Table of Contents: Public Outreach Appendix

Marin Housing and Safety Elements 2023-2031

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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.

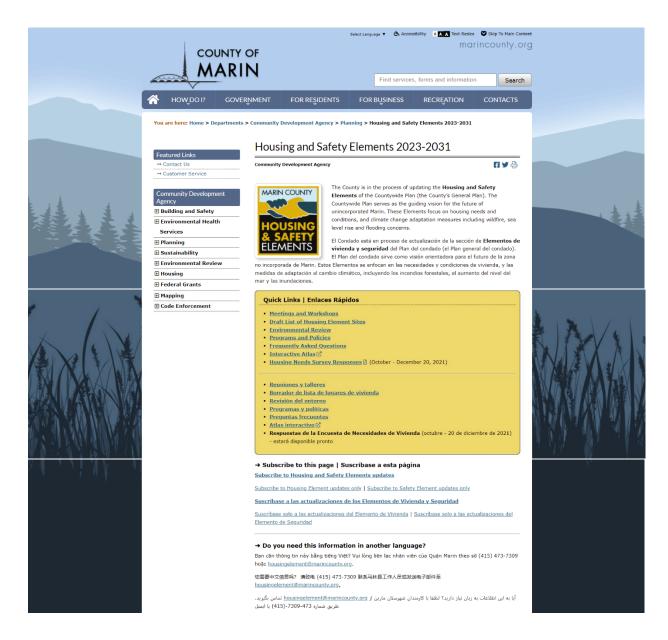
Activities listed in chronological order

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
Dedicated webpage	Ongoing	All	Serves as significant outreach tool to publicize activities and host supporting documents	Spanish translation of key activities	Low-cost efficient way to communicate and host documents and on-line tools	
County email notification service	Ongoing	All	Participants can sign-up to receive automatic notification when new materials are posted on website and when outreach activities are happening	Spanish translation of outreach activities	Participants received regular notifications through out process	
Email and telephone communications with County staff	Ongoing	All	Throughout the process, County staff received comments and responded to questions through phone and email		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.	355 emails received related to sites
Social Media	Ongoing	All	County used Facebook, Next Door and related platforms to promote outreach activities	Spanish	Actively promoted workshops, hearings and digital surveys	
Outreach Flyers	Before outreach activities	All	Flyers were posted at neighborhood hubs and bulletin boards	Spanish	Flyers helped to reached those who don't use or don't have access to technology	
Focus Groups with following groups: -CBOs (2 sessions) -Homeowners (1 session) -Low-income residents (1 sessions) -West Marin Collaborative -County of Marin Employee Affinity Groups	Aug - Sept 2021	AFFH audiences: - Low- income - Minorities - People with disabilities	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 renters 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 Prefered 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 participants Polling results: 30 were owners 16 were renters
Marin County Housing and Safety Elements	Monthly	Represent All areas of unincorporate				

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
Stakeholder Committee		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				
Postcard mailing	Nov 2021	All	Postcard mailed to 22,000 households to introduce the HE and promote outreach activities	Spanish & Vietnamese (included QR code and directions in Spanish & Vietnamese so recipient could get complete information in their preferred language.	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.	22,000 mailed
Community Workshop #2	Nov 22, 2021	All	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.	Spanish & Vietnamese -4 registrants requested Spanish	County received substantial input on participant issues and concerns.	84 registrants 31 participants Polling: 10 were homeowners 5 were renters
Joint Session / Board of Supervisors & Planning Commission	Dec 7, 2021	All	Presented HE, RHNA numbers and initial outreach findings	Spanish	BOS/PC input yielded guiding principles that were used to inform the identification of potential sites.	
Consider-it Forum	Nov - Dec 2021	All	Collected input about people's safety concerns and preparedness for responding to natural hazards and extreme weather.	Included translation option through Google translate	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	
Digital Housing Needs Survey	Oct - Dec 2021	All	Collected input about housing needs	Spanish translation and outreach	Brief survey was designed to collect input on housing needs and collect input with those with limited time to participate.	626 responses in English 22 responses in Spanish
Print version of Housing Needs Survey	Oct - Dec 2021	-Seniors -People with disabilities -Paratransit users -Low-income & without digital access	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.	Spanish translation and outreach. Paper surveys were distributed by a paratransit provider which helped reach people with disabilities	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.	102 responses in English 68 responses in Spanish
Public Hearing - CEQA Scoping Meeting	Jan 11, 2022	All	Provided opportunity to comment on scope of environmental document.		Received comments to inform scoping	16 participants
Sites Road Shows	Jan - Feb 2022	All Minority residents Low- income Farmworker s Seniors People with disabilities	 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 	Spanish Interpretation provides at West Marin, Santa Venetia/Los Ranchito, Unincorporated Novato and Marin City Road Shows	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.	460 participants

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
			 Santa Venetia and Los Ranchitos Marin City (Community Conversations meeting) West Marin Unincorporated Novato Follow-up meeting in San Geronimo Valley (West Marin) and Atherton (unincorporated Novato) Follow-up meeting in Tomales and another in San Geronimo Valley (In May) 			
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 registrants103 participantsPolling:60 were homeowners8 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.	
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	More than 40 people made public comments
Balancing Act (BA)	Feb-March 2022	All	BA Platform Open for Input	Spanish	Receive 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 registrants112 participantsPolling:58 were homeowners13 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.	

