# Table of Contents: Public Outreach Appendix

## Marin Housing and Safety Elements 2023-2031

1. Appendix Summary.............................................................................................................2
2. Promotion and Outreach Documentation
   a. Dedicated Webpage.......................................................................................................5
   b. Digital Atlas Webpage..................................................................................................7
   c. Social Media................................................................................................................8
   d. Flyers..........................................................................................................................18
   e. Postcard Mailer...........................................................................................................21
3. Community Workshops and Sites Road Shows.............................................................23
4. Focus Groups...................................................................................................................79
5. Survey
   a. Survey.......................................................................................................................83
   b. Findings.....................................................................................................................87
6. Consider It......................................................................................................................99
7. Comments
   a. Site Selection Process............................................................................................101
   b. Balancing Act..........................................................................................................156
   c. Emails......................................................................................................................170
Note: Due to public health restrictions on public gathering related to the Covid-19 pandemic, activities that required people to gather in person such as workshops, hearings, and focus groups were conducted on-line using Zoom video conferencing.

Activities listed in chronological order

<table>
<thead>
<tr>
<th>Activity</th>
<th>Time Period</th>
<th>Target Audience</th>
<th>Summary</th>
<th>Translation / Interpretation Provided</th>
<th>Results / Feedback</th>
<th>Participation Metrics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedicated webpage</td>
<td>Ongoing</td>
<td>All</td>
<td>Serves as significant outreach tool to publicize activities and host supporting documents</td>
<td>Spanish translation of key activities</td>
<td>Low-cost efficient way to communicate and host documents and on-line tools</td>
<td></td>
</tr>
<tr>
<td>County email notification service</td>
<td>Ongoing</td>
<td>All</td>
<td>Participants can sign-up to receive automatic notification when new materials are posted on website and when outreach activities are happening</td>
<td>Spanish translation of outreach activities</td>
<td>Participants received regular notifications through out process</td>
<td></td>
</tr>
<tr>
<td>Email and telephone communications with County staff</td>
<td>Ongoing</td>
<td>All</td>
<td>Throughout the process, County staff received comments and responded to questions through phone and email</td>
<td>Provided customized assistance to any requestor. Also, it provided an opportunity for those to comment without using any of the tools or participating in a workshop or hearing.</td>
<td>355 emails received related to sites</td>
<td></td>
</tr>
<tr>
<td>Social Media</td>
<td>Ongoing</td>
<td>All</td>
<td>County used Facebook, Next Door and related platforms to promote outreach activities</td>
<td>Spanish</td>
<td>Actively promoted workshops, hearings and digital surveys</td>
<td></td>
</tr>
<tr>
<td>Outreach Flyers</td>
<td>Before outreach activities</td>
<td>All</td>
<td>Flyers were posted at neighborhood hubs and bulletin boards</td>
<td>Spanish</td>
<td>Flyers helped to reached those who don’t use or don’t have access to technology</td>
<td></td>
</tr>
</tbody>
</table>
| Focus Groups with following groups:                                      | Aug - Sept 2021 | AFFH audiences: | Engaged CBOs who represent AFFH populations Recruited and screened residents who represented specific demographic groups that input was needed from | Qualitative information about housing needs, barriers and challenges. Participants also responded to questions related to emergency preparedness and concerns regarding natural hazards to inform the Safety Element. | - 17 CBO's Invited  
- 14 CBO's Attended Participating CBO's provide service to seniors, people with disabilities, low-income, and minority adults and families  
- 14 Resident Participants Recruitment Results: 8 were owners  
6 were owners  
4 said they speak a second language at home (3 Spanish, 1 Cantonese)  
Total household income before taxes  
2 selected Less than $25,000  
2 Preferred not to say  
County of Marin Employee Affinity Groups included:  
-MCOLE (Marin County Organization of Latino Employees)  
-COMAEA (County of Marin African-American Employees Association)  
-MAPLE (Marin Asian American Public Local Employees) |
| Community Workshop #1                                                    | Sept 22, 2021 | All | Focused on introducing the Housing Element. Also introduced the Safety Element | Spanish & Vietnamese  
-Spanish speakers were present but Zoom does not provide a count by language, We added the Language request question in registration as a result. | Initial feedback about issues and concerns | 176 registrants  
82 participantsPolling results:  
30 were owners  
16 were renters |
<p>| Marin County Housing and Safety Elements                                  | Monthly      | Represent All areas of unincorporate |  |  |  |</p>
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<tr>
<td>Stakeholder Committee</td>
<td></td>
<td>d County. Members also include: -Young adult under 24 -Older adults non-White groups, including Black/African American and American Indian/Native American -Without permanent housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postcard mailing</td>
<td>Nov 2021</td>
<td>All</td>
<td>Postcard mailed to 22,000 households to introduce the HE and promote outreach activities</td>
<td>Spanish &amp; Vietnamese (included QR code and directions in Spanish &amp; Vietnamese so recipient could get complete information in their preferred language.</td>
<td>The mailing served to reach households in a manner that didn't require technology and catch the attention of those who are on-line but were not aware of the process. The mailer also provided a phone contact for those who do not have access to or don't use online tools.</td>
<td>22,000 mailed</td>
</tr>
<tr>
<td>Community Workshop #2</td>
<td>Nov 22, 2021</td>
<td>All</td>
<td>Workshop focused on Safety Element and explained how the County would respond to natural hazards. These issues were prominent in comments received related to and informed the housing element.</td>
<td>Spanish &amp; Vietnamese -4 registrants requested Spanish</td>
<td>County received substantial input on participant issues and concerns.</td>
<td>84 registrants 31 participants Polling: 10 were homeowners 5 were renters</td>
</tr>
<tr>
<td>Joint Session / Board of Supervisors &amp; Planning Commission</td>
<td>Dec 7, 2021</td>
<td>All</td>
<td>Presented HE, RHNA numbers and initial outreach findings</td>
<td>Spanish</td>
<td>BOS/PC input yielded guiding principles that were used to inform the identification of potential sites.</td>
<td></td>
</tr>
<tr>
<td>Consider-it Forum</td>
<td>Nov - Dec 2021</td>
<td>All</td>
<td>Collected input about people’s safety concerns and preparedness for responding to natural hazards and extreme weather.</td>
<td>Included translation option through Google translate</td>
<td>Many concerns about limited housing were linked to safety issues such as emergency evacuations. Input validated and further described the concerns people expressed during HE events</td>
<td></td>
</tr>
<tr>
<td>Digital Housing Needs Survey</td>
<td>Oct - Dec 2021</td>
<td>All</td>
<td>Collected input about housing needs</td>
<td>Spanish translation and outreach</td>
<td>Brief survey was designed to collect input on housing needs and collect input with those with limited time to participate.</td>
<td>626 responses in English 22 responses in Spanish</td>
</tr>
<tr>
<td>Print version of Housing Needs Survey</td>
<td>Oct - Dec 2021</td>
<td>-Seniors -People with disabilities -Paratransit users -Low-income &amp; without digital access</td>
<td>Collected input about housing needs. Surveys were distributed through community groups with the largest distribution achieved by a paratransit provider. County staff also attended several in-person events to share and discuss the survey.</td>
<td>Spanish translation and outreach. Paper surveys were distributed by a paratransit provider which helped reach people with disabilities</td>
<td>Brief survey was designed to collect input on housing needs and collect input with those with limited time to participate and no access to technology.</td>
<td>102 responses in English 68 responses in Spanish</td>
</tr>
<tr>
<td>Public Hearing - CEQA Scoping Meeting</td>
<td>Jan 11, 2022</td>
<td>All</td>
<td>Provided opportunity to comment on scope of environmental document.</td>
<td></td>
<td>Received comments to inform scoping</td>
<td>16 participants</td>
</tr>
<tr>
<td>Sites Road Shows</td>
<td>Jan - Feb 2022</td>
<td>All</td>
<td>Presented “roadshow” of Housing Element information and sites to multiple neighborhoods, including: - Kentfield (Kentfield Planning Advisory Board meeting) - Tamalpais Valley (Tamalpais Valley Design Review Board) - Strawberry (Strawberry Design Review Board) - Lucas Valley and Marinwood</td>
<td>Spanish Interpretation provides at West Marin, Santa Veneta/Los Ranchito, Unincorporated Novato and Marin City Road Shows</td>
<td>Along with introducing BA as a tool, participants were given multiple options to provide comments. The Road Shows allowed participants to ask questions and comment on sites in their specific geographic area.</td>
<td>460 participants</td>
</tr>
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| Community Workshop #3 | Jan 20, 2022 | All | - Informed the community about the planning process for achieving County housing goals and the Site Selection Process  
- Provided an opportunity for participants to share their input on the site selection process.  
- Introduced digital tool used to receive input on specific sites. | Spanish, Streamed to Youtube  
- 5 Registrants requested Spanish | Introduced potential housing sites and described the process that would be used to narrow the sites to achieve the RHNA goal. | 209 registrants  
103 participants  
Polling:  
60 were homeowners  
8 were renters |
| Joint Session / Board of Supervisors & Planning Commission | Mar 1, 2022 | All | Presented initial sites and scenarios based on guiding principles, technical analysis and public input. | Spanish | Process started with the identification of sites that would far exceed the RHNA to allow for substantial community input. | More than 40 people made public comments |
| Joint Session / Board of Supervisors & Planning Commission | Mar 15, 2022 | All | Presented revised scenarios for BOS/PC consideration and public input. | Spanish | BOS/PC provided input on preferred BOS/PC members and public provided additional feedback to inform refinements. | |
| Balancing Act (BA) | Feb-March 2022 | All | BA Platform Open for Input | Spanish | Received input on preferred housing sites to meet the RHNA | 2,925 page views  
143 completed submittals |
| Balancing Act Office Hours | Mar 2022 | All | Staff provided on-line evening office hours to assist people who needed help with BA. Office hours were promoted during the Road Shows along with the channels used to promote BA | | Provided assistance to anyone needing help with the BA platform | |
| Digital Atlas | March 2022 | All | County produced a digital mapping tool, the Atlas, that provided information about community demographics and natural hazards - which were key concerns identified in many of the comments received. | Included translation option through Google translate | Provided more detailed information for people to consider as they comment on potential housing sites. Participants could also submit site comments using the Atlas. | |
| Community Workshop #4 | Mar 29, 2022 | All | Described the role that policies and programs play in the HE. Solicited input on policy topics including tenant protections and programs to serve special populations including farmworkers, seniors and people with disabilities | Spanish | | 181 registrants  
112 participants  
Polling:  
58 were homeowners  
13 were renters |
| Community Workshop #5 | April 5, 2022 | All | Provide an overview of the Safety Element update process. Discuss new climate change and resiliency planning goals and policies. Present key issues and policies for discussion | Spanish | | 55 registrants  
32 participants  
Polling:  
16 were homeowners  
2 were renters |
| Joint Session / Board of Supervisors & Planning Commission | April 12, 2022 | All | Part 1: Received direction on sites included in HE.  
Part 2: Received direction on policies and programs | Spanish | Input informed list of sites for use in the environmental impact analysis. | |
**Candidate Housing Sites**

The Candidate Housing Sites map identifies potential sites to accommodate new housing units across all income levels for the eight-year planning period of 2023 to 2031. Most candidate housing sites are vacant or sparsely developed, and are zoned for residential, commercial, or mixed-use development. The zoning on select parcels may be changed to allow for higher development densities necessary to accommodate affordable housing. This selection of the approximately 150 candidate housing sites was based on existing uses and site and environmental constraints (e.g., slopes, access, hazards, infrastructure, biological resources).
Facebook posts

Marin County Government  September 2, 2021

The County is preparing to update a long-term plan to meet housing needs and plan for public safety in the unincorporated areas of the county. Public feedback will be a key component of the plan’s development. There’s an online workshop all set for September 22. Join us! https://www.marincounty.org/.../cda-housingsafetyelements...

Shape the future of housing and plan for climate change in your community.

Join us for an online community meeting on September 22, 2021.

Join the County of Marin for an interactive online, solution-oriented community meeting to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on Wednesday September 22, 2021 from 6:00-8:00 P.M. There will be live Spanish translation.

Register for this meeting at https://tinyurl.com/MarinHousingandSafetyRSVP or scan this QR code:

www.MarinCounty.org/HousingSafetyElements

For disability accommodations please phone (415) 473-7209 (voice), CA Relay 711, or e-mail HousingElements@MarinCounty.org at least five business days in advance of the event. The CoC will do its best to fulfill requests received with less than five business days’ notice. Copies of documents are available in alternative forms, upon request.

Marin County Government  September 15, 2021

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This will be the first in a series of community workshops that will be scheduled throughout the planning process. Topics for discussion include:

- Housing needs and conditions, especially for low and moderate-income housing
- Climate ch... See more

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https://www.marincounty.org/registra-en-linea-conozca-mas-acerca-de-la-expansión-del-plan-de-seguridad-y-vivienda-marin

Únase a nosotros en una reunión comunitaria e interactiva en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea, orientada a soluciones, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p.m. Habrá traducción al español en vivo.

Regístrese aquí o escanee este código QR:

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www.MarinCounty.org/HousingSafetyElements
Facebook posts

Marin County Government
October 26, 2021
Share your opinion to shape the future of housing and climate resilience in your community. The County of Marin is in the process of updating the Housing and Safety Elements of the Countywide Plan (the County’s General Plan). The Countywide Plan serves as the guiding vision for the future of unincorporated Marin. Use the County’s jurisdiction look-up tool to determine if you live in a city or town or the unincorporated area.

- Short survey: https://www.surveymonkey.com/r/... See more

We want to hear from you! ¡Queremos escuchar su opinión! Chúng tôi muốn nghe ý kiến của bạn!

See how the average temperature in your area is changing.
Explore Climate Science Info

Marin County Government
November 29, 2021
Where should #MarinCounty plan for more housing in the future? We need to plan for the unincorporated sections of the county over the next decade or so. Planners will seek guidance from a joint session of the Planning Commissioners and Board of Supervisors on December 7 about the guiding principles for the site selection process coming up next year.
https://www.marincounty.org/.../cda-housingprinciples-112921
Facebook posts

Marin County Government
January 12

How would you like to help us strategize about potential new housing locations in the unincorporated sections of #MarinCounty? It’s a big job coming up. Here’s your invitation.
Meeting is 1/20.
https://www.marincounty.org/.../housing-and-safety-elements

Marin County Government
April 7

On Tuesday April 12th, the Board of Supervisors and Planning Commission will meet on two Housing Element related items:
2:00pm Housing programs and policies: The Board and Commission will review and provide feedback on staff recommendation for programs and policies in the Housing Element. You can review the board packet for this item for more information. Additional information is available on the County’s Housing and Safety Elements Programs and Policies webpage.
5:00pm "Shaping the future of housing and plan for climate change in your community."
Marin County Government
April 15, 2019

After accepting more input about long-term housing plans for Marin County’s unincorporated areas, the Marin County Community Development Agency (CD&A) is submitting a list of properties to a consulting firm to begin environmental analysis to identify the best pieces for future housing. A joint session of the Board and Planning Commission is tentatively set for June 14 for a public review of the programs and policies portion of the Housing Element Update in August, a draft of... See more
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Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión **comunitaria e interactiva en línea, orientada a soluciones**, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

**Registrarse aquí**
https://tinyurl.com/MarinHousing andSafetyRSVP

o escanea este código QR:

www.MarinCounty.org/HousingSafetyElements

Para adaptaciones por discapacidad, por favor llame a (415) 473-7309 (Voz), Servicio de Retransmisión de CA 711, o envíe un correo electrónico a HousingElement@MarinCounty.org al menos con cinco días hábiles de anticipación al evento. El Condado hará su mejor esfuerzo para satisfacer las solicitudes recibidas con menos de cinco días hábiles de antelación. Hay copias de los documentos disponibles en formatos alternativos, previa solicitud.
Định hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hậu trong công đồng quỹ vĩ.

Tham gia cuộc họp công đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp công đồng từng tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo công đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.

Đăng ký ở đây:
https://tinyurl.com/MarinHousing andSafetyRSVP
hoặc quét mã QR này:
www.MarinCounty.org/HousingSafetyElements

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quan hệ sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hon năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thực thay thế, theo yêu cầu của quý vị.
Join us for an online community meeting on September 22, 2021.

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Determine el futuro de las vivenidas y haga planes para el cambio climático en su comunidad.

Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea, orientada a soluciones, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

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Đính hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hậu trong công động quy vị.

Tham gia cuộc họp công động trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp công động tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cấp nhất về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo công động sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.

Đăng ký ở đây https://tinyurl.com/MarinHousing
andSafetyRSVP hoặc quét mã QR này:
www.MarinCounty.org/HousingSafetyElements

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giong nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quan hệ sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thực thay thế, theo yêu cầu của quý vị.
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Topics for discussion include:
- **Housing needs and conditions**, especially for low and moderate-income housing
- **Climate change adaptation measures**, including wildfire, sea level rise, and flooding concerns

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

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Visit [www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements) and subscribe to this page to receive the latest developments

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Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.

Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea, orientada a soluciones, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

Los temas de discusión incluyen:
- **Necesidades y condiciones de vivienda**, especialmente para grupos familiares de ingresos bajos y moderados
- **Medidas de adaptación al cambio climático**, incluyendo los incendios forestales, el aumento del nivel del mar y las inundaciones

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

**Registrarse aquí:** [https://tinyurl.com/MarinHousingandSafetyRSVP](https://tinyurl.com/MarinHousingandSafetyRSVP)

Visite [www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements) y suscríbase a esta página para recibir las últimas novedades

Para adaptaciones por discapacidad, por favor llame a (415) 473-7309 (Voz), Servicio de Retransmisión de CA 711, o envíe un correo electrónico a HousingElement@MarinCounty.org al menos con cinco días hábiles de anticipación al evento. El Condado hará su mejor esfuerzo para satisfacer las solicitudes recibidas con menos de cinco días hábiles de antelación. Hay copias de los documentos disponibles en formatos alternativos, previa solicitud.
Định hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hậu trong cộng đồng quý vị.

Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp cộng đồng trực tuyến tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Các chủ đề thảo luận bao gồm:
- Điều kiện và nhu cầu nhà ở, đặc biệt là nhà ở dành cho người có thu nhập thấp và trung bình
- Biến pháp thích ứng với biến đổi khí hậu, bao gồm các mối lo ngại về cháy rừng, mực nước biển dâng và lũ lụt

Cuộc họp sẽ diễn ra trên Zoom vào Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.

Đăng ký &DAY: https://tinyurl.com/MarinHousingandSafetyRSVP

Vui lòng truy cập www.MarinCounty.org/HousingSafetyElements và đăng ký trang này để nhận thông tin về những diễn biến mới nhất.

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quan hệ sẽ cố gắng hết sức để đáp ứng các yêu cầu it hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng th carácter, theo yêu cầu của quý vị.
Share your opinion to shape the future of housing and climate resilience in your community.

The County is in the process of updating the **Housing and Safety Elements** of the Countywide Plan (the County’s General Plan). The Countywide Plan serves as the guiding vision for the future of unincorporated Marin.

We want to hear from you!

**Short Survey**
Scan this QR code to access the survey.

**Consider-It Discussion Forum**
An online forum to share reactions and opinions to statements provided by the County.

**Interactive Atlas**
An interactive map to examine demographic data and local hazards.

**Upcoming Meetings**
November 15, 2021: Community Workshop #2 (out of 5)
December 7, 2021: Board of Supervisors/Planning Commission meeting

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Acceda a esta información en **español** escaneando este código QR con la cámara de su teléfono.

Truy cập thông tin này bằng **tiếng Việt** bằng cách quét mã QR này qua máy ảnh điện thoại.
Visit www.MarinCounty.org/HousingSafetyElements for more information and to access the survey, discussion forum, interactive map, and to register for meetings. Scan the QR code above with your phone’s camera to access the website.

Questions? Contact staff by email at HousingElement@MarinCounty.org or by phone at (415) 473-7309.
**Community Workshop Links**

**Community Workshop #1 (September 22, 2021): Housing Element Overview**
- Español: Presentación[PDF] | Video[External] | Preguntas y respuestas[PDF]
- Tiếng Việt: Bài thuyết trình[PDF] | Video[External] | Hỏi & Đáp[PDF]

**Community Workshop #2 (November 15, 2021): Safety Element Overview**
- English: Presentation[PDF] | Video[External]
- Español: Presentación[PDF] | Video[External]
- Tiếng Việt: Bài thuyết trình[PDF] | Video[External]

**Community Workshop #3 (January 20, 2022): Housing Element Sites**
- English: Presentation[PDF] | Video[External]
- Español: Presentación[PDF] | Video[External]

**Community Workshop #4 (March 29, 2022): Housing Element Programs & Policies**
- Español: Presentación (estará disponible pronto) | Video[External]

**Community Workshop (March 31, 2022): Additional Housing Sites Under Consideration**
- English: Presentation[PDF] | Video[External] | List of additional sites under consideration[PDF]

**Community Workshop #5 (April 5, 2022): Safety Element Programs & Policies**
- Register here / Registrarse aquí
Introduction
In mid-2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the first workshop held to engage the community in this project. The website, https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements, contains more information about the project and its upcoming activities.

Workshop Purpose and Format
On Wednesday, September 22, 2021, the County of Marin and its consultants, MIG, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements and collect initial input on their issues, concerns and potential solutions. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County’s email notifications from the website. One hundred and seventy-six (176) people registered for the event and eighty-two (82) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County’s project team. The workshop was highly interactive and included live polls, language interpretation in two other languages (Spanish and Vietnamese), small group discussions documented in real-time using a google sheet, and a larger discussion documented in real-time using a digital whiteboard tool. Participants could submit comments and questions throughout the meeting using the “Chat” feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Introduction of the Housing Element:** Participants received a brief overview of the housing element’s purpose and requirements. Participants were also asked to share a word in the chat that described Marin County and respond to six demographic questions.
Following the presentations, participants were randomly assigned to seven small groups. Each group had a facilitator and note taker, six groups were facilitated in English and the seventh group was facilitated in Spanish. Participants were invited to share issues and concerns, strategies and solutions, and questions. At the end of the discussion, all participants returned to the larger group where the facilitator from each group shared some of the highlights of the discussions.

- **Introduction of the Safety Element:** Participants received a brief overview of the safety element’s purpose and requirements. In a large group discussion, participants were invited to share their issues and concerns, strategies and solutions, and questions using the chat feature. The presenters responded to questions and participant feedback was noted on a digital whiteboard that was shared with the larger group.

- **Public Comment:** Participants were provided an opportunity to verbally share any comments near the end of the meeting during the public comment period.

- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities.

### Results from the Engagement Activities

The workshop opened with an open-end question and six polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

**Question 1 - Where do you live? N:40**

- 37.5% - Unincorporated Marin County
- 50.0% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)
- 12.5% - I do not live in Marin County

**Question 2 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:34**

- 17.6% - West Marin
- 14.7% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 2.9% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 17.6% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 5.9% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 41.2% - I do not live within unincorporated Marin County
- 0.0% - I don’t know

**Question 3 - Do you work in Marin County? N:48**

- 31.3% - Yes
16.7% - No
52.1% - I do not work (retired, unemployed, other)

**Question 4 - How long have you lived in Marin County? N:46**

- 0.0% - Less than 1 year
- 6.5% - 1-5 years
- 2.2% - 5-10 years
- 82.6% - 10 + years
- 8.7% - I do not live in Marin County

**Question 5 - What is your housing situation? N:50**

- 60.0% - I own my home
- 32.0% - I rent my home
- 4.0% - I live with family/friends (I do not own nor rent)
- 4.0% - Do not currently have permanent housing

**Question 6 - What is your age? N:47**

- 0.0% - Under 18
- 10.6% - 18-29
- 19.1% - 30-49
- 36.2% - 50-64
- 34% - 65+

**Question 7 - Provide one word you use to describe living in Marin County.** Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with number of mentions noted in parens.

- Beautiful
- Bendecida (Blessed)
- Blessed
- Cara (Expensive)/ Muy cara (Very Expensive)
- Community (2)
- Daunting
- Desigualdades (Inequitable)
- Entitled
- Expensive (6)
- Family
- Grateful
- Inequity
- Lovely
- Majestic
- Nature (4)
- Neoliberal
- Nice
- Not diverse
- Peaceful (3)
- Privileged
- Racist (2)
- Relaxed
- Stressful
- Traffic
- Unique
- White

**Summary of Comments Received For The Housing Elements**
Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the key themes for the seven
break out groups that surfaced during the discussion. A full transcription of the breakout notes from each group is attached.

**Issues & Concerns**
- **Housing being too expensive:**
  - Wages are too low / jobs don't pay enough.
  - Rent goes up but wages don’t
  - Expensive for those living in designated affordable housing units.
  - Many need multiple jobs to pay rent.
  - Single parents, seniors, people with extraneous circumstances need more support.
  - There are sometimes up to seven people living in one unit or multiple families in one unit.
  - There is over crowdedness and units’ conditions are not great - not well maintained.
- **Many have also experienced discrimination**
  - How is the county preparing to meet the needs of Latinos?
  - They are a growing population group, and we need to consider how we support undocumented / immigrant residents who have additional barriers to accessing housing.
  - Racial and income equity.
    - Denied housing for resolved issues
    - Long process to apply then get denied
    - Stigma to terminology: Affordable housing
    - Nimbyism and lack of political will
- **Capacity**
  - Housing and affordable housing is in short supply
  - Access to evacuation routes and resources
  - Infrastructure:
    - Access to water, public transportation, power and cell service
    - Limitations with septic systems, traffic, displacement,
  - The quality of the housing conditions aren’t good
  - Hazard risk: earthquake, flooding, fires, sea level rise, etc.

**Ideas & Solutions**
- **Build housing**
  - Identify sites that are strategic (walkable, smart siting for the different categories, senior, low-income, work-force, and at different income levels.)
  - More guidance and support for a faster development/ design review process for all housing projects
  - Allow more tiny homes, ADUs, mixed use, and more creative solutions
  - Gives priority to essential workers.
  - Establish funding channel
- **Work more closely with BIPOC/Latino communities.**
- Develop home ownership programs, rent to own programs, housing lottery, etc.
- Home matching
- Work with developers so they are encouraged to build in Marin.
  - Work with BIPOC, non-profit, and community organizations.
  - Develop multi-family, affordable and sustainable housing options.
  - Increase the capacity for affordable housing within multifamily projects.
- More education and awareness so more people understand why we need to build more housing, there is a lot of push back on new affordable housing developments and programs like Homekey.

Summary of Comments Received for the Safety Elements
Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high level summary of the key themes from the large group discussion. The notes from the digital white board are attached at the end of the document.

Issues & Concerns
- Earthquakes, sea level rise, drought, flooding, wildfires, power outages, and reliable cell service
- Update emergency materials and resources, marsh restoration
- Considerations for evacuation routes and procedures, access and safety to food during emergencies, alert systems, homeless population, accessible permitting and LEED.
- Area of concern is Canal Area

Ideas & Solutions
- Emergency Planning: emergency go bags, plan for the sick and at risk population, creative alert systems (sirens, text message, Comcast wire based), use hotels for shelters, and identify alternative evacuation routes.
- High tech and low tech solutions: fire resistant materials, building updates, solar power.
- Map where there is cell service
- Multilingual resources and meeting
- Integrating higher densities, tiny homes, more EV Charging, climate change adaption and changes for equity.

Next Steps
The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.
<table>
<thead>
<tr>
<th>Issues and Concerns</th>
<th>Strategies and solutions</th>
<th>Questions &amp; Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>racial and income equity - how to offer ADUs to lower income households at below market rate. What are the incentives</td>
<td>County has ADU program to incentivize. HA has a landlord partnership program. Need to beef up incentive</td>
<td>N/A</td>
</tr>
<tr>
<td>Expense associated in providing ADU - took 2 years to build the ADU and cost of construction. Design review also an issue. Originally told it could be fasttracked but live in a design review neighborhood. Neighbor objections led to increased design review standards</td>
<td>Tiny homes; and more ADUs, allow to build over garage; provide rebates; form a community group to share experience</td>
<td></td>
</tr>
<tr>
<td>In Marin City - HA to tear down public housing to build skyscraper housing. This strategic would eliminate Black persons living in Marin County. Black population dwindled to nothing</td>
<td>Lucas Valley - open space</td>
<td></td>
</tr>
<tr>
<td>How do you determine where the housing is to be planned? who has the final say? Marin City - already living in a congested area</td>
<td>Rent to own option; county has a lottery to provide ownership opportunity</td>
<td></td>
</tr>
<tr>
<td>Affordability - not sustainable even with a two-income family</td>
<td>housing on top of retail/multi purpose space as a solution</td>
<td></td>
</tr>
<tr>
<td>Environmental factors that exist in the community - Marin City - high fire hazards, flooding, and infrastructure issues. Need to combat discriminatory practice to force more housing in Marin City</td>
<td>1) allow tiny houses 2) end design review and go by building codes 3) allow ADU built over garages 4) provide rebates (we were told we were going to get rebates but DID NOT) 5) County should tell property owners what they should do to be able to build an ADU - rather than just shoot down every plan 6) form and support a community group of</td>
<td></td>
</tr>
</tbody>
</table>
property owners interested in ADUs so we can share what worked and what didn’t, we learned a lot and are willing to share our lessons 7) educate our communities about the trade-off for more dense housing development is the positive preservation of the Greenbelt

Breakout Room 2

<table>
<thead>
<tr>
<th>Issues and Concerns</th>
<th>Strategies and solutions</th>
<th>Questions &amp; Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adu permitting process is arduous</td>
<td>County provide equity dollars to make rent more feasible in interim as County works to make more housing units available</td>
<td>how will we find a way to follow original County Plan?</td>
</tr>
<tr>
<td>Issue of addressing septic for ADUs in West Marin</td>
<td>go forward with changing minds about creating housing: social issue, justice issue, economic issue. Something we all need to step up to tackle.</td>
<td>SB 35 not written up for communities like Marin City, which has done its part for providing low income housing.</td>
</tr>
<tr>
<td>Rental property managers seek to procure high rents, often asking renters to demonstrate they make twice the rent amount in order to qualify for the rental unit</td>
<td>need to talk about these issues and come to a place of embracing development and transit</td>
<td></td>
</tr>
<tr>
<td>City of Sausalito and neighboring communities appealing RHNA numbers. Very problematic saying &quot;no&quot; early in process</td>
<td>Need high density to pay for open space assets we value in Marin (x2)</td>
<td></td>
</tr>
<tr>
<td>intersection of environmental justice, environmentalism, and social justice: development seen as negative by environmental leftists who then push against development</td>
<td>County plan could transparently highlight areas that could be developed--- highlight open spaces that could be turned into developments</td>
<td></td>
</tr>
<tr>
<td>Concern over County's RHNA appeal letter citing agricultural lands as reason County couldn't meet housing goals. Sense that County is subsidizing ranchers</td>
<td>County could work out agreements with ranchers to set aside acres for housing on ranch properties.</td>
<td></td>
</tr>
</tbody>
</table>
and placing value on ranches over people/housing needs.

If County is really serious about creating more housing, County needs to identify acreages of possible sites and carry through a public process.

County should work hard to identify areas outside of Marin City to do their part, areas that SB 35 is directed toward who have not provided affordable housing.

Need safeguards to ensure housing stock does not shift from affordable unit (by intent) to non-affordable (in practice).

Build multi-family units. Build higher. Embrace density.

Consider Petaluma Tomales Road for more housing, while recognizing that other development comes with housing and requires careful balance.

### Breakout Room 3

<table>
<thead>
<tr>
<th>Issues and Concerns</th>
<th>Strategies and solutions</th>
<th>Questions &amp; Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bad Experiences: Search for housing, encountered discrimination and were unable to live in their own community. Had to report to fair housing. Need to do something to stop discrimination. 10 year waiting period. Completed affordable housing paperwork, a five hour process. Then denied for past accounts that had been resolved. Needs: education, cultural shift, and less red tape.</td>
<td>Cultural shift needed. Must change political climate. Elect people that make it a priority. Allow in lieu fees. Former 20% inclusionary percentage when large unit built 20% set aside for affordable units. Now 10%?</td>
<td>Why is it that liberals become very conservative around affordable housing. Property value fear.</td>
</tr>
<tr>
<td>Stigma: The term &quot;affordable housing&quot; conjurs negative</td>
<td>If we are never going to get housing built on areas designated in CWP then let's do</td>
<td></td>
</tr>
</tbody>
</table>
response. Terminology problem that should be changed. | something meaningful to ensure housing is built. More actionable programs.
---|---
Political Will: Lack of political will to get affordable housing done. | Rezoning
Racism: noted by realtor, resident, CLAM rep. Land use and zoning, NIMBYism, large parcel in Pt Reyes Station that's difficult to subdivide to allow additional units. | 
COVID has made housing situation worse and also helped many realize just how much space they do or don't need. | 
Without affordable housing you won't have workers in Marin. | 
825 Drake was supposed to be for affordable housing: 74 housing units with only 20 parking spaces. Apartments need external entrances rather than entrance by interior hallways? From 74 units only 7 required affordable housing. Negative impacts to nearby residences. | 
Red Tape: Developers don't want to work in Marin bc it takes too much time to get entitled. High housing costs. | 

### Breakout Room 4

<table>
<thead>
<tr>
<th>Issues and Concerns</th>
<th>Strategies and solutions</th>
<th>Questions &amp; Additional Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3600 units is not meaningful - need to parse out to geographic areas. Few parcels in San Geronimo Valley; would need to and should revisit issues that have already been decided on in the past (streams, fish habitat, parking, erosion, septic systems, etc.); ADUs could work</td>
<td>home matching, so folks can rent out rooms - provides affordable housing</td>
<td>Any provisions for accommodating mobile homes, rv/s, etc. - folks living in vehicles?</td>
</tr>
<tr>
<td>Issues and Concerns</td>
<td>Strategies and solutions</td>
<td>Questions &amp; Additional Comments</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Balinas - many issues - septic; septic handling ADU an issue</td>
<td>Accommodate mobile homes, RV's, those living in vehicles</td>
<td></td>
</tr>
<tr>
<td>social security incomes does not cover housing costs - issue of affordability</td>
<td>for substantial housing, need to unpack code - composting, greywater systems, transportation systems, etc. - consider new set of priorities</td>
<td></td>
</tr>
<tr>
<td>Displacement from sea level rise and wildfires - need areas for those displaced from environmental hazards;</td>
<td>Revist ideas that have been decided in the past, e.g. streams, fish habitats, parking, etc.</td>
<td></td>
</tr>
<tr>
<td>concerns about infrastructure capacity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>concerns about traffic and accommodataion of traffic</td>
<td></td>
<td></td>
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<tr>
<td>water and fire challenges</td>
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</tbody>
</table>

**Breakout Room 5**

Not alot of programs that help people to afford homeownership over the long term  
County review gallons per bedroom for septic design. Estimate is very high.

County needs to focus on very low income people.
Development seems aimed at moderate income people  
tenants in common is a way to own property together without doing a lot split and getting more people in home ownership

Reparations for Golden Gate Village.

