Agenda

- 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

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?

- 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
Meetings, Workshops, and Surveys to Receive Input

Identify Potential Housing Sites/Land Use Changes and Identify Hazard Risk Areas/Solutions

Environmental Analysis

Draft Housing & Safety Elements and Zoning Amendments

Public Review, CALFIRE Review and State HCD Review

Planning Commission and Board of Supervisor Consideration

Public Input Timeline

- Fall 2021: Meetings, Workshops, and Surveys to Receive Input
- Winter 2021: Identify Potential Housing Sites/Land Use Changes and Identify Hazard Risk Areas/Solutions
- Winter ’21/ Spring ’22: Environmental Analysis
- Spring/Summer 2022: Draft Housing & Safety Elements and Zoning Amendments
- Summer 2022: Public Review, CALFIRE Review and State HCD Review
- Winter 2022: Planning Commission and Board of Supervisor Consideration
Achieving RHNA and Four Scenarios
Affirmatively Furthering Fair Housing (AFFH)

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

- 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

Marin County has 3.2% of the Bay Area RHNA total; and unincorporated Marin has 25% of Marin County RHNA total.
State Law Considerations

- Existing use on the site
- Realistic potential for recycling
  
  HCD review: site suitability

- Site size
- Development density
Sites Inventory: Assumptions

Density = Affordability

Above-Moderate Income

Moderate Income

Lower Income

Large Lot Single-Family

Duplex

Single-Family

Accessory Dwelling

Multifamily
Sites Inventory: Strategies

- Accessory Dwelling Units
- Approved/Proposed Projects (Credits)
- Vacant Residential Sites (Factor in Constraints)
- Publicly Owned Land
- Increase Densities in Residential Areas (Up Zoning)
- Rezoning of Commercial Sites (Mixed Use)
- Religious Institutions (excess parking areas)
- School Sites (excess site areas)
- Affordable Housing Conversion (Rehabilitation/Preservation)
Candidate Housing Sites
## Four Scenarios

<table>
<thead>
<tr>
<th>1. Ensure Countywide Distribution</th>
<th>2. Address Racial Equity and Historic Patterns of Segregation</th>
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</thead>
<tbody>
<tr>
<td>- Respond to housing needs of <strong>each community</strong> in unincorporated Marin</td>
<td>- Locate affordable housing in areas with access to resources</td>
</tr>
<tr>
<td>- Locate housing opportunities near infrastructure and services</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Encourage Infill and Redevelopment Opportunities</th>
<th>4. Consider Environmental Hazards</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Identify sites within <strong>existing communities</strong>, close to infrastructure and services</td>
<td>- Identify sites where technologies, materials, and building methods could <strong>mitigate environmental hazards</strong>.</td>
</tr>
<tr>
<td>- Accommodate housing on <strong>underutilized</strong>, marginal commercial and publicly-owned sites.</td>
<td>- Plan for sites that include <strong>adequate routes</strong> for hazard evacuation.</td>
</tr>
</tbody>
</table>

→ **Leverage Surplus Land**  
→ **Ensure robust public engagement around all sites**
Community Outreach and Public Comment
Community Outreach: Housing Needs August – December 2021

- 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

- 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

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

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

• **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

<table>
<thead>
<tr>
<th>District</th>
<th>Lower</th>
<th>Moderate</th>
<th>Above Moderate</th>
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<tr>
<td>1</td>
<td>672</td>
<td>226</td>
<td>336</td>
</tr>
<tr>
<td>2</td>
<td>470</td>
<td>228</td>
<td>250</td>
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<tr>
<td>3</td>
<td>609</td>
<td>110</td>
<td>61</td>
</tr>
<tr>
<td>4</td>
<td>790</td>
<td>220</td>
<td>366</td>
</tr>
<tr>
<td>5</td>
<td>802</td>
<td>186</td>
<td>366</td>
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Marin County Community Development Agency | www.MarinCounty.org/HousingSafetyElements
Alternative 1: Countywide Distribution

- **Corridors**
  - **Baylands**: 432 units
    - Lower: 150
    - Moderate: 222
  - **City-Centered**: 1,511 units
    - Lower: 1,187
    - Moderate: 215
  - **Coastal**: 374 units
    - Lower: 118
    - Moderate: 215
  - **Inland-Rural**: 302 units
    - Lower: 83
    - Moderate: 219

- **Total**: 2,742 units
  - Lower: 1,511
  - Moderate: 811
  - Above Moderate: 420
Alternative 1: Countywide Distribution

Summary Table

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

<table>
<thead>
<tr>
<th>Board of Supervisor Districts</th>
<th>Lower</th>
<th>Moderate</th>
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<tbody>
<tr>
<td>1</td>
<td>1,205</td>
<td>573</td>
<td>715</td>
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<tr>
<td>2</td>
<td>341</td>
<td>263</td>
<td>227</td>
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<tr>
<td>3</td>
<td>406</td>
<td>200</td>
<td>341</td>
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<tr>
<td>4</td>
<td>760</td>
<td>169</td>
<td>227</td>
</tr>
<tr>
<td>5</td>
<td>227</td>
<td>161</td>
<td>760</td>
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</tbody>
</table>
Alternative 2: Environmental Hazards/Infill

Corridors

Corridors

- Baylands
  - Lower: 500
  - Moderate: 510
  - Above Moderate: 1,510

- City-Centered
  - Lower: 500
  - Moderate: 351
  - Above Moderate: 2,097

- Coastal
  - Lower: 64
  - Moderate: 246
  - Above Moderate: 352

- Inland-Rural
  - Lower: 151
  - Moderate: 91
  - Above Moderate: 268
# Alternative 2: Environmental Hazards/Infill

## Summary Table

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

• 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