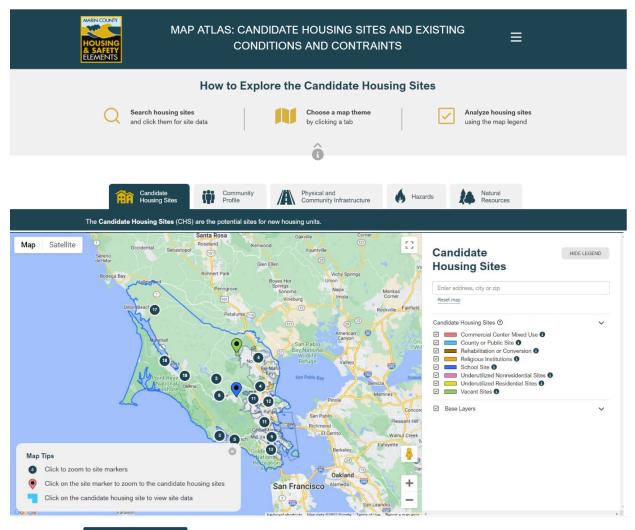
Dedicated Webpage



Dedicated Webpage

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	Housing Sites	Meetings and Workshops	Programs and Policies	
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	Frequently Asked	Housing Element	Safety Element	
	Questions			
	EXPLORE	EXPLORE	EXPLORE	
		MA	RIN COUNTY	
	Countywide Pl	an Rest	rictive Covenant Project	
	EXPLORE		EXPLORE	
If you are a person with a disability an accommodation to participate in a Cou activity, requests may be made by call Dial 711 for CA Relay or by <u>crait</u> all of advance of the event. We will do our b received with lest than the business d documents are available in alternative Copyright © 2022 County of Marin	Inty program, service, or Government ling (415) 473-4381 (Voice), For Resident east five business days in For Business less to fulfill requests Recreation lays' notice. Copies of Contacts	s Email Updates 🖄	Terms & Conditions Disclaimers Get Adobe Reader 🗹	

Digital Atlas



Send Map Comment

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. The 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).







Marin County Government

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.marincountv.org/.../cda-housingsafetvelements...

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

Join the County of Marin for an interactive online, solution-orient 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 2 2021 from 6:00-8:00 P.M. There will be live Spanish translation.



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

www.MarinCounty.org/HousingSafetyElements

For disability accommodations please phone (415) 473-7309 (Voice), CA Relay 711, or e-mail HousingElement@MarinCounty.org at least five business days in advance of the event. The Cou will do its best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats, upon request.

etermine el turo de las viendas y aga planes ara el cambio Imático en su omunidad.	Únase a nosotros en una reunió en línea el 22 de septiembre de Ouse al Conde do Harie en un reurión comur en línea, orientada a soluciones, para habir solu- tualizacione de Elemente de Visiente y Begni do 2023-2031. Esis será el primero de una serio consultario que les programantá durante el proce- torial de la solución de la solución de la solución la solución este in Zoon el miéroeles 22 de según desde las 600 hasta las 800 en. Habir tardoc vico. Registrarse aquí https://tinyuri.com/Marinhousing andSafetyRSVP o escanse este código QR: Norma Marin Compto, en la solución de la solución forta de la solución de la solución de la solución forta de la solución de la solución de la solución a de la solución de la solución de la solución de la solución de la solución de la solución de la solución de la solución de la solución de la solución de la solución de la solución de la solución de la solución	2021. orng lai của Hata e Interactivi lab problem charte a Interactivi do prate a problem charte a Interactivi do ale a problem charte a 2021 in khí hau ong cộng ông quý vị. Charte a Martena transmissione tyElements I. Safet a Safet Ty	Than gia cuộc họp công đồng trự chíng tôi vào ngày 22 tháng 8 nă Than gia cuộ ho chủ gia gia cuộ nhậc cuộ cuộ ngày trự cuộ cuộ cuộ vào ngày 22 tháng 8 nă cuộ cuộ vào ngày 10 thán 30 tháng 10 t	m 2021. In hướng đến giải giáp nhật về Nhà entis sáp trừ cho giáp trong chuẩt cách t quả trình lập kế 22 tháng 9 năm E
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Marin County Government September 19, 2021 · 🚱

Shape the future of housing and plan for climate change in your community. Join us Wednesday for an interactive online, solution-oriented, community meeting to discuss the upcoming Housing and Safety Elements updates for the 2023-2031 cycle.

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

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

community.



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

🖒 Like

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

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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/MarinHousing andSafetyRSVP or scan this QR code:



www.MarinCounty.org/HousingSafetyElements

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:

Comment

www.MarinCounty.org/HousingSafetyElements

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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





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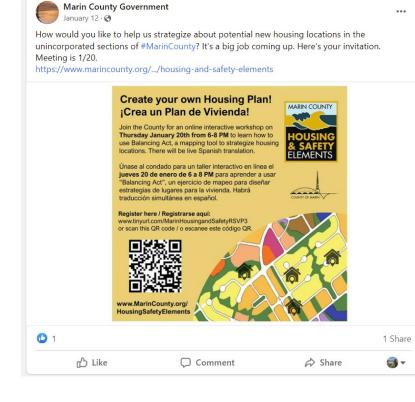
Marin County Government November 29, 2021 · 🕤