County should look at programs to get people into home ownership. decomotize homes - prevent investor owned.
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>CWP encourages annexation of lands for intensification of use, especially lands that are next to the Town of San Ansemlo. Puts a large burden on smaller town staff.</td>
<td>Change policies to not allow up-zoning of properties right next to small towns.</td>
<td></td>
</tr>
<tr>
<td>Changes culture of smaller towns. High density housing impacts on our psyche. Cultural impacts and overburdened infrastructure.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>High density of housing in Canal area created issues during COVID. Expensive rents. Most people had to work in the public during COVID and the disease spread. Affordable housing options need to be increased. High density needs to be planned correctly so that it prevents over-crowding.</td>
<td>Larger units so that people aren't so cramped.</td>
<td></td>
</tr>
<tr>
<td>Finding sites that are walkable, flat area for development. Site locations need to be carefully selected. Getting appropriate builders to build the sites. Builder is able to come in under SB35 and build without local input.</td>
<td>Non-profits need to be involved in selecting sites. Smart siting for the different categories, senior, low-income, work-force, and at different income levels. Beyond the siting, what actually occurs and what we can provide for incentives to get the type of housing that we'd like to see.</td>
<td></td>
</tr>
<tr>
<td>Retention of existing housing stock. New construction and the generation of new units to meet targets. Modification of existing stock. Having various housing options. Through remodels, houses are getting bigger and bigger. Larger multi-family units is very much needed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Issues and Concerns / Sus inquietudes y problemas</td>
<td>Strategies and solutions / Sus ideas para estrategias y soluciones</td>
<td>Questions &amp; Additional Comments / Preguntas</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>---------------------------------------------------------------</td>
<td>--------------------------------------------</td>
</tr>
<tr>
<td>Primera ves en estas reuniones, vive en arae de Canal - Voces de Canal, experiencias, rentas son demaziado caras, no son unidades muy bien cuidadad, no muy bien acondicionadas para vivir, los incrementos de renta son muy algo</td>
<td>give priority that all County land is able to built more housing, and dedicate it to essential workers first</td>
<td>Questions on if there is funding available from the County to help developers actually build the units we need</td>
</tr>
<tr>
<td>vive en apartamentos, es accequible, ahora tiene un mejor trabajo de antes, antes su salario era de $9/hora, y luego cambio trabajo de $18/hora, pero en el 2010, ella perdio uno de esos trabajos, y ya no le alcanzaba para pagar (low-income housing) and she got 4 jobs and asked for help to orgs to get rent subsadies, she has kids and lived with mom, and she was able to get more jobs to maintain herself, now her job is better to cover her expenses. Even with affordable housing, the jobs in the county are too low (min wage - $15 is still too low), it is not enouhg, specially if im a single mother</td>
<td>Rellenar conciencia - educate the community that affordable housing is needed, lives in Mill Valley and she is supporting a current development there, but a lot people are against it and fight back against development, also supporting HomeKey and there is a lot of push back, need a good education campaign that it is needed to build more housing and and why its needed</td>
<td></td>
</tr>
<tr>
<td>Isabel - Canal community, need to have rent control, rents are too high and always increasing, but the job wages don’t increase, sometimes there are multiple families living in one unit, up to 7 people in one unit! this is a problem that causes even more problems, we are all more essential workers, they should build more housing that can be dignified housing</td>
<td>if there are companies offering jobs in the county - they should coordinate and give funding to the County</td>
<td></td>
</tr>
<tr>
<td>Arlin Venavides - manager de Planificacion de Equidad del Centro Multicultural - there is a</td>
<td>(In chat) Myrna, regarding the last question, it’s important that the County engage more deeply</td>
<td></td>
</tr>
</tbody>
</table>
need not only to plan housing that is affordable, we need to actually build them as well - noticed in the DATA: lots of Latinos moving to Marin County, but we don't see the opportunities for these populations to succeed in the County, recommendations to see how we can coordinate with other parts of the County to build more affordable housing, need to be connected to transportation, to connect to jobs. People need multiple jobs to stay/maintain housing here.

and authentically with BIPOC communities. As you see today, there were only 4 community representatives. That is not enough, unfortunately. The County also needs to connect BIPOC communities with developers, so communities have direct communication with developers, as they ultimately make decisions to build not the County.

<table>
<thead>
<tr>
<th>Marta - also important to consider opportunities for immigrants, because they don't have papers, they are unable to find better housing, limits to opportunities, this is why they live in apartments and have to share housing with others, there is a lot of inequality for this group, the County should see how they can help people to apply without legal documents.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Her sister was denied an apartment and she felt it was discrimination because she was Latina, and if the Latino population is growing in the County, how can we help them?</td>
</tr>
<tr>
<td>Isabel - they pay rent but if they want to move to another place, the landlord will increase the rents, or the new apartment will be much more expensive, and the conditions of the apartments are not good.</td>
</tr>
</tbody>
</table>
Marin County Housing & Safety Element
9/22 Workshop

Safety and Natural Disaster Preparedness

Issues & Concerns

<table>
<thead>
<tr>
<th>Category</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthquakes</td>
<td>Updates/revisions to existing plans, evacuation routes, and resources planning. Seismic hazard potential, landscape vulnerability, and zoning regulations.</td>
</tr>
<tr>
<td>Wildfires</td>
<td>Building codes, fire resistance, and preparedness planning. Review and implementation.</td>
</tr>
<tr>
<td>Floods</td>
<td>Coastal areas, susceptibility to flooding, and emergency preparedness.</td>
</tr>
<tr>
<td>Seismicity</td>
<td>Seismic hazard potential, landscape vulnerability, and zoning regulations.</td>
</tr>
<tr>
<td>Drought</td>
<td>Water supply, infrastructure, and emergency planning.</td>
</tr>
<tr>
<td>Earthquakes</td>
<td>Earthquake hazard potential, landscape vulnerability, and zoning regulations.</td>
</tr>
<tr>
<td>Tides</td>
<td>Coastal areas, susceptibility to tsunamis, and emergency preparedness.</td>
</tr>
</tbody>
</table>

Ideas & Solutions

<table>
<thead>
<tr>
<th>Solutions</th>
<th>Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to risks</td>
<td>Increase access to emergency preparedness resources.</td>
</tr>
<tr>
<td>Building codes</td>
<td>Increase building codes for seismically active areas.</td>
</tr>
<tr>
<td>Emergency planning</td>
<td>Enhance emergency planning and response preparedness.</td>
</tr>
<tr>
<td>Create community</td>
<td>Enhance community awareness and preparedness.</td>
</tr>
<tr>
<td>Survive for emergencies</td>
<td>Enhance survival skills and preparedness.</td>
</tr>
<tr>
<td>Makeready</td>
<td>Enhance preparedness for emergencies.</td>
</tr>
<tr>
<td>Second wave in Marin City</td>
<td>Enhance preparedness for second waves.</td>
</tr>
<tr>
<td>Multilingual resources</td>
<td>Enhance multilingual emergency resources.</td>
</tr>
</tbody>
</table>

Questions

- Updating maps: Is there a big challenge?
- Does the Safety Element include sustainability?
- What happens if we don't respond to a disaster? What plans are in place to prevent a disaster from occurring?
- What is the role of the Committee to develop a disaster plan?
- What can we do to increase community awareness of disasters?
- What is the timeline for completing the disaster plans?
- What is the process for developing and implementing the disaster plans?
- What is the role of the Committee in developing a disaster plan?
- What is the process for reviewing and updating the disaster plans?
- What is the role of the Committee in reviewing the disaster plans?
- What is the process for implementing the disaster plans?
- What is the role of the Committee in implementing the disaster plans?
- What is the process for monitoring and evaluating the disaster plans?
- What is the role of the Committee in monitoring and evaluating the disaster plans?
- What is the process for reporting and communicating the disaster plans?
- What is the role of the Committee in reporting and communicating the disaster plans?
- What is the process for training and educating the community about disaster plans?
- What is the role of the Committee in training and educating the community about disaster plans?
- What is the process for funding and implementing the disaster plans?
- What is the role of the Committee in funding and implementing the disaster plans?
- What is the process for evaluating the effectiveness of the disaster plans?
- What is the role of the Committee in evaluating the effectiveness of the disaster plans?

Marin County Housing and Safety Elements
Virtual Workshop #1
September 22, 2021
Whiteboard
Chat

The Chat comments attached have been modified to remove the names of participants.

- Unincorporated
- "We are offering live interpretation in Spanish during this meeting.
- If you wish to hear Spanish interpretation, please click the Interpretation button at the bottom right of your Zoom screen (you’ll see a globe icon).
- If you are joining via the Zoom smartphone app, select your language by clicking “More” or the three dots in the bottom right corner of our screen. Select “Language Interpretation,” then choose “Spanish” and click “Done.” If you wish to hear only the interpreters and not the original speakers, be sure to click Mute Original Audio.
- EVERYONE must choose a language. Do not stay in the default off."
- "Estamos ofreciendo interpretación en vivo en español durante esta reunión.
- Si desea escuchar la interpretación en español, haga clic en el botón Interpretation (interpretación) en la parte inferior derecha de la pantalla Zoom (verá un icono de globo terráqueo).
- Si se está uniendo a través de la aplicación Zoom para smartphone, seleccione su idioma haciendo clic en ""More"" (más) o en los tres puntos en la esquina inferior derecha de la pantalla. Seleccione ""Language Interpretation"" (interpretación del idioma), luego elija “Spanish” y haga clic en ""Done"" (listo). Si desea escuchar solo a los intérpretes y no a los oradores originales, asegúrese de hacer clic en ""Mute Original Audio"" (silenciar audio original).
- TODOS deben elegir un idioma. No se quede en la posición de apagado predeterminada."
- beautiful
- Priviliged
- Blessed
- Lovely
- Racist
- Expensive
- community
- Majestic.
- expensive
- White
- Peaceful
- Expensive
- nature
- Peaceful
- family
- Nature
- peaceful
- racist
- Expensive
- Nature
- expensive
- not diverse
- Community
- relaxed
- Muy cara
- Nature
- Unique
- Expensive
- Cara
- Neoliberal
- Lately, stressful
- entitled
- Nice
- traffic !
- Bendecida
- Grateful
- Daunting
- desigualdades
- ^^
- Inequity
- "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 cho buoi hop."
- Beautiful
- beautiful
- can you share the slides after the meeting?
- Materials will be posted on the website
- can you share the URL?
- https://www.marincounty.org/housingsafetyelements
- thank you
- is this data for county as whole or the unincorporated areas?
- charts say data is for unincorporated areas
- AIRBNB RENTERS OR regular renters??
- are houseboats and floating homes included in the mobile homes number?
- Renters include short-term AirBnb?
- Why are we only talking about unincorporated areas? Looks like I missed something
- Each city and town has their own Housing Element process
- The County's jurisdiction only includes unincorporated areas of Marin County
- @Jim Nunally & Hilary Perkins - the figures for renters do not include short-term rentals
- @Aline it would be great to know how much of long-term rentals have been lost to AirBnB
- Jim and Hilary- We will see if we can get this information for you, if so we will post it to our website: https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements
- what is HCD?
- The State’s Housing and Community Development Department
- @sybil Boutilier - yes, they are included in this figure
- Use this website: http://gis.marinpublic.com/lookup/JurisdictionLookup/
- if you don’t know if you live in unincorporated or incorporated
- Please break down the target number of units into a smaller target area by area in Unincorporated Marin. I live in San Geronimo Valley. What is the target number of units for SGV? This is the starting point for any conversation. Targeting 25 units would be one conversation. Targeting 200 units would be a different conversation. Thanks.
- Hi Alan- we do not have target numbers yet in the process. At this time, we are doing our needs assessment and doing a search of all sites in the County.
- thank you! how is this different from Make Room Marin?
- How does SB 9 & 10 affect the Housing Element?
- Will Marin County consider rezoning/subdividing in west marin?
- Is it correct, that the county only needs to ‘plan’ and not build? Why is that so?
- https://adumarin.org/
- ADU (Accessory Dwelling Units)= Second units
- In SGV, I believe, most of the opportunity would be ADUs (backyard cottages) on existing properties that currently have one single family home. This conversation would bring in every development topic that has been discussed in the past years... water, fish habitat, parking, septic, etc. Is the intention to have this conversation in the context of the Housing Element?
- What happens if the county does not meet the RHNA goals?
- who should you contact if you want to explore doing ADUs? is there help for homeowners to do this?
- Give the fact that RHNA does not require that units be built, isn’t it possible that the County could simply identify potential sites but never deliver on actually building affordable housing units? Is it true the Marin is challenging their RHNA numbers? If yes, why?
- For successful affordable housing development, the County needs to allow developers to build 70+ units on a site. The numbers don't work otherwise.
- The Marin Water District is putting restrictions on building new units. How will this affect the House Elements plans?
- Is agricultural acreage considered available or underutilized for housing? If so, why is the County appealing the target? If not, why not if the rancher is willing to develop or sell for development?
- @Jannick We just built one, affordable rent, teacher renter, contact us if you want what happened for us hilary@hilaryperkins.net
- A follow up question to that is what is we meet the goal of planning but there is no building/implementation?
- Is unincorporated
- County website with incentives for ADU development in unincorporated Marin: https://www.marincounty.org/depts/cd/divisions/housing/accessory-dwelling-units
- If you build an adu now, will it qualify for RHNA numbers for next housing element cycle?
- FYI our experience building a TINY ADU for a local teacher was a NIGHTMARE due to neighbors and the County Government obstacles
- What kind of financing assistance does the county have for affordable housing developers in terms of capital subsidy?
- Are there any incentives to individuals who would like to build an ADU for the ADUs to be offered to low or low income?
- But why are the RHNA numbers being challenged?
- Black in Marin City have gone from more 90% after WWII due to restrictive zoning and denial of mortgage to @ 23% due to gentrification. Their children can not afford to live there. Why doesn’t RHNA block SB 35, etc from over riding community interest. Example 825 Drake Ave
- I can help rent the ADU. Im director of Home Match Marin. Call me 707-837-6511
- @Maureen here is info on the Board’s RHNA appeal https://www.marincounty.org/depts/cd/divisions/housing/housing-element/regional-housing-needs
- Email with questions: affordablehousing@marincounty.org
- How does Marin justify allotting 20% of Measure A funds to paying ranchers to not allow development?
- Para Español - Si quiere participar en un grupo pequeño en Español, por favor levante la mano.
- "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 cho buoi hop."
- Wishing that politicians would focus on Extremely and Very Low Income Households when permitting development.
- Income------------------------2017
  - Categories---------------Number-of-persons-in-Household
  - % of median-income--------1-------2-------3-------4
  - Extremely-Low-30%------27,650---31,600---35,550----39,500
  - Very-Low-Income-50%---46,100---52,650---59,250----65,800
  - Low-Income-80%----------73,750---84,300---94,850---105,350
  - Median-Income------------80,700---92,250--103,750--115,300
  - Moderate-Income-120%--96,850--110,700--124,500--138,350
- Agree we need to focus on extremely low and very low mixed with low so we can house our essential personnel
- Are earthquakes included?
- Yes, earthquakes are included
- Lauea - Did I hear you right that your group suggested that city’s and/or urban areas should take up more of the housing load? Meaning that less developed or rural communities do not need to accommodate more housing? That is a controversial position that should be discussed further - everyone should take on their fair share, it is not appropriate to delegate it to populous areas that are already accommodating substantial housing.
- I’d like to suggest a radical improvement to this Meeting Process with an example:-
- So I go to this huge "Plan Bay Area" meeting. Dozens of people want to speak which they do, but close to the very end of the meeting and they only get 2 minutes each.
- This is a classic example of what’s wrong with the process. So let me recommend an improvement at this time when so many more people can now contribute.
- More than half of the public speakers ask questions or make comments that:
- ---- already have been answered in the documentation,
- ---- repeat previous questions/comments or
  ☐ are off topic.
- And then, when I get up to ask my important and unique question I get no reply !
- Then its the turn of the Experts to make their comments, some of which should instead have been documented prior to the meeting and would have answered some of the questions that were asked by the public earlier.
- And none of them fully answer my question !!
- Also - those Expert's comments should not be suddenly revealing NEW information
- I was a member of Sausalito's Landslide Task Force after our 2/13/2019 landslide. We found we have terribly outdated mapping. How is the county helping update them?
- Hi Micky,
- Hi Micky, African American 24.8%
- White (only) 29%
- Asian 8.4%
- Multiracial 7.4%
- Hispanic 12.4%
- American Indian/Native Alaskan .441%
- Other Hispanic 15.1%
- Multiracial Hispanic .882%
- Multiracial (Non-Hispanic) 7.47%
- Black (Hispanic) N/A
- Other (Non-Hispanic) 1.32%
- NEW information either.
- Instead of one-way hype that can invariably be the content of any Meeting, there should be a Facebook-like Page which gives constant 2-way feedback 24/7 365.
- Not just the 2 minutes the public gets to speak at a meeting with zero feedback.
- But Councilors, Planners, Experts and Staff etc.. need to actively participate in this Facebook-like Page. Answering and RANKING ALL questions. With Links added to the relevant documentation.
- A "Facebook-like Page" should be MANDATORY as it records the knowledge exchanged.
- Enable the Facebook-like page and Agenda DAYS BEFORE any meeting.
- Any incorrect public opinions need to be speedily and factually corrected by an expert and LIKED/UNLIKED upward/downward in ranking (by the public) so only the highest voted comments and questions appear at the top. (else irrelevancies totally dilute the whole discussion and bury the important information).
- Questions or comments do NOT NEED TO BE REPEATED as, instead, an existing comment can simply be voted up/down by others.
- Marin City Demographic percentages
- Opps our landslide was 2/14. We were working with 50 year old topo maps.
- How specifically does the Housing element integrate the vulnerability assessment and Safety Element?
- will you be studying the adequacy of evacuation routes for wildfire? I think often of Paradise fire.
- can simply be voted up/down by others.
- And now we also have a complete record of what happened and not some précis of MINUTES that invariably miss half of what REALLY went on!
- By relying solely on the BOG STANDARD Community Meeting you are asking to be continually accused by the public of NOT LISTENING and IGNORING them. Think about how much easier it would be to reply to those comments with -- "But I did answer that - it's on this Facebook-like page, here. And then you put the link into ZOOM CHAT!"
- Requiring anything that is WRITTEN to be submitted 36 hours in advance by email is NOT a 2-way communication.
- And 2-way communication immediacy is what we now need!
- We need Politicians, Staff and Experts to make a commitment to finally put themselves out there and put themselves on the record by replying to the public on this Facebook-like Forum.
- Would drought be a part of this? IE ways that we need to amend water provision and radically make easier re-use and recycled water?
- My parents lost their home in the Tubbs Fire, and they evacuated only because neighbors helped neighbors. The alert system was non-existent. What will Marin County do to ensure that residents are updated in real time when a disaster strikes?
- is BDCD working with County on sea-level rise issues for coastal residents?
- "BCDC
- Will we be receiving a copy of the slides that have been presented tonight? I am so appreciative of County staff who participated in tonight’s meeting. It was informative and you have now received valuable feedback, a number of us who are on the front lines of working to create more affordable homes. There are many areas where the County could adjust existing policies, update septic requirements that today significantly restrict our ability to create new housing units. And how about legalizing tiny homes as they have in Sonoma County? So many opportunities to create more affordable homes if only the County would make a serious commitment to change policies. Again, thanks for tonight’s session.
- "Resources for more information:
- Para obtener información adicional y recursos, consulte:
- BCDC just covers SF Bay, not ocean. They are working on it. Cal Coastal Commission handles Pacific coast.
- What plans are in place to reach the unhoused during a disaster?
- If the county is determined to still put a 20 unit short term and long term resident hotel at 150 Shoreline, Manzanita on a platform that raises the building 3’ above the FEMA flood zone, it makes no raise the building if resident’s cars and all other buildings are flooded in heavy rain-high tide events that are the same height as the the Manzanita Park and Rice
- Building on shorelines
- Sea Level Rise
- lead coordinated Countyi efforts
- Power needed during PGE outages. How about neighborhood solar installations where a sunny home could provide solar generated electricity to its neighbors during an outage?
- countywide efforts - events don't stop at jurisdiction lines
- Please include impacts of disasters on the unhoused community
- Maintenance of statewide emergency response system, including county, and municipal response.
- When will we face that we may have to retreat from WUI and Shorelines
- Everyone ought to have grab & go bags ready for evacuation. Pre-planning is so important to not have regrets (lost documents, photos, etc.). The public needs more reminders.
- Cell phone service is still completely non-existent in large parts of the unincorporated county! My home in Tam Valley has never had reception, on any carrier. What can the county do to proactively enable cellphone service, by working with at least one phone carrier, so that we are not completely cut off in an emergency?
- Fire prevention starts with building upgrades (fire resistant materials, gutter guards, etc.), but no funding to assist homeowners. Instead, all the money seems to be going to tearing out trees and vegetation without regard to wildlife
- Unhoused numbers too low. Not all are in Novato, San Rafael and the Bay Model in Sausalito
- in general, is there a safe number of people for an area, in terms of evacuations and water etc... can we keep growing in general due to the various safety factors?
- Low-income residents have a harder time replacing lost food during a disaster. Can we include an acknowledgment that they should receive the resources needed to replace lost food?
- County should have a well-publicized directory of emergency shelters when disaster strikes. Will specific emergency shelters be included in Safety element?
- Una preocupación es que la comunidad Hispana no tiene la información necesaria para un caso de desastre, ni los recursos.
- En el área de canal no tienen un botiquín de primeros auxilios o de emergencia no están preparados para un desastre natural
- Contamination of our dwindling reservoir water supply if a fire
- What happens to renters when their units are damaged?
- There should be a plan in place for the sick and shut in when disaster hits
- Suggested solution: have the county figure out which parts of the unincorporated county has no cell service whatsoever (Tam Valley and Highway 1 / Shoreline is particularly bad, despite having huge numbers of tourist traffic). Can we map the dead areas, along with the topography?
- People can lose their medication or forget it in a disaster. Have pop-up pharmacies available for people who desperately need their meds.
- What can the county do in terms of, if water levels affect us in the Canal area?
- Crear un seguro comunitario para proteger las pertenencias de personas con bajos ingresos
- Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
- I am concerned about the high tech solutions provides that exclude low tech elders ... for ex, alerts on cells, when in Hawaii, they have sirens.
- Explore planning for more distributive energy sites so when PG& E goes down it is less disruptive
- identify alternate evacuation routes when main corridors are blocked or underwater.
- Tiny homes could become put on floats to become future floating homes like the Floating Homes Community on Gate 5 and 6 Road and Commodore. /they could attach to shore lines later. Also flooding of utilities on low lying roads and US 101
- And then solution #2: use those new maps of no-cell-service to figure out if the county owns any nearby parcels of land, which do not have to be very large at all, to work with a carrier to install
a new cell tower. These do not have to be very large; 5G can be installed on existing power poles. But the county needs to reach out to carriers to make that happen.

