Housing & Safety Elements
Unincorporated Marin County
Community Workshop
September 22, 2021
Language Interpretation

**Interpretación de idiomas**

**Ngon ngu phien dich**

Select the globe icon to choose the language you want to listen to for this meeting.

**Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.**

**Nhan vao dau hieu qua dia cau de chon ngon ngu phien dich cho buoi hop.**

For Closed Captioning, select this option...

**Para subtítulos, seleccione esta opción...**

**Muon co phu de xin nhan vao day.**
Welcome & Introductions
Presenters and Facilitators

**County Staff**
Leelee Thomas (Housing)  
Jillian Zeiger (Housing)  
Aline Tanielian (Housing)  
Liz Darby (Housing)  
Leslie Lacko (Safety)  
Tammy Taylor

**Consultant Team – MIG/VTA**
Veronica Tam  
Barbara Beard  
Joan Chaplick  
Mark Hoffheimer  
Scott Davidson  
Laura Stetson  
Myrna Ortiz  
Ana Padilla
Agenda

• Agenda and meeting objectives
• Ground rules and opportunities for engagement
• What is the Housing Element?
  • Setting the Context - Housing in Unincorporated Marin
  • Q&A
  • Small Group Discussion & Report-outs
• What is the Safety Element?
  • Q&A
  • Large Group Discussion
• Next Steps and Closing Comments
Workshop Goals

- Inform the community about the planning process for preparing the Housing and Safety Elements
- Provide an opportunity for community members to share their issues and concerns
- Hear ideas and strategies for responding to these issues and concerns
- Share information about upcoming opportunities
Ground Rules

- **Respect others’ opinions** – We are gathering input and expect to hear multiple viewpoints.

- **Be respectful** when sharing comments in the chat or group sessions.

- Speak from your own perspective, do not make assumptions.

- **Provide input** when directed during the meeting.

- **One person speaks at a time.** Keep comments brief.

- **Technology happens** – Please be flexible and patient.

- **Please mute yourself** when you’re not speaking.

- **Share your video** so we can stay visually connected.

- Remember: This is just one meeting in a longer process.
Zoom Tools - Funciones de Zoom

On your Computer | En su computadora

On your Phone | En su teléfono móvil
Ways to Engage

When directed by the facilitator, you can:

• Respond to polling questions
• Submit your comments and questions in the chat
• Share your comments verbally in small group discussions
• Provide feedback in the chat for large group discussions
Polling Question #1

Where do you live?

- Unincorporated Marin County
- City within Marin County (*includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon*)
- I do not live in Marin County
Polling Question #2

For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in.

- West Marin
- Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- I do not live within unincorporated Marin County
- I don’t know
Polling Question #3

Do you work in Marin County?

- Yes
- No
- I do not work (retired, unemployed, other)
Polling Question #4

How long have you lived in Marin County?

- Less than 1 year
- 1-5 years
- 5-10 years
- 10+ years
- I do not live in Marin County
Polling Question #5

What is your housing situation?

- I own my home
- I rent my home
- I live with family/friends (I do not own nor rent)
- Do not currently have permanent housing
Polling Question #6

What is your age?

- Under 18
- 18-29
- 30-49
- 50-64
- 65+
Let’s test the chat

Provide one word you use to describe living in Marin County.

Place your response in the chat.
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:** January 2023
- Housing Element for Marin County only covers the unincorporated areas
Components of Housing Element

Housing Plan

Needs Assessment
- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Previous Accomplishments
Progress toward Implementing Previous Housing Element

Constraints to Housing Development
- Governmental
- Market
- Environmental
- Infrastructure

Resources and Sites Inventory
- Sites for all Income Levels
- Public / Private Partnerships
- Financial Resources

Affirmatively Furthering Fair Housing
- Five Categories of Analysis
- Existing Condition and Distribution of RHNA Sites
- Meaningful Actions
Marin County Today

262,321 total County residents
Unincorporated areas: 66,888 residents

- Median Age: 47 years
- Seniors: 22% (increased from 16% in 2010)
- Singles living alone: 27% of residents
- Families: 66% of households
- Large households (over 5 people)
  - 8% homeowners & 3% renters
- People with disabilities: 9% of residents
- Unhoused individuals: 172 people
Marin Population Changes Over Time, by Race/Ethnicity

Population by Race/ Ethnicity

Source: Marin Health & Human Services - 2010 Marin County Data Summary: County of Marin Demographic Profile
Existing Housing Stock in Unincorporated Marin County

- Single-Family Home: Detached: 76.8%
- Single-Family Home: Attached: 6.4%
- Multifamily Housing: Two to Four Units Building Type: 4.8%
- Multifamily Housing: Five-plus Units: 10%
- Mobile Homes: 2%

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin
Tenure in Unincorporated Marin County

- Owner Households: 72%
- Renter Households: 28%

Source: US Census Bureau ACS 5-year Data (2015-2019), Table B25003
What is Affordable Housing?

- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: When monthly housing costs (including utilities) exceed 30% of monthly income

16.5% of households spend 50% or more of their income on housing, while 18.9% spend 30% to 50%.

35.4% of households experience cost burden in unincorporated Marin County.

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin
### State Income Thresholds for Affordable Housing in Marin County

<table>
<thead>
<tr>
<th>Income Level</th>
<th>1-Person</th>
<th>2-Person</th>
<th>3-Person</th>
<th>4-Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-30% AMI</td>
<td>$38,400</td>
<td>$43,850</td>
<td>$49,350</td>
<td>$54,800</td>
</tr>
<tr>
<td>Very Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-50% AMI</td>
<td>$63,950</td>
<td>$73,100</td>
<td>$82,250</td>
<td>$91,350</td>
</tr>
<tr>
<td>Low</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>51-80% AMI</td>
<td>$102,450</td>
<td>$117,100</td>
<td>$131,750</td>
<td>$146,350</td>
</tr>
<tr>
<td>Moderate</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>81-120% AMI</td>
<td>$125,650</td>
<td>$143,600</td>
<td>$161,550</td>
<td>$179,500</td>
</tr>
<tr>
<td>Area Median Income</td>
<td>$104,700</td>
<td>$119,700</td>
<td>$134,650</td>
<td>$149,600</td>
</tr>
</tbody>
</table>

Source: CA HCD 2021 Income Limits
Affordable Housing in Marin County

Affordable housing = 30% of household income

Example:
$146,350 x 30% = $43,905 / 12 months

That is $3,658.75 per month for affordable housing cost

AMI = Area Median Income
Marin County AMI = $149,600 (family of 4)
Wage Scale in Marin County

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Annual Income</th>
<th>Monthly Income needed for Median Priced Home (Mortgage)</th>
</tr>
</thead>
<tbody>
<tr>
<td>REGISTERED NURSE</td>
<td>$149,200</td>
<td>$3,730</td>
</tr>
<tr>
<td>COMPUTER ENGINEER</td>
<td>$134,950</td>
<td>$3,374</td>
</tr>
<tr>
<td>FIREFIGHTER</td>
<td>$109,480</td>
<td>$2,737</td>
</tr>
<tr>
<td>ELEMENTARY SCHOOL TEACHER</td>
<td>$86,200</td>
<td>$2,155</td>
</tr>
<tr>
<td>LANDSCAPING WORKER</td>
<td>$45,160</td>
<td>$1,129</td>
</tr>
<tr>
<td>CHILD CARE WORKER</td>
<td>$38,090</td>
<td>$952</td>
</tr>
<tr>
<td>FAST FOOD COOK</td>
<td>$34,000</td>
<td>$850</td>
</tr>
</tbody>
</table>

What is the RHNA?

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

  - RHNA for **Bay Area region**: 441,176 housing units
    - Marin County has 3.2% of the Bay Area RHNA total. And unincorporated Marin has 25% of Marin County RHNA total.
  
  - RHNA for all of **Marin County**: 14,210
    - For **Unincorporated Marin County**: 3,569 housing units
## Draft RHNA by Income Group

### Number of units for each Income Group to meet RHNA for 2023-2031.

*The 2021 MFI for a family of four in Marin County is $149,600. Source: ABAG, 2021; CA HCD 2021 Income Limits

<table>
<thead>
<tr>
<th>Income Group</th>
<th>% of AMI</th>
<th>Unincorporated Marin County 2023-2031 RHNA</th>
<th>% Of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>&lt;50%</td>
<td>1,100</td>
<td>31%</td>
</tr>
<tr>
<td>Low</td>
<td>50-80%</td>
<td>634</td>
<td>18%</td>
</tr>
<tr>
<td>Moderate</td>
<td>80-120%</td>
<td>512</td>
<td>14%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>120% +</td>
<td>1,323</td>
<td>37%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>3,569</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: ABAG, 2021
Meeting the RHNA

- Approved housing and mixed-used projects as of June 2022
- Projects in the application pipeline
- Potential sites
  - Vacant sites
  - Underutilized sites that could be developed
  - Accessory dwelling units
  - Infill sites
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.
AFFH Analysis Structure

- **Five Categories of Analysis**
  - Fair Housing Enforcement and Outreach
  - Integration and Segregation Patterns and Trends
  - Racially and Ethnically Concentrated Areas of Poverty
  - Disparities in Access to Opportunities
  - Disproportionate Housing Needs (including displacement)

- **Existing Conditions and Distribution of RHNA Sites**

- **Meaningful Actions**
Questions

• Please submit your questions through the chat.
Breakout Rooms
Breakout Rooms – 20 minutes

• Each group has a facilitator and note-taker.
• Please be respectful of others and differing viewpoints.
• Use raise hands feature if you want to speak.
• Participants will be asked to share:
  • Their **issues and concerns** related to housing in unincorporated Marin County.
  • Their **ideas for meeting our housing needs**.
• Facilitator will provide highlights when we return to the larger group.
Group Reports

- Each facilitator will provide a 1-min summary of their group’s comments
- Notes from each group will be reviewed and added to the meeting summary
- **Reminder:** There will continue to be opportunities for input in the upcoming months
Safety Element Update
What is the Safety Element?