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



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Marin County Government

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 ... See more



Comment

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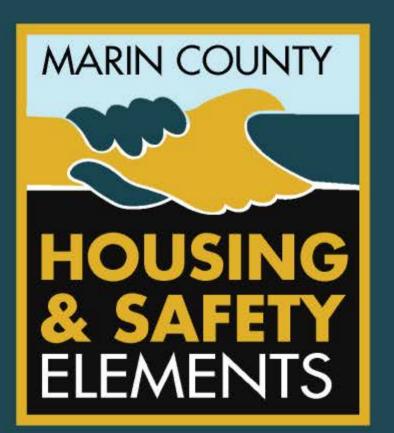
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After accepting more input about long-term housing plans for Marin County's unincorporated areas, the Marin County Community Development Agency (CDA) is submitting a list of properties to a consulting firm to begin environmental analysis to identify the best places 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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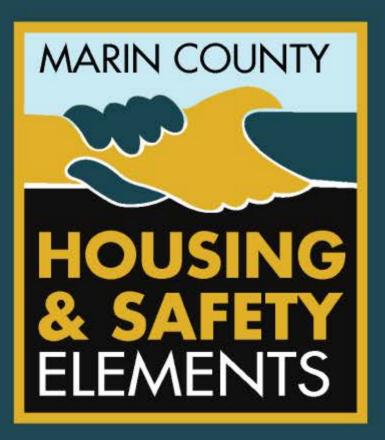
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Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.



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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.

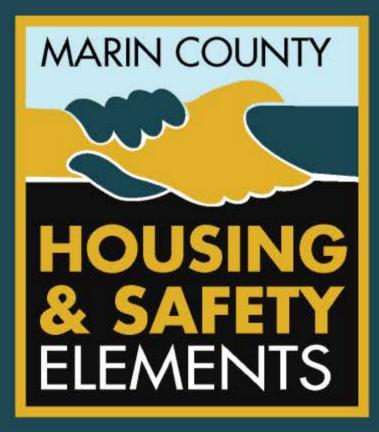
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Định hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hâu trong cộng đồng quý vị.



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

Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quân 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 hoach.

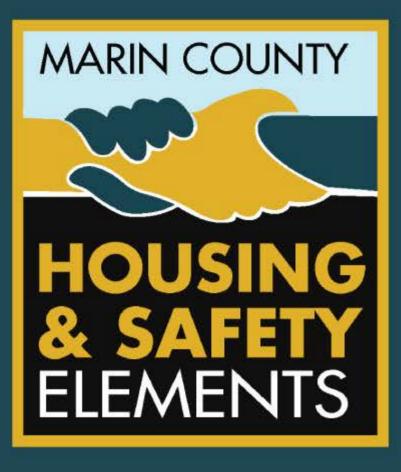
Cuộc họp sẽ diễn ra trên Zoom vào Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.

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. Quạn hạt 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 thức thay thế, theo yêu cầu của quý vi.





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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

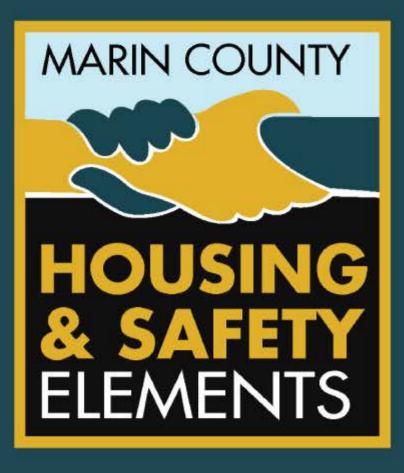
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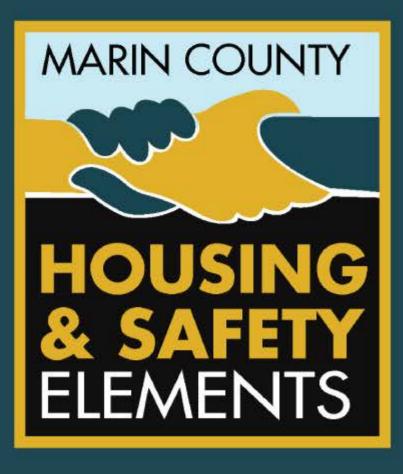
La reunión será en Zoom el miércoles 22 de septiembre

de 2021 desde las 6:00 hasta las 8:00 p. m. Habrá traducción al español en vivo.

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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 tương 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.

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



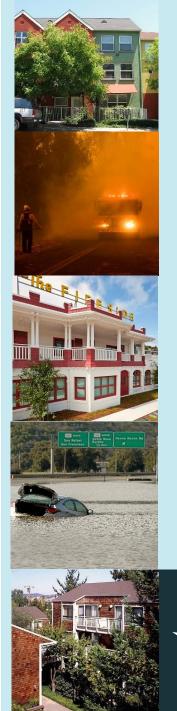
Đăng ký ở đây https://tinyurl.com/MarinHousing andSafetyRSVP hoặc quét mã QR này:

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. Quạn hạt 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 thức thay thế, theo yêu cầu của quý vị.



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**, **solutionoriented**, **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.

Topics for discussion include:

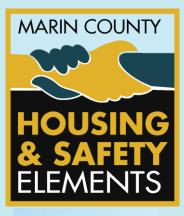
- Housing needs and conditions, especially for low and moderate-income housing
- Climate change adaptation measures, including wildfire, sea level rise, and flooding concerns

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.