- Restore our marshes
- didn't the BCDC say no more marinas could go into Richardson Bay?
- could hotels in safe area be used as shelters in a disaster funded by special funds.
- Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
- Some issues relate to large systems (utility systems) versus individual needs. Work with existing organizations on the ground who are connected to communities to ensure personal needs are met (Marin County Cooperation Teams, for example).
- I am a bit concern on the low income people are always affected in terms if there was a disaster.
- Regarding marinas in Richardson Bay, it would be very difficult to get permits for a new marina. I'm not aware of any outright ban on marinas.
- Use Comcast’s wire based network to broadcast alerts
- Map non-road evacuation routes. Fire roads and trails.
- Thank you for your presentation and allowing for participation. We are all in this together. 😊
- Debemos almacenar comida y bióticos
- Suggestion: if/when you eventually make a list of shelters for future disasters, make sure to clearly include for each location whether or not pets can be included at that shelter. One of the main reasons people don’t evacuate is that they don’t know where to go with their pets; even hotels will often not allow them in.
- A second exit for Marin City
- Helping low income folks to acquire go-bags.
- is the Marin community foundation involved in helping the county on those issues with grants?
- Marin Bike Coalition has that map of trails
- The County has received several grants from Marin Community Foundation to address climate change and equity.
- Thank you to all yall, this was very helpful and interesting and well-done. We appreciate the hardworking County staff. We wish the County leadership was less afraid of upsetting the NIMBY residents who no matter what will be upset with denser development.
- thanks for offering spanish
- Where's the Facebook-like Tool ?
- Another resource: Mill Valley has the "Steps, Lanes, and Paths" map, for cleared small walking trails (not usually seen on online maps) that can be used for evacuation. Other towns may have similar projects. https://www.cityofmillvalley.org/civicax/filebank/blobdload.aspx?blobid=27475
- Resources for more information:
- Para obtener información adicional y recursos, consulte:
- Thank you so much!
- One last Stop allowing one house to be build ton 2 lots
- Gracias
- Thanks!
Introduction
In mid-2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the second workshop held to engage the community in this project. The website, https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements, contains more information about the project and its upcoming activities.

Workshop Purpose and Format
On Monday, November 15, 2021, the County of Marin and its consultants, MIG, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements and collect input on their issues, concerns and potential solutions. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County’s email notifications from the website. Eighty-four (84) people registered for the event and thirty one (31) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County’s project team. The workshop was highly interactive and included live polls, language interpretation in two other languages (Spanish and Vietnamese), and a larger discussion documented in real-time using a digital whiteboard tool. Participants could submit comments and questions throughout the meeting using the “Chat” feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- Safety Element and the County’s response to Climate Change: Participants were first asked respond to six demographic questions. Participants received a brief overview of the safety element’s purpose. They were informed about the Marin County’s current and future role in responding to climate change. Participants were asked respond to two
questions regarding hazardous events in their neighborhood. The presenters responded
to questions and participant feedback was noted on a digital whiteboard that was shared
with the larger group.

- **Environmental Hazards:** Presenters described the eight types of hazards and how
Marin County is impacted by the hazard. In a large group discussion, participants were
invited to share their issues and concerns, strategies and solutions, and questions using
the chat feature. The presenters responded to questions and participant feedback was
noted on a digital whiteboard that was shared with the larger group.

- **Vulnerability Assessment:** Presenters described the process for assessing risks for
certain populations, groups and areas. Presenters shared that they are developing
responsive policies for the various hazards.

- **Atlas:** Presenters demonstrated a mapping tool for the housing and safety elements to
access information about area properties.

- **Housing Element Update:** Participants received a brief update of the housing element’s
outreach activities, and the ideas have been shared. Participants were also asked to
share a word in the chat that described Marin County. Participants were invited to share
issues and concerns, strategies and solutions, and questions.

- **Public Comment:** Participants were provided an opportunity to verbally share any
comments near the end of the meeting during the public comment period.

- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief
review and a preview of upcoming outreach opportunities.

**Results from the Engagement Activities**

The workshop opened with six polling questions intended to collect basic information about the
participants. For polling questions, a number “n” is provided for the number of respondents for
the question. Not all participants responded to each question. This number is the basis of
percentages shown unless otherwise described.

**Question 1 - Where do you live? N:17**

- 35.5% - Unincorporated Marin County
- 52.9% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur,
  Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)
- 5.9% - I do not live in Marin County
- 5.9% - I work in Marin but live outside of Marin County

**Question 2 - For those who responded they live in unincorporated Marin County, please
tell us what part of the county you live in. N:14**

- 21.4% - West Marin
- 7.1% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas
  Valley)
- 0.0% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 14.3% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
o 7.1% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
o 50.0% - I do not live within unincorporated Marin County
o 0.0% - I don’t know

**Question 3 - Do you work in Marin County? N:18**
o 38.9% - Yes
o 22.2% - No
o 38.9% - I do not work (retired, unemployed, other)

**Question 4 - How long have you lived in Marin County? N:18**
o 0.0% - Less than 1 year
o 0.0% - 1-5 years
o 0.0% - 5-10 years
o 94.4% - 10 + years
o 5.56% - I do not live in Marin County

**Question 5 - What is your housing situation? N:18**
o 55.6% - I own my home
o 27.8% - I rent my home
o 16.7% - I live with family/friends (I do not own nor rent)
o 0.0% - Do not currently have permanent housing

**Question 6 - What is your age? N:20**
o 0.0% - Under 18
o 10.0% - 18-29
o 10.0% - 30-49
o 25.0% - 50-64
o 55.0% - 65+

**Question 7 - What’s one word that comes to mind when you think about Climate Change and Marin County.** Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with number of mentions noted in parens.
o Air quality
o Consumption
o Drought
o Emission
o Fire
o Fire cycle
o Fireplace wood smoke
o Flooding (3)
o Inaction
o Multi-hazard
o Not enough has been done
o Smoke
o Vulnerability
o Water
o Wildfire (2)
- Worry
Question 8 - In the past 5 years, which of the following hazards have you experienced at your home or neighborhood? N:20

- 25.0% - Flooding
- 0.0% - Landslide or subsidence
- 5.0% - Storm damage to your residence
- 20.0% - Damage or loss of trees due to high winds or storms
- 35.0% - Threat of wildfire
- 15.0% - None of the above
- 0.0% - Other

Question 9 - What has been your experience during extreme heat events in the last five years? N:21

- 66.67% - My home keeps me reasonably comfortable
- 28.57% - My home provides little relief for extreme heat
- 0.0% - I am forced to be outside (due to my job or lack of housing)
- 0.0% - The cooling centers provided by the County have offered some relief
- 0.0% - I’m able to temporarily re-locate during extreme heat
- 4.76% - None of the above

Summary of Comments Received for the Safety Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high level summary of the key themes from the large group discussion. The notes from the digital white board are attached at the end of the document.

**Hazard**

**Drought**
- Drought is an endemic part of the historic climate of Marin.
- Use native plants that survive dry summers
- Point Reyes: The water table is low & sea water from the bay has increased the saline in the water to very unhealthy levels
- Point Reyes: Having to get water from a delivery program

**Flooding**
- Need more ways to capture water during rainfall and store in local cisterns
- Local ordinances could look at balancing the need to capture water with the need to provide for healthy streams.
- Hwy 1 (Shoreline Hwy)
- MMWD has a rain barrel and cistern rebate program
- Inundation of septic systems
- Marin City cut off dangerously by flooding
- Keep storm drain clear
- Study successful methods for building in flood planes
- May need to do more building on flood planes to reach RHNA numbers
- Providing floating housing to deter flooding

**Extreme Heat**
- Western Marin stays a little cooler and it is manageable without A/C
- Provide more assistance to get people off wood burning home heating
- Multi-unit projects design guidelines should include AC
- Could look at other means of controlling indoor temperatures
- Using insulation, air flow and building orientation
- New housing design needs to include HVAC systems that can address that.
- Use electric-based heat.

**Sea Level Rise**
- Take into account areas subject to sea level rise
- Avoid building in areas that are subject to increasing risk in coming decades
- Dispersion of toxic chemicals in soil
- How does wildfire risk/sea level rise factor into the identification of suitable sites, while keeping affirmatively furthering fair housing at the forefront of this work?
- The most exclusive communities are where there is the highest risk in our county

**Severe Weather**
- Mitigate wind impacts by under grounding utilities
- Consider providing air purifiers to clean indoor air to vulnerable populations

**Wildfire**
- Stop building in the WUI
- Wildland fire is not a risk, building fires are a risk
- Prescribed burns
- A program that prevent and mitigate the indirect impact of wildfires on residents, primarily regarding the air quality.
- Indirect impact of the bad air quality during wildfire seasons
- Affect at home businesses and the health & safety of children / teachers.

**Landslides - None**

**Subsidence - None**

**Summary of Comments Received For The Housing Elements**

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the comments and questions that were made.

**Ideas**
- Is there a map of suitable sites available for public review that the county has identified?
- Consider allowing backyard cottages to utilize electric or composting toilets and gray water systems that do not impact existing septic systems in West Marin.
Consider utilizing new innovations in modular construction, solar panels, air flow, insulation and space utilization
Make comfortable housing, reduces cost and impact on utilities.
Possible homekey acquisitions, would those units count towards our RHNA goals?
Re-visit building codes and other ordinances
Has the county identified how many possible units of housing can be added as a result of SB 9 & 10?
How will the county be meeting AFFH requirements?
Consider expanding the effort to identify sources of funding to fund community land trusts and the use of innovative modular construction methods to reduce construction costs.
Consider using some of the new infrastructure funds just signed into law
Consider using some of the south facing slopes in Marin Open Space for substantial solar panel installations.

Issues & Concerns
Existing conditions: risks, vulnerability before completion
Answer various question on how to provide housing to various income levels with a equity lens
How do plan to incentivize developers to build low truly affordable housing?
Does unincorporated Marin County have any affordable housing overlay zones?
Is land cost a factor for affordable housing development?
What two projects are happening in Marin City?
Marin City has only one road as the entrance & exit for residents is a major obstacle to the construction of additional housing units there.
Will it also include Racially Concentrated Areas of Affluence, as defined by HCD?
How will the county prepare people for the upcoming Climate changes?
Reducing dependence on carbon-based energy versus some sacrifice of the beauty and natural values in the open space? A careful assessment could be made to see if there might be an appropriate use of solar-generated electricity.

Public Comment
There were three people who participated in public comment, below is a high level summary of their comments and question for the city’s consideration.
Multi-unit guideline - incorporate child care infrastructure
To supply child care with mixed use/ creative uses
What are examples of actions that the county takes, once potential sites are approved for affordable housing?
Have funding available to match the dollars, County has a housing trust fund, funds are transferred for the board, variety of sources
County staff there to support to support the work, specifically the HE
Need the sites from the HE to have the development
HE is for ALL income level , low income is the most difficult to plan
Seem that there is a lot to juggle open space/ building codes/ ordinance/ legacies/ Disaster preparedness

Wondering about how it is being prioritized?

How to balance while also incorporating low income housing?

Is Golden gate village family public housing included in the HE, Preservation?

Focused on adding unit but evaluates any potential lose of affordable units: ex expire beat restricts

Marin City evaluation for safety and housing?

A lot of projects in the works

Next Steps
The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Safety and Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.
Appendix

Wallgraphic
Chat
Chat

The Chat comments attached have been modified to remove the names of participants.