• The Safety Element contains the county’s plans to prepare for and protect the public from the harmful impacts of environmental hazards like wildfire, flooding, landslides, sea level rise, drought, and extreme heat.

• The policies are included in the Marin Countywide Plan.
Countywide Plan Elements

- **Built Environment Element**
- **Natural Systems & Agriculture Element**
- **Socioeconomic Element**

**Countywide Plan**
- Contains Safety Element Policies
- Contains Safety Element Policies
- Contains Safety Element Policies
Why update the Safety Element?

- Recent state law connects the update of the Housing Element with the update of the Safety Element.
- Updates focus on climate change and resiliency planning:
  - Sea level rise, wildfire hazard, and extreme weather events.
- Resilient community and resilient housing go hand in hand.
Developing the Safety Element

Process for Developing the Safety Element

1. Start with existing recent work done by the County.

2. Prepare Vulnerability Assessment

3. Develop Safety Element and implementation programs
Vulnerability Assessment

A vulnerability assessment identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.
Questions

• Please submit your questions through the chat.
Discussion & Digital Whiteboard
Discussion – 10 minutes

Discuss safety in the context of extreme weather and natural disasters.

- Issues & Concerns
- Solutions & Strategies

Please put your comments in the chat.
Next Steps
Upcoming Opportunities for Input

- Online and Print Survey
- Consider-It Discussion Tool
- More Community Workshops
Upcoming Opportunities for Input

Online and Print Survey
– To be launched in October

Consider-It Discussion Tool
– To be launched in October

Community Workshop #2
– Early November TBD

Joint Planning Commission / Board of Supervisors Meeting
– December 7, 2021
Get more information

Sign up for notification emails

www.MarínCounty.org/HousingSafetyElements
Meetings, Workshops and Surveys to Receive Input

Fall 2021

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

Winter 2021

Environmental Analysis (Safety & Housing Elements)

Winter '21/ Spring '22

Draft Housing & Safety Elements and Zoning Amendments

Spring/Summer 2022

Public Review, CALFIRE Review and State HCD Review

Summer 2022

Planning Commission and Board of Supervisor Consideration

Winter 2022
Closing Comments
Housing & Safety Elements
Unincorporated Marin County
Community Workshop
September 22, 2021
## Marin RHNA Allocations for 2023-2031

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>VERY LOW INCOME (&lt;50% of Area Median Income)</th>
<th>LOW INCOME (50-80% of Area Median Income)</th>
<th>MODERATE INCOME (80-120% of Area Median Income)</th>
<th>ABOVE MODERATE INCOME (&gt;120% of Area Median Income)</th>
<th>TOTAL</th>
</tr>
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<tbody>
<tr>
<td>MARIN COUNTY</td>
<td></td>
<td></td>
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<tr>
<td>Belvedere</td>
<td>49</td>
<td>28</td>
<td>23</td>
<td>60</td>
<td>160</td>
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<tr>
<td>Corte Madera</td>
<td>213</td>
<td>123</td>
<td>108</td>
<td>281</td>
<td>725</td>
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<td>Fairfax</td>
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<td>86</td>
<td>71</td>
<td>184</td>
<td>490</td>
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<td>Larkspur</td>
<td>291</td>
<td>168</td>
<td>145</td>
<td>375</td>
<td>979</td>
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<td>262</td>
<td>151</td>
<td>126</td>
<td>326</td>
<td>865</td>
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<tr>
<td>Novato</td>
<td>570</td>
<td>328</td>
<td>332</td>
<td>860</td>
<td>2,090</td>
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<tr>
<td>Ross</td>
<td>34</td>
<td>20</td>
<td>16</td>
<td>41</td>
<td>111</td>
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<td>San Anselmo</td>
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<td>145</td>
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<td>314</td>
<td>833</td>
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<tr>
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<td>492</td>
<td>521</td>
<td>1,350</td>
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<td>295</td>
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<td>193</td>
<td>110</td>
<td>93</td>
<td>243</td>
<td>639</td>
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<td>Unincorporated Marin</td>
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<td>634</td>
<td>512</td>
<td>1,323</td>
<td>3,569</td>
</tr>
</tbody>
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Source: ABAG Draft RHNA Methodology Report 2023-2031