Register here: https://tinyurl.com/MarinHousingandSafetyRSVP

Visit <u>www.MarinCounty.org/HousingSafetyElements</u> and subscribe to this page to receive the latest developments

For disability accommodations please phone (415) 473-7309 (Voice), CA Relay 711, or e-mail HousingElement@MarinCounty.org at least five business days in advance of the event. The County will do its best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats, upon request.



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:

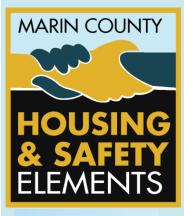
- **Necesidades y condiciones de vivienda**, especialmente para grupos familiares de ingresos bajos y moderados
- Medidas de adaptación al cambio climático, incluyendo los incendios forestales, el aumento del nivel del mar y las inundaciones

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

Visite <u>www.MarinCounty.org/HousingSafetyElements</u> 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 <u>HousingElement@MarinCounty.org</u> 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. 19



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 tương 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
- Biện 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 ở đây: 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. Quạn hạt 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 thức thay thế, 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.

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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.

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



Visit <u>www.MarinCounty.org/</u> <u>HousingSafetyElements</u> 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 <u>HousingElement@MarinCounty.org</u> or by phone at (415) 473-7309.



Community Workshop Links

Community Workshop #1 (September 22, 2021): Housing Element Overview

- English: Presentation[PDF] | Video[External] | Questions & Answers[PDF]
- Español: <u>Presentación[PDF]</u> | <u>Video[External]</u> | <u>Preguntas y respuestas[PDF]</u>
- Tiếng Việt: <u>Bài thuyết trình[PDF] | Video[External] | Hỏi & Đáp[PDF]</u>

Community Workshop #2 (November 15, 2021): Safety Element Overview

- English: <u>Presentation[PDF]</u> | <u>Video[External]</u>
- Español: <u>Presentación[PDF]</u> | <u>Video[External]</u>
- Tiếng Việt: <u>Bài thuyết trình[PDF] | Video[External]</u>

Community Workshop #3 (January 20, 2022): Housing Element Sites

- English: <u>Presentation[PDF]</u> | <u>Video[External]</u>
- Español: <u>Presentación[PDF]</u> | <u>Video[External]</u>

Community Workshop #4 (March 29, 2022): Housing Element Programs & Policies

- English: <u>Presentation[PDF]</u> | <u>Video[External]</u> | <u>Chat[PDF]</u> | <u>Mentimeter results[PDF]</u> | <u>Summary</u> of feedback[PDF]
- Español: Presentación (estará disponible pronto) | Video[External]

Community Workshop (March 31, 2022): Additional Housing Sites Under Consideration

• English: <u>Presentation[PDF]</u> | <u>Video[External]</u> | <u>List of additional sites under consideration[PDF]</u>

Community Workshop #5 (April 5, 2022): Safety Element Programs & Policies

• <u>Register here / Registrarse aquí</u>



Marin County Housing & Safety Elements Community Workshop #1 Summary of Workshop Discussion

September 22, 2021

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, <u>https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements</u>, 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

- o 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)
- o 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

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

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

o 31.3% - Yes

- o 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
- o 6.5% 1-5 years
- o 2.2% 5-10 years
- 82.6% 10 + years
- o 8.7% I do not live in Marin County

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

- o 60.0% I own my home
- o 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

- o 0.0% Under 18
- 10.6% 18-29 0
- 19.1% 30-49 \cap
- 36.2% 50-64 \cap
- o 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

- Expensive (6)
- o Family

- o Blessed
- Cara (Expensive)/ Muy cara (Very Expensive)

Bendecida (Blessed)

- Community (2)
- o Daunting
- Desigualdades (Inequitable)
- Entitled

- o Grateful
- o Inequity
- o Lovely
- Majestic
- Nature (4)
- Neoliberal
- o Nice
- Not diverse

- Peaceful (3)
- Privileged
- Racist (2)
- Relaxed
- o Stressful
- Traffic
- o Unique
- o White

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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.
 - \circ $\;$ 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.

Appendix

Breakout Room Notes

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
racial and income equity - how to offer ADUs to lower income households at below market rate. What are the incentives	County has ADU program to incentivize. HA has a landlord partnership program. Need to beef up incentive	N/A
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	Tiny homes; and more ADUs, allow to build over garage; provide rebates; form a community group to share experience	
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	Lucas Valley - open space	
How do you determine where the housing is to be planned? who has the final say? Marin City - already living in a congested area	Rent to own option; county has a lottery to provide ownership opportunity	
Affordability - not sustainable even with a two-income family	housing on top of retail/multi purpose space as a solution	
Environmental factors that exist in the community - Marin City - high fire hazards, flooding, and infrastructure issues. Need to combat discriminary practice to force more housing in Marin City	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	

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 houving douglapment is the	
housing development is the positive preservation of the	
Greenbelt	

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

and placing value on ranches		
over people/ housing needs.		
(x2)		
	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-affoprdable (in practice)	
	Build mulit-family units. Build	
	higher. Embrace density.	
	Consider Petaluma Tomales	
	Road for more housing, while	
	recognizing that other	
	deveklopment comes with	
	housing and requires careful	
	balance	
	Dalalice	

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
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.	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%?	Why is it that liberals become very conservative around affordable housing. Property value fear.
Stigma: The term "affordable	If we are never going to get	
housing" conjurs negative	housing built on areas	
	designated in CWP then let's do	

response. Terminology problem	something meanigful to ensure	
that should be changed.	housing is built. More	
	actionable programs.	
Political Will: Lack of political	Rezoning	
will to get affordable housing		
done.		
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.		