- 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 cho buoi hop.
- Is there going to be discussion about upcoming housing availability?
- Live in Novato
- We are discussing a plan for housing in the future. If you have immediate housing needs, please email affordablehousing@marincounty.org
- Thank you
- What’s one word that comes to mind when you think about Climate Change and Marin County
  - Drought
  - Vulnerability
  - Water
  - inaction
  - flooding-fire
  - Worry
  - Emission
  - consumption
  - wildlife, flooding
  - Multi-hazard
  - not enough has been done
  - Wildfire
  - fireplace woodsmoke
  - Flooding-firecycle
  - https://emergency.marincounty.org/pages/evacuation
  - Relatively speaking, western Marin stays a little cooler and it is manageable without A/C
  - Need more ways to capture water during rainfall and store in local cisterns and the local ordinances could look at balancing the need to capture water with the need to provide for healthy streams.
  - Thank you Alan. We will keep this chat and refer back to good recommendations like this one as we start thinking about updates to our Safety policies.
  - Hwy 1 also floods
  - Hwy 1 Shoreline Hwy also floods
  - MMWD has a rain barrel and cistern rebate program: https://www.marinwater.org/sites/default/files/2020-09/Rain%20Barrel%20and%20Cistern%20Rebate%20Form.pdf
  - smoke
  - air quality
  - Marin City cut off dangerously by flooding
  - Inundation of septic systems
  - Can we access the whiteboard, or are comments just getting recorded through chat?
  - Stop building in the WUI. Wildland fire is not a risk, building fires are a risk
  - keep storm drain clear
  - Provide more assistance to get people off wood burning home heating and migrated to electric-based heat.
  - Drought is an endemic part of the historic climate of Marin. Use native plants that survive dry summers
- In Point Reyes because of the drought our water table is so low and sea water from the bay has increased the saline in the water to very unhealthy levels and we are having to get water from a delivery program,
- prescribed burns please
- study successful methods for building in flood planes..as we may need to do more of that to reach RHNA numbers
- To draw down greenhouse gases, reduce the number of cows (methane producers)
- As we consider more housing, take into account areas subject to sea level rise and avoid building in areas that are subject to increasing risk in coming decades.
- For more on GHG reduction and moving to electric see https://www.marincounty.org/depts/cd/divisions/sustainability
- Increase the use of e-bikes and other low impact electric vehicles to reduce traffic and exhaust fumes. Would require a significant capital investment and a challenge to the status-quo priority given to cars and trucks.
- Consider using some of the new infrastructure funds just signed into law to open the old train tunnels Woodacre to Fairfax and Corde Madera to Mill Valley. Provide a flat bike/pedestrian route from Point Reyes Station to Sausalito.
- Mitigate severe weather (wind) impacts by under grounding utilities
- SLR concern: dispersion of toxic chemicals in soil
- Government programs to help everyone convert to electric or hybrid vehicles.
- Will the housing element also be discussed tonight, or just the safety element?
- It is important to include in the housing element a program that prevent and mitigate the indirect impact of wildfires on residents, primarily regarding the air quality. For example, new housing design needs to include HVAC systems that can address that. Additionally, family child care providers, for example, have their businesses at their own homes. The indirect impact of the bad air quality during wildfire seasons affect their businesses and the healthy and safety of children and teachers. It is important that the program address this need.
- We will be discussing the housing element after our safety discussion
- Great, thanks!
- Additionally, heatwaves are becoming more common. Therefore, multi unit projects design guidelines should include air conditioning, for example.
- Some of the physically isolated populations are some of the wealthiest—beachfronts and mountains. They have the means to repair or move elsewhere.
- As an alternative to air conditioning, we could look at other means of controlling indoor temperatures using insulation, air flow and building orientation.
- With Marin City being in an high fire and now a flood zone. How will the county prepare people for the upcoming Climate changes?
- Consider providing air purifiers to clean indoor air to vulnerable populations. They do require electricity but far less that air conditioning.
- +1 Anne
- Is the zoning the same as the PSPS outage zoning?
- Think about providing floating housing that can also deter flooding...
- This looks like a great tool. I don’t see it in the demo, but will it also include Racially Concentrated Areas of Affluence, as defined by HCD?
- Hi Taiwana. There are several projects being planned in Marin City in the coming months. Two are County sponsored and one is an Army Corp project. We have staff that are coordinating now to ensure we are not being redundant, but providing the information and outreach to involve Marin City residents. Additionally, our Department of Public Works is planning a second engineering project to improve draining near the bay shoreline.
- Awesome. I haven’t seen many other jurisdictions get down to making this fine level of data available to the public. Keep up the good work!
- Consider using some of the south facing slopes in Marin Open Space for substantial solar panel installations. It’s a tough choice to sacrifice some of the open space, but what is the greater good… reducing dependence on carbon-based energy versus some sacrifice of the beauty and natural values in the open space? A careful assessment could be made to see if there might be an appropriate use of solar-generated electricity.
- Is there a map of suitable sites available for public review that the county has identified?
- English: https://www.surveymonkey.com/r/MarinCoHousingSurvey
- Español: https://www.surveymonkey.com/r/marincohousingencuesta
- Tiếng Việt: https://forms.gle/SzALWFaoxLMvFgge7
- Consider-it: https://marinsafetyelement.consider.it/
- In Western Marin, consider allowing backyard cottages to utilize electric or composting toilets and gray water systems that do not impact existing septic systems. Consider utilizing new innovations in modular construction, solar panels, air flow, insulation and space utilization to make comfortable housing that reduces cost and impact on utilities. Would require a re-visit to building codes and other ordinances, but perhaps it is time to take another look at these constraints.
- Re: possible homekey acquisitions, would those units count towards our RHNA goals?
- Can we provide public comment through email? If so, what is the best email address to direct our comments?
  - Housing: housingelement@marincounty.org
  - Safety: safetyelement@marincounty.org
- Has the county identified how many possible units of housing can be added as a result of SB 9 & 10?
- www.marincounty.org/housingsafetyelements
- Awesome. Sorry for all the questions, but how will the county be meeting AFFH requirements?
- Thanks!
- I would like to speak if I can
- How do plan to incentivize developers to build low truly affordable housing
- Does unincorporated Marin County have any affordable housing overlay zones? That might make it easier for developers
- How does wildfire risk/sea level rise factor into the identification of suitable sites, all the while keeping affirmatively furthering fair housing at the forefront of this work? Recognizing that the most exclusive communities are where there is the highest risk in our county
- Consider expanding the effort to identify sources of funding to fund community land trusts and the use of innovative modular construction methods to reduce construction costs.
- What two projects are happening in Marin City?
- The fact that Marin City has only one road that serve as the entrance and exit for residents should be considered a major obstacle to the construction of additional housing units there.
Introduction

In mid-2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the third workshop held to engage the community in this project. The website, https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements, contains more information about the project and its upcoming activities.

Workshop Purpose and Format

On Thursday, January 20, 2022, the County of Marin and its consultants, MIG and VTA, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements, collect input on the site selection process and introduce a digital tool that will receive input on specific sites. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County’s email notifications from the website. Two hundred and nine (209) people registered for the event and one hundred and ten (110) people participated. The meeting was also live streamed to YouTube.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County’s project team. The workshop was highly interactive and included live polls, language interpretation in one other language, Spanish, small group discussions documented in real-time using a google sheet, and a live demonstration of a digital tool that will receive input on specific housing sites. Participants could submit comments and questions throughout the meeting using the “Chat” feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Housing Element Process Update**: Participants received a brief update of the housing element’s purpose and requirements. Participants were also asked to share a word in the chat that described Marin County and respond to six demographic questions.
- **Candidate Housing Site Selection Process:** The Project Team walked through the guiding principles, strategies, and scenarios used in the preliminary site selection process. Following the presentations, participants were randomly assigned to ten small groups. Each group had a facilitator and note-taker, nine groups were facilitated in English and the last group was facilitated in Spanish. The Spanish group was influx due to deficient Spanish-speaking participants. Participants were invited to share their priorities in scenarios for housing site selection, any issues and ideas regarding site selection, and questions for future housing site selection.

- **Balancing Act-Public Engagement Tool:** Participants received a brief introduction and demonstration of a tool called Balancing Act that will receive input on specific sites. The tool would be posted on to the website and would help users create their own housing plan out of the list of potential housing sites for the Housing Element.

- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities including office hours for Balancing Act.

### Results from the Engagement Activities

The workshop opened with an open-end question and six polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

**Question 1 - Provide one word you use to describe living in Marin County.** Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with the number of mentions noted in parenthesis.

- Building
- Community killing
- Complicated
- Congested (2)
- Crisis (2)
- Critical
- Difficult (2)
- Expensive (7)
  - For seniors
- Expensive (2)
- Expensive
- Expensive (7)
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35.6% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
23.7% - I do not live within unincorporated Marin County
15.3% - West Marin
13.6% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
10.2% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
1.7% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
0.0% - I don’t know

Question 4 - Do you work in Marin County? N:72
54.2% - Yes
27.8% - I do not work (retired, unemployed, other)
18.1% - No

Question 5 - How long have you lived in Marin County? N:72
83.3% - 10 + years
2.8% - I do not live in Marin County
9.7% - 5-10 years
4.2% - 1-5 years
0.0% - Less than 1 year

Question 6 - What is your housing situation? N:73
82.2% - I own my home
11.0% - I rent my home
4.1% - I live with family/friends (I do not own nor rent)
2.7% - Do not currently have permanent housing

Question 7 - What is your age? N: 71
0.0% - Under 18
2.8% - 18-29
15.5% - 30-49
32.4% - 50-64
49.3% - 65+

Summary of Comments Received For The Housing Elements
Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by favored scenarios, comments, and questions. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the key themes from the nine break-out groups that surfaced during the discussion. A full transcription of the breakout notes from each group is attached.
Scenarios
There were comments about having a balance of all the scenarios because all topics are important and should be implemented with respect to all stakeholders, residents and future residents.

1. Ensure Countywide Distribution
   - Accessible transportation and transit
     - Encourage collocating housing with public transit stops and major corridors
     - Concerns with increased traffic due to increased population because of housing
     - Create walkable and bikeable communities
     - Does the unincorporated area include any SMART train stops?
     - Has anyone contacted Caltrans for an assessment of the maximum capacity of the roadway?
   - Want more education around development and requirements
     - What is the budget for building in existing property?
     - How does SB 9 (Urban Lot split) fit into the housing planning?
     - Where do you apply for housing programs (ADUs, JADUs, etc.)? Responsibility for development falls on the homeowner.
     - Do developers decide the kind of housing that gets built (Low-income, moderate, workforce, etc.)?
     - Isn’t the true measure of success is getting additional affordable housing built?
     - Are there any requirements for ADA or senior housing?
     - What are the characteristics and constraints of the potential sites?
     - Do current projects or those approved show up as numbers in Balancing Act?
     - What are the AMI income levels for each level of affordability as part of this process?
     - What is the relationship between approved housing in the Housing Element v. actual construction of housing?
     - What is the budget for building on an existing property?
     - Where do you apply for this program?
     - Is there a way to limit the development of above moderate housing prior to meeting certain construction metrics for affordable housing?
     - Who gets to decide what type of housing is developed? - i.e. moderate, workforce, etc.?

2. Address Racial Equity and Historic Patterns of Segregation
   - Be creative and protect equitable opportunities
   - Provide more affordable housing
     - Provide homeownership opportunities
     - Address concerns of corporate ownership of a unit
     - Consider non-profit and for-profit developers processes to ensure a diversity of housing types
     - Continue to fund/support different types of development
     - Provide various housing types
Cost for development is high, fees, land costs, etc.
Consider "gifting" land through easements to let adjoining owners to add ADUs

- Address segregation and make the county more equitable and diverse
  - Concern about existing restrictive covenants
  - Rezone areas that are historically segregated

- Create accessibly housing for mixed level of income, racial, cultural, and ages
  - Ensure housing is safe for both residents and the environment
  - Provide adequate resources
  - Distribute a diversity of housing and people throughout the county

- Other underserved groups
  - Provide accessible and affordable housing for the workforce, seniors, people with disabilities (ADA), and low-income families
  - Has there been consideration of children of current residents that feel pressure to leave because of costs? How can we alleviate the pressure?
  - Consider Social and human health

3. Encourage Infill and Redevelopment Opportunities

- Increase density and infill
  - Concern about the increase in the number of people
  - Consider San Geronimo, Inverness, Fire House on Frontage Road in Terra Linda, St. Vincent’s, Silveira Ranch, Marinwood shopping centers, Golden Gate Village, and Sacred Heart Church in Olema as potential sites
  - Consider moving San Quentin prison and redeveloping
  - How do the unoccupied homes play into the process? (Vacation rentals & Airbnb, West Marin)
  - Consider rezoning (agricultural land), building code amendments, convert commercial buildings, and amending regulation for services (Waste, septic, stream, etc.) as a component of this process
  - Consider affordable housing in potential infill sites
  - Develop Tiny Homes, ADUs, JADUs, mixed-use, mobile home developments, boat communities, Habitat for Humanity development, etc.
  - Develop on undeveloped land, parking lots, public golf courses, and church property
  - Develop community land trusts
  - Has the county surveyed large landowners about the options under discussion?

- Infrastructure
  - Locate services with housing
  - Increase infrastructure (water, waste, power, sewage, parking, schools, hospitals, police, firefighters, etc.) demand due to increased population because of housing is a concern
  - How will the infrastructure be improved?
  - What efforts is the County making to update septic policies/regulations?
  - How will the improvements be paid for?
4. Consider Environmental Hazards
   • Protect the environment
     o Mitigate flooding, sea-level rise, air pollution, and wildlife
     o Ensure environmental justice communities/underserved communities are safe from hazards
     o Preserve and protect open spaces
     o Create more accurate fire hazard maps
   • Concerned about evacuation route access
   • Concerned about developing around Tam Junction, Marin Mill Street, Marinwood Plaza, Drake, and St Vincent / Silveira

5. Process Concerns and Ideas
   • Feel the County will move forward with whatever decision without resident consent.
   • Think that the law is counterproductive; requiring a certain number of units whilst making construction more difficult and expensive, then the county will be reprimanded for not reaching the housing unit goal.
   • Consider resident retention and preserve the quality of life
   • What are the next steps in the process?
   • Will the tools and materials be in multiple languages?
   • How will the public be involved moving forward?

Next Steps
The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.
Introduction

In mid-2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element to be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3,569 units of housing, with a specific number of units for low and very low income, moderate-income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the fourth workshop held to engage the community. The website, https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements, contains more information about the project and its upcoming activities. This workshop focused on the Housing Element.

Workshop Purpose and Format

On Tuesday, March 29, 2022, the County of Marin and its consultants, MIG and VTA, hosted a public workshop to inform the community about the planning process for updating the Housing Element. The focus of the meeting was to share information about potentials programs and policies for inclusion in the plan. The workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County’s email notifications from the website. One hundred and eighty-one (181) people registered for the event and one hundred and twelve (112) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County’s project team. The workshop was highly interactive and included Zoom polling, language interpretation in one other language, Spanish, Mentimeter polls, and real-time documentation on a digital whiteboard. Participants could submit comments and questions using the “Chat” feature throughout the meeting. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Housing Element Process Update**: Participants received a brief update of the housing element’s purpose and requirements. There was a presentation on the role and purpose of the Policies and Programs
- **Solicit Input on the Program Ideas and Priorities:** Participants received a presentation on potential policies and programs for the Housing Element. Throughout the presentation, participants were asked to share their ideas and comments in the chat and used the Mentimeter poll to rate potential policies or programs on a five-point scale, 1 being “No - Do not further develop” and 5 “Yes - Further develop this idea.”

- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief preview of upcoming events.

### Results from the Engagement Activities

The workshop opened with an open-end question and five polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

**Question 1: Where do you live? N: 60**

- 0% - I do not live in Marin County
- 28% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon)
- 72% - Unincorporated Marin County

**Question 2: For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N: 54**

- 2% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 2% - I don't know
- 4% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 9% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 9% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 13% - I do not live within unincorporated Marin County
- 61% - West Marin

**Question 3: Do you work in Marin County? N: 67**

- 9% - No
- 42% - I do not work (retired, unemployed, other)
- 49% - Yes

**Question 4: How long have you lived in Marin County? N: 69**

- 0% - I do not live in Marin County
- 3% - Less than 1 year
- 4% - 5-10 years
- 6% - 1-5 years
- 87% - 10+ years

**Question 5: What is your housing situation? N: 72**
• 0% - Do not currently have permanent housing
• 1% - I live with family/friends (I do not own nor rent)
• 18% - I rent my home
• 81% - I own my home

Question 6: What is your age? N:70

• 0% - Under 18 years old
• 3% - 18-29 years old
• 9% - 30-49 years old
• 34% - 50-64 years old
• 54% - 65+ years old

Summary of Comments Received for The Housing Elements
Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by favored scenarios, comments, and questions. This made for a very dynamic meeting and yielded valuable input for the project team. A full transcription of the breakout notes from each group is attached in the appendix.

Questions:
• What methodology was used to allocate the 14,210 units within Marin?
• With the population declining why are the numbers believed to be accurate and meaningful?
• Will the link for the recording be emailed to everyone who registered for the live event?
• How do low-cost rentals get figured in and included in affordable housing?
• Can employees of local businesses have preferences?

Summary of Input on the Program Ideas and Priorities
The workshop opened with a description of potential programs, an open chat period for comments and questions, and nineteen (19) scaling questions to rate whether the programs should or should not be further developed for the housing element. For Mentimeter polling questions, not all participants responded to each question; a number “n” is provided for the number of respondents for the question. The visuals represent the Weighted Average of the scaling questions. In the comments below, an asterisk (*) is used to indicate the number of times the comments were repeated.

A. Increase Availability of Existing Units

• Short term rentals
  o Units include VRBO, Air BnB, etc.
  o Many voiced the desire to eliminate and or limit the number of short-term rentals******
  o A comment stated that “Corporations/ Conglobates have purchased vast amounts of short-term rentals housing in West Marin. The county needs to enforce residential zoning.”
  o Question: Is the county looking at regulating STR, identifying abandoned houses to be salvaged as well as new housing?
• Vacant Home tax
  o Many voiced the desire to have a tax on vacant homes******
  o Case Study: Oakland has a vacancy tax for any empty homes. The city earned $7M last year. SF is considering it.
  o How is the vacancy tax enforced?
  o How do you know that a property is vacant? Penalizing people who can’t live there all the time seems tricky.
  o Can employees of local businesses have preferences?

• Other Ideas:
  o Look at underutilized industrial and commercial spaces to adapt into residential or mixed-use housing.
  o Use government super fund to clean Brownfields.
  o Consider each program independently.
  o Make tiny homes/ remodeling kits
  o Concerns about traffic congestion, limited infrastructure, and resources.
  o Build along the 101, near transportation, and existing development.
  o Accessory Dwelling Unit (ADU): sometimes called a granny flat, junior accessory dwelling unit (JADU), or second unit.
    1. Make it easier to create ADUs and JADUs*
    2. Amnesty for legalizing existing units
    3. Waive all fees
    4. Incentive to come forward, bringing units to code
    5. Guide people through the amnesty process
    6. Need affordable rentals
    7. See if we can add 500 or even more units without building a single home.

N: 63

Increase Availability of Existing Units

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<thead>
<tr>
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<td>Short-Term Rental Policy</td>
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<td>Vacant Home Tax</td>
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B. Tenant Protection

• Rent Stabilization Ordinance
- No - Rent control ***
- Yes - Rent control**
- “Owner and tenant have to be protected. Tenants weaponizing rent control to extort owners or owners who abuse their tenants.”

- Expand the Just Cause for Eviction Program
  - Support Expand the Just Cause Ordinance*
  - “Provide longer notice periods when tenants are displaced when units are demolished. Allow tenants to return to rebuilt units at the rent they were paying when displaced.”
  - What does expanding the “just cause ordinance” mean?
  - How is it currently inadequate?

- Create a Tenant Commission
  - Why not a tenant-landlord commission? Discourage polarization?
  - Yes - Tenant commission **
    - It should be both tenant and landlord rights commission.
  - “Require landlords to be educated on their responsibilities as landlords so tenants are not taken advantage of.”

