	<b>3,569</b>
<b>Remaining</b>	+377	+571	-	<b>+947</b>
<b>Buffer</b>	+22%	+111%	0%	<b>+27%</b>



# Next Steps



# Next Steps

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- Respond to BOS and PC Comments
- Review and Consider Public Comments, including Those Received Today
- Continue Vetting of Sites, including Referring to Site-Specific Public Comments

# Questions and Comments