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
3600 units is not meaningful - need to parse out to georgarphic areas. few parcels in San Geronimo Valley; would need to and should revist issues that have already been decided on in the past (streams, fish habitat, parking, errosion, septic systems, etc.); ADUs could work	home matching, so folks can rent out rooms - provides affordable housing	Any provisions for accommodating mobile homes, rv/s, etc folks living in vehicles?

Balinas - many issues - septic; septics handling ADU an issue	Accommoadte mobile homes, rv's, those living in vehicles	
social security incomes does not cover housing costs - isue of affordabililty	for substantial housing, need to unpack code - composting, greywater systems, transporation systems, etc consider new set of priorities	
Displacement from sea level rise and wildfires - need areas for those displaced from enviornmental hazards;	Revist ideas that have been decided in the past, e.g. streams, fish habitats , parking, etc.	
concerns about infrastructure capacity		
concerns about traffic and accommodataion of traffic water and fire challenges		

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
Septic is big stumbling block and huge barrier in West Marin.	help people to own homes, subdividing property, allowing duplex development, look at zoning in West Marin because there is so much space	liked slide that showed income by profession
systemic and institutional racism. Great inequality of income in County and allows segregation. need to make work force housing and prepare for elderly population.	consider community land grants, establishing a local housing trust fund, there is a guidel for establishing funding	
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.		

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
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.	Change policies to not allow up- zoning of properties right next to small towns.	
Changes culture of smaller towns. High density housing impacts on our psyche. Cultural impacts and overburdened infrastructure.		
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.	Larger units so that people aren't so cramped.	
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.	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.	
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.		

Breakout Room 7 – Spanish

Issues and Concerns / Sus	Strategies and solutions / Sus	Questions & Additional
inquietudes y problemas	ideas para estrategias y	Comments / Preguntas
inquictudes y problemas	soluciones	connents y rregultas
Primera ves en estas reuniones,	give priority that all County land	Questions on if there is funding
vive en arae de Canal - Voces de	is able to built more housing,	available from the County to
Canal, esperiencias, rentas son	and dedicate it to essential	help developers actually build
demaziodo caras, no son	workers first	the units we need
unidades muy bien cuidaded,		
no muy bien acondicionadas		
para vivir, los incrementos de		
renta son muy algos		
vive en apartamentos, es	haser consciencia - educate the	
accequible, ahora tiene un	community that affordable	
mejor trabajo de antes, antes su	hosjing is needed, lives in Mill	
salario era de \$9/hora, y luego	Valley and she is supporting a	
cambio trabajo de \$18/hora,	current development there, but	
pero en el 2010, ella perdio uno	a lot people are against it and	
de esos trabajos, y ya no le	fight back against development,	
alcanzaba para pagar (low-	also supporting HomeKey and	
income housing) and she got 4	there is a lot of push back, need	
jobs and asked for help to orgs	a good education campaign that	
to get rent subsadies, she has	it is needed to build more	
kids and lived with mom, and	housing and and why its needed	
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		
Isabel - Canal community, need	if there are companies offering	
to have rent control, rents are	jobs in the county - they should	
too high and always increasing,	coordinate and give funding to	
but the job wages don't	the County	
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	(In shot) Numerous sections that	
Arlin Venavides - manager de	(In chat) Myrna, regarding the	
Planificacion de Equidad del	last question, it's important that	
Centro Multicultural - there is a	the County engage more deeply	

need not only to plan housing	and authentically with BIPOC	
that is affordable, we need to	communities. As you see today,	
actually build them as well -	there were only 4 community	
noticed in the DATA: lots of	representatives. That is not	
Latinos moving to Marin	enough, unfortunately. The	
County, but we don't see the	County also needs to connect	
opportunities for these	BIPOC communities with	
populations to succed in the	developers, so communities	
County, recomendations to see	have direct communication with	
how we can coordinatw with	developers, as they ultimately	
other parts of the coutnty to	make decisions to build not the	
build more affordable hojsing,	County.	
need to be we'' connected to		
transporation, to connect to		
jobs. people need multiple jobs		
to stay/maintain hosuing here		
marta - also important to		
consider opportunities for		
immigrants, becaus they dont		
have papers, they are unable to		
find better hosing, limits to		
poortunities, this is why they live		
in apartmetns 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		
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		
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		
apartmeths are not good.		
	1	



Marin Housing & Safety Element 9/22 Workshop

Safety and Natural Disaster Preparedness

Issues & Concerns

EARTHQUAKES	Updated materials and resources - Mapping	Equacuation route considerations in vulenerability	Drought Considerations	Alert systems : Tubs fire, Negative experience	Unhoused numbers too low. Not all are in Novato, San Rafael and the Bay Model in Sausalito
Building on shorelines	Sea level rise	County coordintation: LEED	Power outages	When will we face that we may have to retreat from WUI and Shorelines	is there a safe number of people for an area, in terms of evacuations and water
Countywide efforts - events don't stop at jurisdiction lines	Impacts of disasters on the unhoused community	Maintenance of statewide emergency response system, including county, and municipal response.	Go bags and Evacuation bag/ prep	Cell service - Working with Carrires	Low income residents have harder time getting food in disaster
Building updates : Fire Resistent materials	County should have a well-publicized directory of emergency shelters when disaster strikes.	access to resources in multiple languages	emergencies go bags for underrepresented groups	Contamination of our dwindling reservoir water supply if a fire	Renters access to emergency services and damages
Canal Area - Sea level rise	High tech / low tech solutions	Flooding	Marsh restoration	GHG Emissions	Difficult to get permitting
concerned about the high tech solutions provides that exclude low tech elders for ex, alerts on cells, when in Hawaii, they have sirens.	Low income people are always affected in terms if there was a disaster.				