N: 64
### Tenant Protection

<table>
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<th>Option</th>
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<tr>
<td>Create a Tenant Commission</td>
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<tr>
<td>Provide First Right of Refusal</td>
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<tr>
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### C. Special Needs Population – Seniors

- **Promote participation in Home Match Program**
  - Do the outreach through non-profits
  - Support the home match program
  - "I love the home match program. I know a young woman who lives in a home with a senior citizen. It was through Whistlestop."
- **Increase assisted living opportunities**
  - Support Senior housing subsidies for low income **
  - Support Seniors aging in place by modifying their homes
  - Support Senior communities
    - “Point Reyes and Mill Valley Redwoods have Successfully created lovely senior communities.”
    - “Senior communities with activities for owners such as Robson in Texas or Arizona would be welcome.”
  - Provide more Intergenerational Housing (shared/co-housing/co-living opportunities for senior and younger single adults)***
    - “Some seniors don’t want to be around only other seniors, some like being in multigenerational communities.”
- **Create small lot/townhomes for seniors**
  - Yes - Smaller lots *
    - Could small lots (1,200sf) with small homes for 800sf homes be available for purchase - similar to AB 803 starter home reg?
  - Yes - Tiny homes **
  - Fund specific programs using state grant funding.
  - Support caregiver cottages/ housing **
  - Create more senior housing and tiny homes***
    - For purchase and or renting
In West Marin
- ADUs on family members’ property
  - Are there subsidies for ADUs?
- Difficult with septic systems in West Marin
- Build single-level housing and provide elevators for seniors.
- “Could regulations similar to SB 9 provide for lots splits so seniors can provide another family space for a home but not have to take on the debt from building a second unit.”
- “Could a low-cost loan, streamlined permitting and pre-approved plans for ADUs be made available for seniors?”

C. Special Needs Population - Farm Workers

- Develop a program for County to work with farm employers to contribute to an affordable housing fund or land trust
  - Talk with the employer, farmworkers, and their families regarding needs
  - Consider the duration of the stay and employment
  - Can we allow non-profits to manage the units so that there is decent and safe housing and provide AFFH?
  - How would you police that the farmworker housing is farmworkers?
  - “Dairy farms supply free housing for employees and their families. Need to help upgrade housing on farms”
  - Explore opportunities for renters to purchase with funding for land trusts, co-ops, to purchase and preference for “essential workers”

- Develop a set aside of percentage units at new affordable housing developments for farmworkers
  - Are these seasonal workers?
  - Short-term rental?
- **Other**
  - Change 60-acre zoning
  - Commute Less
  - House caregivers and health support workers
  - Expedited review is important
  - Amend the Williamson act to create housing for non-farmworkers
  - “Farmworkers are the most essential workers”
  - Create a village out of groups of farmworker housing

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**Special Needs: Farm Workers**

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**C. Special Needs Population - People with Disabilities**

- **Assistance with accessibility improvements**
  - Aging people may be temporarily disabled.
  - Old buildings are problematic.
  - What about housing for people with developmental disabilities?
  - Are there plans for independent and supported living options?
- **Expedited review for reasonable accommodation**
  - Is there a deadline to decide?
- **Incentives for universal design**
  - ADA is a necessary regulation but can be weaponized.
  - All new construction has to be built with ADA and accessibility regulations.
  - Single-story housing units are both rentals and for purchase.
  - Regulations would be difficult to legalize many ADUs.
- **Visitability requirements for multi-family housing**
  - Could you further define multi-family?
  - How many occupants or units?
  - Multifamily is governed by ADA and Universal Design Guidelines.
• Unsure it's a good idea to push multi-family housing in rural areas

N:56

Special Needs: People with Disabilities

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N:57

Special Needs: People with Disabilities

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<td>Incentives for universal design</td>
<td>3.7</td>
</tr>
<tr>
<td>Visitability requirements for multi-family housing</td>
<td>3.5</td>
</tr>
</tbody>
</table>

C. Special Needs Population - Persons Experiencing Homelessness

• Provide housing through Project Home Key
  o How does the county plan on preventing Project HomeKey from being turned down by the neighborhoods they’re found in?
  o Use Lee Garner Park in Novato as a model for transition housing

• Support rapid re-housing options
  o Help alternative-housed individuals remain in their communities
- Make the permits temporary
- Need partnership support
- Provide Alternative housing types - tiny homes, etc.
  - Job trading and work placement program.
  - Offered permanent housing for people in hospitals
  - Can tiny homes be allowed in campgrounds or backyards?
  - Do not overpopulate and create health hazards in tent cities
  - Ask Homeless questions
  - Decriminalize “compostable toilets.”
  - Treatment and substance abuse services (Mental & Health) as an adjunct to housing are essential***
  - Considerations for resources (water, sustainability, and drainage)

N: 59

### Special Needs: Homelessness

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<tr>
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<td>4.1</td>
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### D. Other Program Ideas & Comments

- Affordable housing
  - Incentives for ADU production for Low-income populations?
  - Low-cost lending pool to produce units for low-income homeowners
  - Shallow rent subsidies for low-income residents
  - “Can the county increase the percentage of required affordable housing for projects?”

- Environmental concerns
  - Allow for a prescriptive septic design for set geographic areas to save money
  - Allows for shared septic systems for permanently deed-restricted unit development
  - Change flows to be reflective of 65g per day per bedroom now that we have low flow fixtures.
  - “How will traffic concerns be addressed given the risk of fire?”
  - Concerns with additional air pollution from added housing
• Homeless
  o Join housing and social services
• Infill
  o “How about infill housing over shopping centers that are already in transportation hubs?”
  o “Facilitate communities building septic systems to allow for infill”
  o “Need small sewer or package plants for infill projects instead of septic”
  o Keep West Marin Rural – tourism and recreation
• Local Preference
  o Clarify why Marin is not submitting local preferences
• Small Lots/Tiny homes
  o “Can the county buy some lots and put tiny homes on these?”
  o Build a sense of community using community bathrooms, and kitchens could in Tiny Home and Tent communities.
  o Legalize Tiny Houses countywide
• Streamlining
  o “Can by-right or streamlined permitting and increased density for all affordable projects be considered?”
  o Offer project management and approved ADU building plans
  o Support self-help housing so families can build their own homes using set plans and streamlined permit process
  o Streamline development applications should be applied to all forms of residential housing.
  o “Is there a county of how many ADUs are in code enforcement at this time?”
  o Potential “transaction tax on home sales to provide County funds for additional affordable housing?”
  o “County should take a more active role in creating flexibility in building housing.”
  o Need a flexible/affordable housing market.
• Vacant home and short-term rentals
  o Stop/limit 2nd and 3rd homes, single homes, apartments, etc. rentals.
  o Raises the cost and left vacant
  o Does the county have a count on the number of abandoned houses?
  o Levy a tax on rentals and funding goes to housing ideas
• Other
  o Programs to transition people into different housing types --> meet housing needs throughout steps in life
  o How are things allocated? Fire risks, evacuation concerns, infrastructure, congestion, etc.
  o “County's role in financing?”
**Next Steps**

County staff will make a presentation on the Housing Element Proposed Policies and Programs at a Joint Session of the Board of Supervisors and the Planning Commission on April 12. The draft Housing Element will be available for public review during Summer 2022.
Marin Housing & Safety Element Workshop
April 4, 2021 - 6pm-8pm

What's one word that comes to mind when you think about safety and Marin County.

Additional Issues, Concerns, Questions?
- Community meeting notification in Novato?
- Why and how were other areas affected by the evacuation and directed how to sign up?
- Have we tried affordable housing for senior citizens in the past and also the benefits of this effort?

Safety Element
- Explain the relationship between the Safety Element and the Housing Element.
- Do the safety issues need to be resolved before the housing element occurs?

Goals & Programs
- Equity: Residents (Homeowners, etc.) were included in some focus groups.
- Wildfire: Unhealthy air is repeated in the county and smoke burning stove are used for home heating.
- Disaster Preparedness, Response & Recovery: What infrastructure is possible given fire risk? Traffic is already congested. Evacuation routes are important. A plan to staff intersections and override the stop lights is important. Outpouring of cars would require alternate routes.
- Resiliency Planning: Limit building to affordable housing only in West Marin? All at risk of wildfire. Who gets the building contracts?
- Sea Level Rise: Have they heard about Measure C, safety, all the real risks, who actually being done?
- Severe Weather, Extreme Heat & Drought: Are there any plans to remove vegetation that can fuel fires? Are there plans for allowing composting or incinerating toilets given drought and the climate crisis?

Public Comments
- What is the county going to do next?
- How will wildfire safety be applied to proposed housing in the Atherton Corridor?
- How does EV infrastructure fit in disaster and resiliency planning?
- Have they heard about Measure C- MWPA, all that is happening re. sea level rise.
- Do people know what the real risks are and what is actually being done?

Additional Issues, Concerns, Questions?
- What's one word that comes to mind when you think about safety and Marin County.
- Fire exposure/ Risk
- Quiet
- Evacuation
- Traffic
- Drought
- Delusional

Clogged roads
- Climate Change/ Crisis
- Water
- Unprepared
- Quiet
- Evacuation
- Traffic
- Drought

Goals & Programs
- Wildfire: Unhealthy air is repeated in the county and smoke burning stove are used for home heating.
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Sites Road Shows Links

Housing Element Sites - Community Updates (January 26, 2022 - February 17, 2022)

- English: Presentation | Español: Presentación
- Kentfield (Design Review Board meeting): 01/26/22 - meeting minutes will be posted soon
- Tamalpais Valley (Design Review Board meeting): 02/02/22 - meeting minutes will be posted soon
- Strawberry (Design Review Board meeting): 02/07/22 - meeting minutes will be posted soon
- Unincorporated Ross Valley: 02/09/22 | Video[External]
- Lucas Valley/Marinwood: 02/10/22 | Video[External]
- Santa Venetia/Los Ranchitos*: 02/15/22 | Video[External]
- Marin City* (Community Conversations meeting): 02/15/22 | Video[External]
- West Marin*: 02/16/22 | Video[External], Follow-up questions and answers[PDF], Preguntas y respuestas de seguimiento[PDF]
- Unincorporated Novato*: 02/17/22 | Video[External], Follow-up questions and answers, Preguntas y respuestas de seguimiento[PDF]
- San Geronimo Valley: 03/09/22 | Video[External], Follow-up questions and answers
Marin HE-SE Focus Groups
Top Level Findings

September 9th, 2021

Homeowners
- Living about 10-20 years in the current housing
- Found housing through real estate agents
- Somewhat satisfied - would like more options, the climate is changing
- Affordability is an issue, moving in fees, has to make multiple offers
- Limited access to public transit in Marin County
  - Reverse commute from SF is still bad, super commuters from outside Bay Area
- Would not move or be able to buy again in Marin now
- COVID: working from home more now, internet access/call reception (spotty)
- Feeling “stuck” in current home, unable to consider buying something else right now
  - Decided to invest in renovations since they feel unable to move/purchase something else
- Maintenance: poor street infrastructure, clogged water pipes causing flood issues
  - Whose responsibility is it for tree maintenance: HOA vs County?
- Wildfire and flooding are constant fears, house would not survive (older houses)
- No AC in older homes / single-family homes, homes get hot inside after 80 degrees
- Power outages - issue for boat homes
- Air Quality: residents are adapting, closing windows, getting air filters
  - Not getting notified, had to find information daily through apps/weather channels
  - Using masks, but hard to access/find, health concerns
- Insurance has gone up / concerns about this
- Programs from County - few were aware
- Suggestions for getting information to residents
  - Mailers, working with local businesses, emails, nextdoor, neighborhood associations (formal/informal), schools
- Suggestions for making housing more affordable
  - Transparency on purchasers (concerns of LLCs / Foreign buyers/speculators)
  - Limiting short-term rentals (AirBnB, etc)
  - Removing barriers to building in-law units (limited city/county staff to help with these processes - San Rafael as an example)
  - Increase property taxes on higher (millions) income homeowners/residents
  - Lower / subsidence property taxes for lower-income residents

Renters
- Wide range of length of time living in Marin (6 months - 50 yrs)
- Not able to buy a home / afford to buy a house
- Limited space (studios / small units / in-law units) - limit family growth
- Found housing through Craigslist and online searches and referrals
● Long-term renters had moved a lot around the County
● Barriers: affordability, strange rules, and added requirements from landlords (not feeling comfortable being home all day, not being able to have guests)
  ○ Most of their paycheck goes to housing, transportation, utilities, and not much left
  ○ Discrimination based on race/ethnicity by landlords
  ○ Limited transportation
  ○ Would rather live in East Bay (would feel more comfortable there)
● Some POC expressed they feel unwelcome or watched when they go shopping- prefer the East Bay where they people more welcome
● Improving housing:
  ○ Moving expenses are high
  ○ People would leave Marin County
  ○ Lose medical support system (resident on disability)
● Isolation, feeling secluded
● Residents don’t know where to access programs
● Suggestions for getting information
  ○ Billboards, community boards, flyers
  ○ Seniors centers
  ○ Grocery stores
  ○ Schools
  ○ Craigslist, Next Door
● Suggestions for affordable housing
  ○ Developing co-op
  ○ Repurposing public spaces: church parking lots, other vacant spaces
  ○ Increase taxes on the rich
● COVID: feeling a lot more isolation, disconnected from community
● Air Quality: smoke impacting health concerns
  ○ Not getting notified - using apps, Google
  ○ Using masks, staying indoors (exercise, not walking dog)
  ○ Changing air filters, air purifiers
  ○ Impacting mental health/isolation
● Extreme heat events
  ○ Want cooling centers
  ○ Don’t have a central cooling system in units
● Neighborhoods not organized, don’t know their neighbors
  ○ Not much coordination or alarms for emergencies
● Limited cell reception, especially in case of emergencies

Similar Themes (Renters + Homeowners)
● Lack of affordability (rents, buying homes, living expenses in general)
● Lack of resources / information: not knowing who to go to for access, or where to get information
● A general feeling of dissatisfaction / just dealing with what they have / settle for what they can afford
Residents would have to leave Marin if they have to move from current housing or in event of natural disaster, can't afford to rebuild/stay/find a new place within Marin

Most neighborhoods are not coordinated or organized in case of natural disasters

CBO

To some degree, they all work with Low-income residents; People of Color; Families with children; Adults and youth with special needs; Seniors; Other groups

Finding housing
- Long waitlists (up to 200 households)
- Word of mouth/referrals are used

Length of a search varies, case by case (could be a few weeks to a couple of months)

CBOs providing support
- Security deposits
- Working with landlords

Barriers
- Lack of affordability
- Undocumented residents have a had time securing housing
- Substandard/unsafe housing
- Lack of public transportation
- Landlords trying to evict people, not keeping homes up to codes/repair needs
- Challenges for sub-leaders
- Farmworker housing is tied to work/employment
- Homeowners often do not qualify for “low-income” programs/services
- Changing housing is a challenge
- Many workers are commuting from other counties, including CBO staff and clients
- Limited housing stock: due to short term rentals and secondary homes
- Other issues: waste systems, education for homeownership, renters rights

Obstacles due to Covid
- Rise in domestic violence / sexual violence
- Poor performance in school (online)

Opposition for affordable housing projects
- Lack of sites for new housing
- Concerns that increase diversity would make drought challenges worst

Discrimination:
- Against undocumented people
- General unwelcomeness
- NYMByism
- Racist / discriminatory comments/ covenants
- Against disabilities (design of the housing is not helpful)
- Seniors are unable to downsize because of limited affordable options
- Need to have better relationships with landlords
  - Landlords discriminate against housing vouchers
  - Concerns about new residents disrupting the neighborhood
● County programs Support awareness
  ○ ADU/JADU programs are good, need to be expanded
  ○ Need inclusionary housing
  ○ People don't know they qualify for certain services
  ○ Zoning for camp groups

● Challenges to adding ADUs
  ○ Cost of construction/permits, staying up to code
  ○ Property taxes- tax relief if you have affordable rentals (incentives to rent affordable units, maybe have lower property taxes)
  ○ Land use policy limiting Increase density
  ○ Design/ infrastructure considerations for seniors (Ex: ramps, counter height)
  ○ ADUs being used for short term rentals

● Suggestions for making it easier to get information
  ○ Increase case management at CBO level (would like funding to support this)
  ○ Cultural considerations of staff supporting clients - Vietnamese communities, Spanish speaking communities,
  ○ Go where the people are
  ○ Closing digital divide: using WhatsApp and text to get information out
  ○ Increase staff to assist with application to services
  ○ Education awareness to people/public on ways they could retain their homes and stay in Marin

● Suggestions for making it more affordable
  ○ Universal basic income
  ○ One-stop shop to find resources (Events, public health information, etc.)
  ○ Intergenerational housing
  ○ Pathways to affordable homeownership with a racial equity lens, addressing decades of unequal access/racism
  ○ Innovative housing - Innovative ways to build things, 3D printed little homes / little neighborhoods, set a new image of what is acceptable housing
  ○ Fair Chance ordinance

● Safety/ Disaster Preparedness
  ○ Flooding and fire hazards
  ○ Bridge closures, earthquakes
  ○ Displacement due to natural disasters (people would not be able to stay in Marin)
  ○ Unable to afford hotels for evacuations / unable to stay in friends’ home (limited space)
  ○ Generally unprepared and don’t know who to ask for help
  ○ Can't afford AC, limited transportation to cooling centers
  ○ Seniors unable to care for themselves, more health risks, more isolation
    ■ Aging in place is difficult, people lose their support systems
  ○ Support
    ■ Grassroots project by and for low-income residents created emergency Go Buckets (75 buckets with supplies, masks, etc)
    ■ Organizations Directly working with communities
Marin County is in the process of preparing a housing plan, called the Housing Element, to address housing needs for people living in the County’s unincorporated areas (not within the cities or towns). This survey is designed to have you share your ideas about housing needs today and in the future.

Your input will inform the Housing Element. The survey will take about 10 minutes to complete.

Please tell us about your current housing circumstances.