Ideas & Solutions



Questions

Updating maps? Yes, big components	What is the relationship with the HE/SE? Safety considered when researching vulnerability in sites	And how about legalizing tiny homes as they have in Sonoma County?	What will Marin County do to ensure that residents are updated in real time when a disaster strikes?	Zone haven app/ emergency network - Public outreach	
Does the Safety Element include earthquakes too?	clude unhoused during a through the Shariff		is BCDC working with County on sea-level rise issues for coastal residents?	BCDC Collaboration - published a report recently	
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?	What happens to renters when their units are damaged?	is the Marin community foundation involved in helping the county on those issues with grants?			

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-safetyelements

- 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/subdividingin 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 unincorpo
- 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, iwill 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-housingneeds
- 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 2 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 informatio
- 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 v
- 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 2way 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: https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements
- Para obtener información adicional y recursos, consulte: https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements"
- 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 rainhigh 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 él 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 qy 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: https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements
- Para obtener información adicional y recursos, consulte: https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements
- Thank you so much!
- One last Stop allowing one house to be build ton 2 lots
- Gracias
- Thanks!



Marin County Housing & Safety Elements Community Workshop #1 Summary of Workshop Discussion

November 15, 2021

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, <u>https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements</u>, 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

- o 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)
- o 5.9% I do not live in Marin County
- o 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

- o 21.4% West Marin
- 7.1%% Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- o 0.0% Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- o 14.3% Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)

- 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
- Consumption
- o Drought
- o Emission

• Fire cycle

o Fire

- Fireplace wood smoke
- Flooding (3)
- o Inaction
- Multi-hazard
- Not enough has been done
- o Smoke
- o Vulnerability
- o Water
- Wildfire (2)

o Worry

Question 8 - In the past 5 years, which of the following hazards have you experienced at your home or neighborhood? N:20

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

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

- o 66.67% My home keeps me reasonably comfortable
- o 28.57% My home provides little relief for extreme heat
- o 0.0% I am forced to be outside (due to my job or lack of housing)
- o 0.0% The cooling centers provided by the County have offered some relief
- o 0.0% I'm able to temporarily re-locate during extreme heat
- o 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

- o 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
- \circ $\,$ Point Reyes: Having to get water from a delivery program

Flooding

- o 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)
- o MMWD has a rain barrel and cistern rebate program
- o Inundation of septic systems
- Marin City cut off dangerously by flooding

- Keep storm drain clear
- o Study successful methods for building in flood planes
- o May need to do more building on flood planes to reach RHNA numbers
- Providing floating housing to deter flooding

Extreme Heat

- o Western Marin stays a little cooler and it is manageable without A/C
- Provide more assistance to get people off wood burning home heating
- o Multi-unit projects design guidelines should include AC
- o 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?
- \circ The most exclusive communities are where there is the highest risk in our county

Severe Weather

- o Mitigate wind impacts by under grounding utilities
- o 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.
- o 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

- o 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.
- o 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.
- o 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?
- o Does unincorporated Marin County have any affordable housing overlay zones?
- o 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
- o 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?
- o 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?
- o 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.



Wallgraphic

Chat

MARIN COUNTY	Marin Housing & Safety Element Workshop #2 - Safety		What's one word that comes to mind when you think about Climate Change and Marin County								
HOUSING November 15, 2021 - 6pm-8pm			Drought.	Valuerability	Wa	iter fra	rction	Flooding-fire			
& SAFETY ELEMENTS	LEMENTS				Worty	Emission	Consu	mation W	ridira	Flooding	*
					Multi-hazere	Not enough has been done	¹ Fireplace w	zoodsmoke Fir	acycle		
Hazards											
Drought		Flooding		Extre	eme Hea	at		Landsl	ides		
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		rethods	UCORSETU - May need to do more for building - thulfing on floor places a planes - lo reach RHNA numbers	Use electric heat							
		Providing Roosing housing to deter Rooding									
Sea Level Rise	•	Severe Wea	ther	Subs	sidence			Wildfir	e		
Take into secount areas subject to ena level rise Coming cored	to Dispension of taxic in chemicals in soli	by under grounding purner indoor and	providing bir tip ocen o vunerable rations	N/A				Step suilding in th Wall	Wildland fi a hsk, buik arc a	ding fires – F	hesoribed burns
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Housing

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Re-vblitte building codes er diother ordinances	Has the county iconified how many position an its of the rangition be added as a result of SD 9 & 10?	Yes but staff is still working through when the support is	How will the county be meeting AFFH recurrements?	Existing conditions: Rieks Volneretrikty Before completebon
Annee estas qualities of Annes anexaletianing a name international color application	How do plan to incentraize developer- to build low trany attordable housing?	Does unincorporated Marin County Investory offoldable neursing aveilay zones?	Island cost a fector for afforable housing development?	Whet two projects are happening in Marin City?
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Additional Issues, Concerns, Questions?