1. What is your housing situation?
   - I rent my home
   - I own my home
   - I live with family/friends, do not own or pay rent
   - Do not currently have permanent housing

   - Unincorporated Marin County
   - A city within Marin County (Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburon, Novato, San Anselmo, San Rafael)
   - I do not live in Marin County

3. If you responded that you live in Marin County, please tell us exactly where. (Select one)
   - West Marin
     - Northern Coastal West Marin (Dillon, Tomales, Marshall)
     - Central Coastal West Marin (Inverness, Point Reyes Station, Olema)
     - Southern Coastal West Marin (Bolinas, Stinson, Muir)
     - Valley (San Geronimo, Woodacre, Lagunitas, Nicasio, Forest Knolls)
   - Unincorporated San Rafael
     - Santa Venetia
     - Los Ranchitos
     - Other part of Unincorporated San Rafael
   - Unincorporated Novato
   - Marinwood/Lucas Valley
   - Unincorporated Southern Marin
     - Marin City
     - Strawberry
     - Tam Valley/Almonte/Homestead
     - Other part of Unincorporated Southern Marin
   - Unincorporated Central Marin
     - Kentfield/Greenbrae
     - Sleepy Hollow
     - Other part of unincorporated Central Marin
   - I do not live in unincorporated Marin County

4. Do you work in Marin County?
   - Yes
   - No
   - I do not work (retired, unemployed, unable to work, or other)

5. How long have you lived in Marin County (city and unincorporated)?
   - Less than 1 year
   - 1-5 years
   - 5-10 years
   - 10 + years
   - I do not live in Marin County

6. What is your age?
   - Under 18
   - 18-29
   - 30-49
   - 50-64
   - 65 or older

7. What is your race/ethnicity?
   - White / Caucasian
   - Asian / Asian American
   - Black / African Ancestry
   - Hispanic / Latino
   - Pacific Islander
   - Native American, or Indigenous
   - Two or more races
   - I prefer not to say
   - I prefer to self-identify: ______________________

8. What percentage of your income is spent on housing costs (including rent and utilities or mortgage, property tax, and homeowner’s insurance)?
   - Less than 30% of income
   - Between 30-50% of income
   - More than 50% of income
   - Does not apply
9. How well does your current housing meet your needs?
- [ ] I am satisfied with my housing
- [ ] I would like to downsize but am unable to find a smaller unit
- [ ] I am unable to house additional family members
- [ ] My unit is substandard or in bad condition and I need my landlord to respond
- [ ] My unit is in bad condition, and I cannot afford to make needed repairs
- [ ] My unit needs improvements to make it easier to live with a disability
- [ ] None of the above

10. Select the top 3 housing priorities for unincorporated Marin County:
- [ ] Increase the amount of housing that is affordable to moderate, low, and very low-income residents
- [ ] Make it easier to build new housing in unincorporated Marin County
- [ ] Create programs to help existing homeowners stay in their homes
- [ ] Target efforts to address inequities in the housing market, including discrimination in renting
- [ ] Increase homeownership opportunities for moderate, low- and very-low-income residents
- [ ] Improve substandard housing conditions
- [ ] Other: ________________________________

11. There is insufficient housing in my community for (please select all that apply):
- [ ] Families with children
- [ ] Low-income households
- [ ] Older adults (Seniors, Elderly)
- [ ] Single individuals
- [ ] Persons with disabilities
- [ ] I don’t know
- [ ] Other: ________________________________

12. Please identify any barriers to affordable housing:
- [ ] Lack of resources to help find affordable housing
- [ ] Limited availability of affordable units
- [ ] Long waitlists
- [ ] Quality of affordable housing does not meet my standards
- [ ] Other: ________________________________

13. Please share any other comments you have related to housing in Marin County:
________________________________________________
________________________________________________
________________________________________________
________________________________________________

Thank you for your input. For more information and to stay informed, please visit: MarinCounty.org/HousingSafetyElements
Encuesta comunitaria – Necesidades de vivienda en el Condado de Marín, áreas no incorporadas

El Condado de Marín está preparando un plan de vivienda, llamado Elemento de Vivienda, para abordar las necesidades de vivienda de las personas que viven en áreas no incorporadas del Condado (fuera de las ciudades o pueblos). Esta encuesta está diseñada para que comparta sus ideas sobre las necesidades de vivienda hoy y en el futuro.

Su aportación ayudará a la creación del Plan de Vivienda del Condado. La encuesta tardará unos 10 minutos en completarse.

Cuéntenos sobre sus circunstancias actuales de vivienda.

1. ¿Cuál es su situación de vivienda?
   - Alquilo mi casa
   - Soy dueño de mi casa
   - Vivo con familiares/amigos, no soy dueño ni pago alquiler
   - Actualmente no tengo un hogar permanente

2. ¿Dónde vive? (Encuentre dónde vive aquí: http://gis.marinpublic.com/lookup/JurisdictionLookup/)
   - Área no incorporada en el Condado de Marín
   - Una ciudad dentro del Condado de Marín - Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburón, Novato, San Anselmo, San Rafael
   - No vivo en el Condado de Marín

3. Si respondió que vive en el Condado de Marín, díganos exactamente dónde vive. (Seleccione una opción)
   - Oeste de Marin
     - Costa Norte del Oeste de Marín (Dillon, Tómales, Marshall)
     - Costa Central del Oeste de Marín (Inverness, Point Reyes Station, Olema)
     - Costa Sur del Oeste de Marín (Bolinas, Stinson, Muir)
     - Valle (San Gerónimo, Woodacre, Lagunitas, Nicasio, Forest Knolls)
   - Áreas no incorporadas de San Rafael
     - Santa Venecia
     - Los Ranchitos
     - Otras áreas no incorporadas de San Rafael
   - Áreas no incorporadas de Novato
   - Marinwood / Lucas Valley
   - Áreas no incorporadas del Sur de Marín
     - Marín City / Ciudad de Marín
     - Strawberry
     - Tam Valley / Almonte / Homestead
     - Otras áreas no incorporadas del Sur de Marín
   - Áreas no incorporadas del Centro de Marín
     - Kentfield / Greenbrae
     - Sleepy Hollow
     - Otras áreas no incorporadas del Centro de Marín
   - No vivo en áreas no incorporadas del Condado de Marín

4. ¿Trabaja en el Condado de Marín?
   - Sí
   - No, trabajo fuera de Marín
   - No trabajo (estoy jubilado, desempleado, incapacitado para trabajar, u otra razón)

5. ¿Cuánto tiempo ha vivido en el Condado de Marín (ciudad y no incorporado)?
   - Menos de 1 año
   - 1-5 años
   - 5-10 años
   - 10 años o más
   - No vivo en el Condado de Marín

6. ¿Qué edad tiene?
   - 17 años o menos
   - 18-29
   - 30-49
   - 50-64
   - 65 años o más

7. ¿Con qué raza o etnia se identifica? (Elija todo lo que corresponda)
   - Caucásico / Blanco
   - Asiático / Asiático Americano
   - Afroamericano
   - Hispano / Latino
   - Isleño del Pacífico
   - Nativo Americano o Indígena
   - Dos o más raza o etnias
   - Prefiero no decir
   - Prefiero identificarme a mí mismo: __________________

8. ¿Qué porcentaje de sus ingresos se gasta en costos de vivienda (incluidos el alquiler y los servicios públicos, o la hipoteca, el impuesto a la propiedad y el seguro de vivienda)?
   - Menos del 30% de mis ingresos
   - Entre el 30-50% de mis ingresos
   - Más del 50% de mis ingresos
   - No me aplica
9. ¿Qué tan bien satisface sus necesidades su vivienda actual?
○ Estoy satisfecho con mi vivienda.
○ Me gustaría reducir el tamaño, pero no puedo encontrar una unidad más pequeña.
○ No puedo alojar mi hogar a miembros adicionales de la familia.
○ Mi unidad es deficiente o está en malas condiciones y necesito que mi arrendador responda.
○ Mi unidad está en malas condiciones y no tengo el presupuesto para hacer las reparaciones necesarias.
○ Mi unidad necesita mejoras para que sea más fácil vivir con una discapacidad.
○ Ninguna de las anteriores

10. Selecciona las 3 principales prioridades de vivienda para las áreas no incorporadas del Condado de Marín:
○ Aumentar la cantidad de viviendas asequibles para residentes de ingresos moderados, bajos y muy bajos.
○ Facilitar la construcción de nuevas viviendas en las áreas no incorporadas del Condado de Marín.
○ Crear programas para ayudar a los propietarios existentes a permanecer en sus hogares.
○ Dirigir los esfuerzos para abordar las desigualdades en el mercado de la vivienda, incluida la discriminación en el alquiler.
○ Aumentar las oportunidades para convertirse en propietario de vivienda para los residentes de ingresos moderados, bajos y muy bajos.
○ Mejorar las condiciones de vivienda deficientes.

11. No hay viviendas suficientes en mi comunidad para (selecciona todas las opciones que correspondan):
○ Familias con niños
○ Residentes de bajos ingresos
○ Adultos mayores (Mayores, Ancianos)
○ Individuos solteros o viviendo solos
○ Personas con discapacidad
○ No sé
○ Otro: ______________________________________

12. Por favor identifique cualquier barrera a la vivienda asequible:
○ Falta de recursos para ayudar a encontrar viviendas asequibles
○ Disponibilidad limitada de unidades asequibles
○ Listas de espera largas
○ La calidad de la vivienda asequible no cumple con mis estándares
○ Otro: ______________________________________

13. Comparte cualquier otro comentario que tenga relacionado con la vivienda en el condado de Marín.
________________________________________________
________________________________________________
________________________________________________
________________________________________________

Gracias por su aporte. Para más información y para mantenerse informado por favor visite: MarinCounty.org/HousingSafetyElements
Marin Housing Element: Housing Survey Results Summary

Prepared by:
MIG
800 Hearst Avenue
Berkeley, CA 94710
January 2022
Introduction
The County of Marin is updating their Housing Element, as required by law, to establish the conditions for more housing at all income levels to be developed across the unincorporated areas of the county with the goal of meeting the RHNA number assigned to Marin County by the state of 3,569 units.

The County has provided multiple opportunities for resident to weigh in on the update process for the Housing Element. The survey described in this summary was just one of the ways residents were able to share their experiences and needs for housing in Marin. The project website: https://www.marincounty.org/housingsafetyelements contains more information about upcoming activities.

Methodology
The County of Marin is conducting a variety of outreach activities to solicit community input. This survey was focused on the housing needs and desires for the county, and it was publicized in English and Spanish.

The County used the Survey Monkey platform for this survey, which was promoted extensively through County communication channels including post-card mail-outs, multiple email communications, and social media. Using both an online and paper format, the survey was shared with County residents via multiple Community-Based Organizations (CBOs) and publicized through online workshops.

The CBOs who supported the outreach effort included:

- Community Action Marin
- Community Land Trust Association of West Marin
- Lifehouse
- Marin Community Foundation / West Marin Community Services
- Marin Environmental Housing Collaborative (MEHC)
- San Geronimo Valley Affordable Housing Association
- Vivalon (serves people that need paratransit)
- West Marin Senior Services

The survey period ran from October through December 20th, 2021. There were 728 responses completed in English and 90 responses in Spanish, for a total of 818 responses.
Key Findings
Highlights of the survey results include:

Top housing choices for Unincorporated Marin County
Participants were asked to identify their top three housing priorities (out of seven choices).

- 59% of respondents selected “Increase the amount of housing that is affordable to moderate, low, and very low-income residents”
- 47% of respondents selected “Increase homeownership opportunities for moderate, low- and very-low-income residents”
- 33% identified “Create programs to help existing homeowners stay in their homes”
- The remaining 4 choices were selected by 23% to 28% of the respondents

There is insufficient housing in my community for:
Participants were asked to select all that apply from seven choices. The top three choices were:

- Low-income households (59%)
- Families with children (35%)
- Older adults: seniors, elderly (34%)

Top barrier to affordable housing
Participants were asked to identify the top barrier to affordable housing of out five choices.

- 55% identified “Limited availability of affordable units”
- The remaining choices received between 5% and 18% of the responses.

The survey included 12 questions that were multiple choice. Where appropriate, the responses also included “other” as a choice where participants could write in their response. There was also a thirteenth question that provided the opportunity for participants to add any additional comments.

The following sections present the survey results for each question based on responses received in English, Spanish, and the combined total. There is also a summary of the key themes from the open-ended comments received for each question. A full compilation of the comments is available as an appendix to this document.
Survey Results
The complete survey results are summarized below.

The English survey had 728 respondents:
- 626 responses online
- 102 responses through paper surveys

The Spanish survey had 90 Spanish respondents:
- 22 responses online
- 68 responses through paper surveys

The following charts show both the English and Spanish responses, as well as the combined results. Percentages are rounded to the nearest whole number. Not all participants responded to each question.

**Question 1. What is your housing situation?**
About 67% of respondents are homeowners, while 25% are renters. Most English respondents (75%) are homeowner while the majority of Spanish respondents (68%) are renters.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>I rent my home</td>
<td>144 (20%)</td>
<td>59 (68%)</td>
<td>203 (25%)</td>
</tr>
<tr>
<td>I own my home</td>
<td>540 (75%)</td>
<td>1 (1%)</td>
<td>541 (67%)</td>
</tr>
<tr>
<td>I live with family/friends, do not own or pay rent</td>
<td>33 (5%)</td>
<td>18 (21%)</td>
<td>51 (6%)</td>
</tr>
<tr>
<td>I don’t have permanent housing</td>
<td>6 (1%)</td>
<td>9 (10%)</td>
<td>15 (2%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>723 English respondents</strong></td>
<td><strong>87 Spanish respondents</strong></td>
<td><strong>810 combined respondents</strong></td>
</tr>
</tbody>
</table>
Question 2. Where do you live?
About 54% of respondents live within unincorporated Marin County.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated Marin County</td>
<td>425 (59%)</td>
<td>16 (19%)</td>
<td>441 (54%)</td>
</tr>
<tr>
<td>A city within Marin County (San Rafael, Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburon, Novato, San Anselmo)</td>
<td>279 (39%)</td>
<td>70 (80%)</td>
<td>349 (43%)</td>
</tr>
<tr>
<td>I do not live in Marin County</td>
<td>19 (3%)</td>
<td>1 (1%)</td>
<td>20 (2%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>723 English respondents</strong></td>
<td><strong>87 Spanish respondents</strong></td>
<td><strong>810 combined respondents</strong></td>
</tr>
</tbody>
</table>

Question 3. If you responded that you live in Marin County, please tell us where exactly.
The results shown in chart below represent only the response options that received more than 5% of the results in at least one of the languages or in the combined count.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unincorporated San Rafael: Santa Venetia</td>
<td>37 (5%)</td>
<td>3 (4%)</td>
<td>40 (5%)</td>
</tr>
<tr>
<td>Unincorporated San Rafael: Other part of Unincorporated San Rafael</td>
<td>26 (4%)</td>
<td>13 (16%)</td>
<td>39 (5%)</td>
</tr>
<tr>
<td>Unincorporated Novato</td>
<td>50 (7%)</td>
<td>1 (1%)</td>
<td>51 (7%)</td>
</tr>
<tr>
<td>Marinwood/Lucas Valley</td>
<td>36 (5%)</td>
<td>1 (1%)</td>
<td>37 (5%)</td>
</tr>
<tr>
<td>Unincorporated Southern Marin: Marin City</td>
<td>10 (1%)</td>
<td>8 (10%)</td>
<td>18 (2%)</td>
</tr>
<tr>
<td>Unincorporated Southern Marin: Tam Valley/Almonte/Homestead</td>
<td>96 (14%)</td>
<td>0 (0%)</td>
<td>96 (13%)</td>
</tr>
<tr>
<td>Unincorporated Central Marin: Kentfield/Greenbrae</td>
<td>62 (9%)</td>
<td>1 (1%)</td>
<td>63 (8%)</td>
</tr>
<tr>
<td>I do not live in unincorporated Marin County</td>
<td>186 (28%)</td>
<td>41 (51%)</td>
<td>227 (30%)</td>
</tr>
<tr>
<td><strong>Total (Not all responses are listed above)</strong></td>
<td><strong>779 English respondents</strong></td>
<td><strong>81 Spanish respondents</strong></td>
<td><strong>760 combined respondents</strong></td>
</tr>
</tbody>
</table>
Question 4. Do you work in Marin County?
About 47% of respondents work in Marin County, and 18% work outside the County. A significant portion of the English respondents (37%) do not work, are retired, unemployed or unable to work.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>290 (44%)</td>
<td>63 (77%)</td>
<td>353 (47%)</td>
</tr>
<tr>
<td>No</td>
<td>128 (19%)</td>
<td>7 (9%)</td>
<td>135 (18%)</td>
</tr>
<tr>
<td>I do not work (retired, unemployed, unable to work, or other)</td>
<td>247 (37%)</td>
<td>12 (15%)</td>
<td>259 (35%)</td>
</tr>
<tr>
<td>Total</td>
<td>665 English respondents</td>
<td>82 Spanish respondents</td>
<td>747 combined respondents</td>
</tr>
</tbody>
</table>

Question 5. How long have you lived in Marin County (city or unincorporated)?
Most respondents (75%) in English and Spanish combined have lived in Marin County for over ten years.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 1 year</td>
<td>10 (2%)</td>
<td>9 (11%)</td>
<td>19 (3%)</td>
</tr>
<tr>
<td>1-5 years</td>
<td>52 (8%)</td>
<td>18 (22%)</td>
<td>70 (9%)</td>
</tr>
<tr>
<td>5-10 years</td>
<td>69 (10%)</td>
<td>7 (8%)</td>
<td>76 (10%)</td>
</tr>
<tr>
<td>10 + years</td>
<td>516 (77%)</td>
<td>49 (59%)</td>
<td>565 (75%)</td>
</tr>
<tr>
<td>I do not live in Marin County</td>
<td>19 (3%)</td>
<td>0 (0%)</td>
<td>19 (3%)</td>
</tr>
<tr>
<td>Total</td>
<td>666 English respondents</td>
<td>83 Spanish respondents</td>
<td>749 combined respondents</td>
</tr>
</tbody>
</table>

Question 6. What is your race / ethnicity?
Of all the survey respondents, 70% identify as White / Caucasian, and another 16% identify as Hispanic / Latino.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>White / Caucasian</td>
<td>519 (79%)</td>
<td>1 (1%)</td>
<td>520 (70%)</td>
</tr>
<tr>
<td>Black / African Ancestry</td>
<td>4 (1%)</td>
<td>0 (0%)</td>
<td>4 (1%)</td>
</tr>
<tr>
<td>Asian / Asian Ancestry</td>
<td>30 (5%)</td>
<td>1 (1%)</td>
<td>31 (4%)</td>
</tr>
<tr>
<td>Hispanic / Latino</td>
<td>35 (5%)</td>
<td>81 (95%)</td>
<td>116 (16%)</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>8 (1%)</td>
<td>0 (0%)</td>
<td>8 (1%)</td>
</tr>
<tr>
<td>Native American, or Indigenous</td>
<td>6 (1%)</td>
<td>0 (0%)</td>
<td>6 (1%)</td>
</tr>
<tr>
<td>Two or more races</td>
<td>21 (3%)</td>
<td>0 (0%)</td>
<td>21 (3%)</td>
</tr>
</tbody>
</table>
**Question 7. What is your age?**

Most respondents (56%) are between the ages of 30 and 64 years old and 38% are over the age of 65.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 or under</td>
<td>1 (0%)</td>
<td>1 (1%)</td>
<td>2 (0%)</td>
</tr>
<tr>
<td>18-29</td>
<td>25 (4%)</td>
<td>16 (19%)</td>
<td>41 (5%)</td>
</tr>
<tr>
<td>30-49</td>
<td>142 (21%)</td>
<td>52 (63%)</td>
<td>194 (26%)</td>
</tr>
<tr>
<td>50-64</td>
<td>210 (32%)</td>
<td>14 (17%)</td>
<td>224 (30%)</td>
</tr>
<tr>
<td>65 or older</td>
<td>287 (43%)</td>
<td>0 (0%)</td>
<td>287 (38%)</td>
</tr>
<tr>
<td>Total</td>
<td>665 English respondents</td>
<td>83 Spanish respondents</td>
<td>748 combined respondents</td>
</tr>
</tbody>
</table>

**Question 8. What percentage of your income is spent on housing costs (including rent and utilities or mortgage, property tax, and homeowner’s insurance)?**

One third of respondents (37%) spend between 30% and 50% of their income on housing costs, while another 19% of respondents spend over 50% of their income. In total, 56% of respondents stated that they spend over 30% of their income on housing costs. From the Spanish respondents alone, almost 60% of those who responded to the survey spend more than 50% of their income on housing costs.