Is there going to be discussion about upcoming housing availability?	Smoke / Air Quality	To draw down gneenhouse gases, reduce the number of cows (methane producers)	Increase the use of e- bikes and other low Impact cleck is volicies to reduce fraffic and exhaust fumes.	Would require a significant capital investment and a challenge to the status que priority given to cars and trucks.	Consider using some of the new infrastructure funds just signed into law
Provide a flat bike/ podestrian route from Point Reyes Station to Sausailto.	Open the old frain tunnels: Woodacre to Fairfax and Corde Madera to Mill Valley.	Gov't programs to help everyone convert to electric or hybrid vehicles	Will the housing element also be discussed tonight, or just the selety element?	physically lookeed populations are some of the work loss—hardchores and mountains. They have the means to repair to move sheraters.	How will the county prepare people for the upcoming Climate changes?
Providing eir purifiers to suitorrable populations. They do require electricity but far less thet eir conditioning.	Is the zoning the same as the PSPS outege zoning?	Will it also include Recielly Concentrated Areas of Affluence, as defined by HCD?	Avvectre, I haven basen many other juried clicks get down for melding that he level of data available to the public. Keep up the good world	Consider using some of the south fueing slopes in Marin Open Speer for all totantial other panel install allons. He a bough choice to ase: 'Ror some of the open spees.	See a superproving the second second second second provide a second second second second second second second the second
Can we provide public comment through email? If so, what is the best omail address to direct our comments.	Recording that the most exclusive communities are where there is the highest risk theor county	Early an expansion of the effort to identify sources of funding to force assessed in the sta- and the use of instantial mere bacquists of one and heavy to reduce construction conta-			

Public Comments

Mubi unti purdeline hoorporate child care infrastrucutre	To supply child care	Which measure preside sources that the county areas the close that a two ana approximation offendable thousing?	Have for ding area obto to inclue to a colore. County has a noticing base ones ones are transformed to this county county of sources	County shell have to support to support to work support to support to work support to support to be the start to the UC to best the start to the UC to best the start of the UC to best	
HE is for ALL income level . low income is the most difficult to plan	Seem that there is a fait to lugald open spaces ballenger opened order oor reported rest Ofsaster propared rest	Wondering about how 't is being prioritized?			
How to balance while also incorpointing low inconie hoosing?	is Solden gate Village femily public housing the tabled in the HP, Preserver to 2	Focused on adding and four each class any optential lose of affordable units : ox papire beet restricts	Marin City eval for Safety and housing ?	A lot of projects in the works	

Marin County Housing and Safety Elements

Virtual Workshop #2 November 15, 2021 *Whiteboard*

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 f;oods
- 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
- https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements
- Awesome. Sorry for all the questions, but how will the county be meeting AFFH requirements?
- Terner Center Study: https://ternercenter.berkeley.edu/wp-content/uploads/2021/07/SB-9-Brief-July-2021-Final.pdf
- 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.
- https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements



Marin County Housing & Safety Elements Community Workshop #3 Summary of Workshop Discussion

January 20, 2022

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, <u>https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements</u>, 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.

0	Building	0	Very full	0	privileged
0	Community killing	0	Fluffy	0	Racist
0	Complicated	0	Hot	0	ridiculous
0	Congested (2)	0	Inaccessible	0	Strawberry
0	Crisis (2)	0	Inadequate (2)	0	Strawberry
0	Critical	0	Inequitable	0	Terra Linda
0	Difficult (2)	0	limited	0	Tight (2)
0	Expensive (7)	0	Old	0	Unfair
	 For seniors 	0	overpriced	0	Unsustainable

Question 2 - Where do you live? N:65

- 61.5% Unincorporated Marin County
- 35.4% City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon)
- 3.1% I do not live in Marin County

Question 3 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:59

- o 35.6% Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- o 23.7% I do not live within unincorporated Marin County
- o 15.3% West Marin
- o 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)
- o 0.0% I don't know

Question 4 - Do you work in Marin County? N:72

- o 54.2% Yes
- o 27.8% I do not work (retired, unemployed, other)
- o 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
- o 9.7% 5-10 years
- o 4.2% 1-5 years
- o 0.0% Less than 1 year

Question 6 - What is your housing situation? N:73

- o 82.2% I own my home
- o 11.0% I rent my home
- 4.1% I live with family/friends (I do not own nor rent)
- o 2.7% Do not currently have permanent housing

Question 7 - What is your age? N: 71

- o 0.0% Under 18
- o **2.8% 18-29**
- o 15.5% 30-49
- o **32.4% 50-64**
- o **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.)?
 - \circ 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?
 - o 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?
 - \circ 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
 - o Continue to fund/support different types of development
 - Provide various housing types

- o 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
 - \circ $\;$ 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
 - \circ $\,$ 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
 - o 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
 - o 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?
 - o 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
 - 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.



Marin County Housing & Safety Elements Community Workshop #3 Summary of Workshop Discussion

March 29, 2022

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, <u>https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements</u>, 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
 - Units include VRBO, Air BnB, etc.
 - Many voiced the desire to eliminate and or limit the number of short-term rentals*****
 - 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."
 - Question: Is the county looking at regulating STR, identifying abandoned houses to be salvaged as well as new housing?