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30% of income</td>
<td>260 (40%)</td>
<td>11 (13%)</td>
<td>271 (37%)</td>
</tr>
<tr>
<td>Between 30-50% of income</td>
<td>254 (39%)</td>
<td>18 (22%)</td>
<td>272 (37%)</td>
</tr>
<tr>
<td>More than 50% of income</td>
<td>95 (14%)</td>
<td>48 (59%)</td>
<td>143 (19%)</td>
</tr>
<tr>
<td>Does not apply</td>
<td>48 (7%)</td>
<td>5 (6%)</td>
<td>53 (7%)</td>
</tr>
<tr>
<td>Total</td>
<td>657 English respondents</td>
<td>82 Spanish respondents</td>
<td>739 combined respondents</td>
</tr>
</tbody>
</table>
Question 9. How well does your current housing meet your needs?
While 69% of the combined respondents stated they were satisfied with their housing, about 18% of the Spanish respondent selected that their unit is “substandard or in bad condition and need [their] landlord to respond.”

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>I am satisfied with my housing</td>
<td>478 (73%)</td>
<td>26 (34%)</td>
<td>504 (69%)</td>
</tr>
<tr>
<td>I would like to downsize but am unable to find a smaller unit</td>
<td>25 (4%)</td>
<td>6 (8%)</td>
<td>31 (4%)</td>
</tr>
<tr>
<td>I am unable to house additional family members</td>
<td>35 (5%)</td>
<td>13 (17%)</td>
<td>48 (7%)</td>
</tr>
<tr>
<td>My unit is substandard or in bad condition and I need my landlord to respond</td>
<td>9 (1%)</td>
<td>14 (18%)</td>
<td>23 (3%)</td>
</tr>
<tr>
<td>My unit is in bad condition, and I cannot afford to make needed repairs</td>
<td>18 (3%)</td>
<td>3 (4%)</td>
<td>21 (3%)</td>
</tr>
<tr>
<td>My unit needs improvements to make it easier to live with a disability</td>
<td>21 (3%)</td>
<td>6 (8%)</td>
<td>27 (4%)</td>
</tr>
<tr>
<td>None of the above</td>
<td>72 (11%)</td>
<td>9 (12%)</td>
<td>81 (11%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>658 English respondents</strong></td>
<td><strong>77 Spanish respondents</strong></td>
<td><strong>735 combined respondents</strong></td>
</tr>
</tbody>
</table>

Question 10. Select the top 3 housing priorities for unincorporated Marin County.
Of the combined respondents, 59% agreed that increasing “the amount of housing that is affordable to moderate, low, and very low-income residents” was among their top housing priorities. The second highest selected option was to “increase homeownership opportunities for moderate, low- and very low-income residents,” which was selected by 47% of the combined respondents. The third highest option selected among the English respondents was “Create programs to help existing homeowners stay in their homes” with 36% of English respondents selecting this option. Among the Spanish respondents, the third highest selected option, with 33% of Spanish results, was “Make it easier to build new housing in unincorporated Marin County.”
### Responses

<table>
<thead>
<tr>
<th>Response</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase the amount of housing that is affordable to moderate, low, and very low-income residents</td>
<td>382 (57%)</td>
<td>63 (73%)</td>
<td>445 (59%)</td>
</tr>
<tr>
<td>Make it easier to build new housing in unincorporated Marin County</td>
<td>180 (27%)</td>
<td>28 (33%)</td>
<td>208 (28%)</td>
</tr>
<tr>
<td>Create programs to help existing homeowners stay in their homes</td>
<td>238 (36%)</td>
<td>11 (13%)</td>
<td>249 (33%)</td>
</tr>
<tr>
<td>Target efforts to address inequities in the housing market, including discrimination in renting</td>
<td>213 (32%)</td>
<td>15 (17%)</td>
<td>228 (30%)</td>
</tr>
<tr>
<td>Increase homeownership opportunities for moderate, low- and very-low-income residents</td>
<td>313 (47%)</td>
<td>40 (47%)</td>
<td>353 (47%)</td>
</tr>
<tr>
<td>Improve substandard housing conditions</td>
<td>176 (26%)</td>
<td>24 (28%)</td>
<td>200 (27%)</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>170 (25%)</td>
<td>7 (8%)</td>
<td>177 (23%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>668 English respondents</strong></td>
<td><strong>86 Spanish respondents</strong></td>
<td><strong>754 combined respondents</strong></td>
</tr>
</tbody>
</table>

**Summary of additional comments included:**

- A desire to build more moderate and low-income housing
- Desire for more programs that support affordable homeownership
- Support for current residents to be able to stay in Marin
- Suggestions to keep higher density developments near transportation, in city centers, and where infrastructure for utilities already exists
- Desire to preserve the open space, parks, and agricultural land within the County
- Concerns about how the character of towns and neighborhoods might change with higher density
- Concerns for limited water due to drought
- Concerns for increased traffic due to more housing
- Hesitancy for increased density and more development
Question 11. There is insufficient housing in my community for (please select all that apply).
The top three choices by the combined responses were:
- Low-income households (59%)
- Families with children (35%)
- Older adults: seniors, elderly (34%)

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families with children</td>
<td>202 (32%)</td>
<td>49 (62%)</td>
<td>251 (35%)</td>
</tr>
<tr>
<td>Low-income households</td>
<td>369 (58%)</td>
<td>53 (67%)</td>
<td>422 (59%)</td>
</tr>
<tr>
<td>Older adults (Seniors, Elderly)</td>
<td>235 (37%)</td>
<td>8 (10%)</td>
<td>243 (34%)</td>
</tr>
<tr>
<td>Single individuals</td>
<td>189 (29%)</td>
<td>10 (13%)</td>
<td>199 (28%)</td>
</tr>
<tr>
<td>Persons with disabilities</td>
<td>156 (24%)</td>
<td>7 (9%)</td>
<td>163 (23%)</td>
</tr>
<tr>
<td>I don't know</td>
<td>129 (20%)</td>
<td>4 (5%)</td>
<td>133 (18%)</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>108 (17%)</td>
<td>3 (4%)</td>
<td>111 (15%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>641 English respondents</strong></td>
<td><strong>79 Spanish respondents</strong></td>
<td><strong>720 combined respondents</strong></td>
</tr>
</tbody>
</table>

Note: Percentages will total over 100% since respondents were allowed to select multiple options.

Summary of additional comments included:
- Desire for more rental options
- Insufficient housing for local workers resulting in workers having to live outside of Marin County
- Lack of options for those experiencing and/or are at risk of homelessness
- Insufficient housing for middle-income families, single individuals, and older adults
- Support for more moderate- to low-income housing
- Concerns about how diversity has decreased over the years
- Desire to preserve open land space and parks within the county
- Concerns of expansion due to climate change impacts
- Sentiment that there was already sufficient housing in Marin County
Question 12. Please identify the top barrier to affordable housing.
The top barrier to affordable housing according to the respondents is the limited available of affordable units (55% of combined results, and 60% of English-only responses). Spanish respondents selected the lack of resources to help find affordable housing as their top barrier (64% of Spanish-only results).

<table>
<thead>
<tr>
<th>Responses</th>
<th>English</th>
<th>Spanish</th>
<th>Combined</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of resources to help find affordable housing</td>
<td>64 (10%)</td>
<td>50 (64%)</td>
<td>114 (16%)</td>
</tr>
<tr>
<td>Limited availability of affordable units</td>
<td>376 (60%)</td>
<td>8 (10%)</td>
<td>384 (55%)</td>
</tr>
<tr>
<td>Long waitlists</td>
<td>32 (5%)</td>
<td>13 (17%)</td>
<td>45 (6%)</td>
</tr>
<tr>
<td>Quality of affordable housing does not meet my standards</td>
<td>30 (5%)</td>
<td>3 (4%)</td>
<td>33 (5%)</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>123 (20%)</td>
<td>4 (5%)</td>
<td>127 (18%)</td>
</tr>
<tr>
<td>Total</td>
<td>625 English respondents</td>
<td>78 Spanish respondents</td>
<td>703 combined respondents</td>
</tr>
</tbody>
</table>

Summary of additional existing barriers included:
- NIMBY ("not in my back yard") housing policies
- Insufficient water supply
- Lack of rental opportunities
- General lack of affordable housing
- Limited homeownership opportunities or inundated waitlists for homeownership
- Lack of affordable housing due to city regulations such as zoning, permit fees, etc.
- Low paying jobs and lack of living wages is a barrier of entry to living in Marin
- Desire to keep Marin County population small and build more densely in other places outside of Marin County such as San Francisco
- Pushback against building affordable housing
- Some respondents believe there are no barriers or that this is a marketplace issue
Question 13. Please share any other comments you have related to housing in Marin County

<table>
<thead>
<tr>
<th>Total</th>
<th>English respondents</th>
<th>Spanish respondents</th>
<th>Combined respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>380</td>
<td>50</td>
<td>430</td>
</tr>
</tbody>
</table>

The following summarizes the key themes mentioned in the 430 comments:

- Support for more low-income to middle-income housing
- Support for affordable units for seniors
- Support for additional workforce housing
- Frustration with housing barriers such as limited availability and long waitlists
- Concern for how additional units may affect the strained local water supply
- A desire for infrastructure issues such as limited water supply, transportation (increased traffic and road damage), and flooding concerns, to be addressed before building additional units
- Respondents shared that regulatory burdens slow down development
- Desire to keep existing open land space preserved
- A desire to keep Marin population less dense
- Concern for short term rentals and/or vacation rentals that take homes off the market for long term renters
- Concern over existing inequitable housing practices and discrimination

Appendix
Attached are additional documents, including:

- Charts summarizing English and Spanish results (in PowerPoint File)
- Summarized data for English and Spanish results, with list of additional comments (in Excel File)
- Full raw data from survey results (in Excel File)
Consider It Webpage

Consider-It: Marin County Safety Element

Marin County is conducting a planning process required by State law, to update the Safety Element in the Countywide Plan (Marin County’s general plan) to address climate change resiliency and adaptation measures. We are using this forum to hear from our constituents and promote community dialogue. We will periodically update this forum with new statements and questions on the Housing & Safety Elements.

SCROLL DOWN TO ENGAGE!

The forum host set participation to anonymous, so you won’t be able to see the identity of others at this time.

- **Hazards: Threats & Opportunities**

There are a range of hazards that may impact Marin County communities. Use the slider to show how big of an impact each hazard is to you and your community. Tell us how each hazard is a threat (cons) to you and what opportunities or solutions (pros) we should consider to minimize the effects of each hazard. Use the slider to express the level of impact each hazard will have on you, and then use the comments section to help explain your response.

- **Drought**
  - 2 pros and cons

- **Severe Weather**
  - 2 pros and cons

- **Wildfire**
  - 2 pros and cons

- **Floodling**
  - 2 pros and cons

- **Extreme Heat**
  - 2 pros and cons

- **Sea Level Rise**
  - 2 pros and cons

- **Subsidence**
  - 2 pros and cons

- **Landslide**
  - 2 pros and cons
Potential Ideas & Strategies
The statements below are early ideas for the public to consider, and some are ideas from other jurisdictions. Tell us if you support or oppose each statement. Leave your comments in the cons & pros section for each statement to help us understand why.

- The County should provide incentives and/or subsidies to property owners for protecting their assets from environmental hazards.
- The County should establish an economic recovery fund that enables swift and equitable recovery from the impacts of environmental hazards.
- Marin County should focus on protecting the most vulnerable and highly impacted populations first from environmental and climate-related impacts.
- Property owners should be responsible for making modifications to structures in order to minimize damage from future hazards.

How prepared are you for an emergency?
Tell us how prepared or ready you are in case of an emergency caused by a natural disaster or environmental hazard impacting your home or community.

- In case of an evacuation, do you have an alternative place to stay or cash for a hotel or other lodging?
- If you have to move or lose your home due to a natural disaster, could you afford to find another place to live within Marin County?
- Does your community have an emergency preparedness plan ready in case of a natural disaster emergency?
- How well prepared is your household for an emergency?
- Do you have an evacuation plan in place?
Marin County Housing Element
Candidate Housing Sites and Selection Process
Comments

Summary
Marin County conducted a robust process to share information and to solicit feedback on the process used to identify housing sites for inclusion in the Marin County Housing Element. The County is required by state law to prepare a plan which identifies sites where its assigned Regional Housing Needs Allocation (RHNA) of 3,956 housing units at different income levels can be built. While the County does not build the planned housing, they must, along with the specific sites, provide the zoning and policies and programs to ensure these sites can be developed.

At a December 7th meeting, the Board of Supervisors provided direction on a set of guiding principles to guide the process. One of the principles directed for substantive public engagement. Between late January 2022 and mid-March 2022, the County provided a variety of opportunities and formats for the public to use to share their feedback through written and verbals comments and use of digital tools. They included:

<table>
<thead>
<tr>
<th>Outreach Opportunity</th>
<th>Comment Methods</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-line community workshop</td>
<td>Participants could ask questions and submit comments in the chat.</td>
</tr>
<tr>
<td>January 20</td>
<td></td>
</tr>
<tr>
<td>County-wide Roads Shows</td>
<td>Ten virtual meetings were conducted at Design Review Board, Community and neighborhood specific locations throughout the County. Depending on the meeting, participants could comment verbally and/or in writing using the chat feature.</td>
</tr>
<tr>
<td>Balancing Act Digital Tool*</td>
<td>On-line digital tool that allowed participants to balance the sites to meet a desired number of units. It also allowed for site specific comments.</td>
</tr>
<tr>
<td>*County staff held 4 sessions of office hours to assist anyone who had questions about how to use the tool.</td>
<td></td>
</tr>
<tr>
<td>Marin County Atlas</td>
<td>On-line map that showed natural hazards and constraints to be considered. Users could consult the details of a specific property and make site specific comments.</td>
</tr>
</tbody>
</table>

To make it easier for the team to review the comments, the attached tables were created to organize the written comments submitted using various tools. They are attached to this document as an appendix.
Marin County Housing Element: Candidate Housing Sites and Selection Process
Comments Received via Email or Balancing Act Submissions – Key Themes

PCL—Incorrect or Inconsistent Categorization of Parcels: Parcels have been incorrectly or arbitrarily categorized in the Draft Candidate Housing Sites List.
INF—Limited Infrastructure: Sites have limited infrastructure and/or limited capacity to support sufficient infrastructure for more development.
SER—Insufficient / Limited Access to Schools, Services, etc. Sites lack sufficient access to or resources to support schools, proximity to jobs, shopping, and amenities, and other required services.
TRF—Traffic Congestion: Site unsuitable due to traffic congestion
PRK—Lack of Parking: Site unsuitable due to lack of parking
PTR—Lack of Public Transportation: Site lacks access to public transportation
ACT—Lack of Active Transportation Infrastructure: Lack of safe access for pedestrians and bicyclists
NMR—No More Room for Additional Development or Too Much Additional Development Proposed: Site has no more room/infrastructure capacity etc. for development or is already overdeveloped, or the amount of additional development proposed is too much for the site.
SEA—Threat of Sea Level Rise / Current Flooding: Area is prone to sea level rise and/or current flooding. Makes the entire site unsuitable, or development should be limited to levels above the sea rise/flood zone.
NAT—Impacts Natural / Agricultural Resources: Development on site will impact natural and/or agricultural resources; located in rural area which is not appropriate for development
CUL—Impacts Cultural Resources: Impacts tribal site or other cultural resources
FIR—Fire Risk / Limited Access for Emergency Services: Site unsuitable due to fire risk / limited access for exit or egress in case of fire / limited access for emergency vehicles
WAT—Lack of Water / Septic Water Issues: Not enough water currently or for more development; insufficient clean water and septic issues
HLT—Air Quality / Chemicals / Other Health Impacts: Additional development will impact air quality, add toxins to the environment, or otherwise create negative impacts on community health.
EQT—Inequitable Development / Need for Equitable Development: Affects equitable housing; either it will improve housing equity OR site already has a majority of public housing/low income units in area; or will not assist in providing equitable housing / improving housing equity.
GDL—Good location: Identified as good location for housing; may be some caveats