- Vacant Home tax
 - Many voiced the desire to have a tax on vacant homes******
 - Case Study: Oakland has a vacancy tax for any empty homes. The city earned
 \$7M last year. SF is considering it.
 - How is the vacancy tax enforced?
 - How do you know that a property is vacant? Penalizing people who can't live there all the time seems tricky.
 - Can employees of local businesses have preferences?
- Other Ideas:
 - Look at underutilized industrial and commercial spaces to adapt into residential or mixed-use housing.
 - Use government super fund to clean Brownfields.
 - Consider each program independently.
 - o Make tiny homes/ remodeling kits
 - Concerns about traffic congestion, limited infrastructure, and resources.
 - Build along the 101, near transportation, and existing development.
 - Accessory Dwelling Unit (ADU): sometimes called a granny flat, junior accessory dwelling unit (JADU), or second unit.
 - Make it easier to create ADUs and JADUs*
 - Amnesty for legalizing existing units
 - Waive all fees
 - Incentive to come forward, bringing units to code
 - Guide people through the amnesty process
 - Need affordable rentals
 - See if we can add 500 or even more units without building a single home.



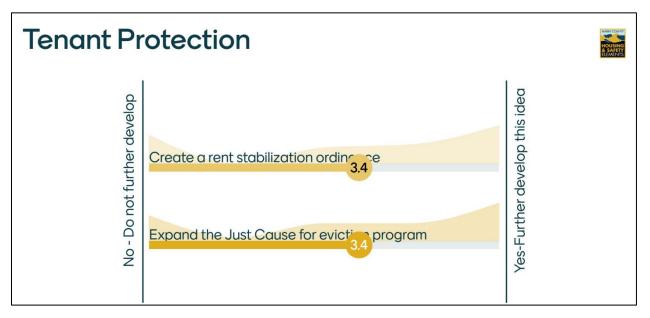


B. Tenant Protection

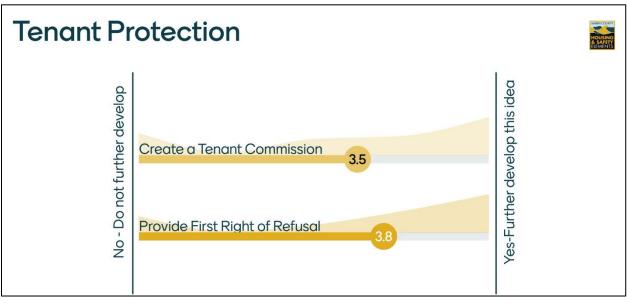
• Rent Stabilization Ordinance

- 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:68

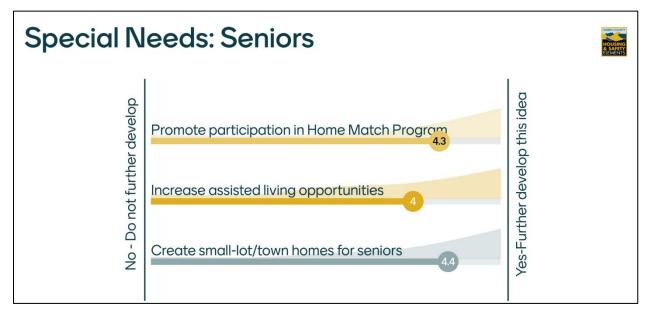


C. Special Needs Population – Seniors

- Promote participation in Home Match Program
 - $\circ \quad \text{Do the outreach through non-profits}$
 - 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 **
 - o 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
 - o Commute Less
 - House caregivers and health support workers
 - o Expedited review is important
 - o 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

N:62



C. Special Needs Population - People with Disabilities

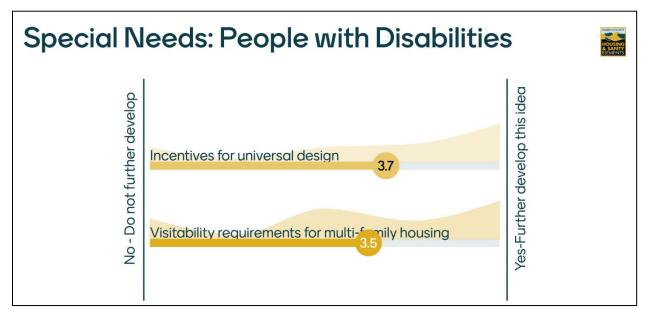
- Assistance with accessibility improvements
 - Aging people may be temporarily disabled.
 - Old buildings are problematic.
 - What about housing for people with developmental disabilities?
 - Are there plans for independent and supported living options?
- Expedited review for reasonable accommodation
 - 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



N:57



C. Special Needs Population - Persons Experiencing Homelessness

- Provide housing through Project Home Key
 - 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
 - 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
 - o Decriminalize "compostable toilets."
 - Treatment and substance abuse services (Mental & Health) as an adjunct to housing are essential***
 - Considerations for resources (water, sustainability, and drainage)





D. Other Program Ideas & Comments

- Affordable housing
 - o Incentives for ADU production for Low-income populations?
 - o Low-cost lending pool to produce units for low-income homeowners
 - o Shallow rent subsidies for low-income residents
 - "Can the county increase the percentage of required affordable housing for projects?"
- Environmental concerns
 - o Allow for a prescriptive septic design for set geographic areas to save money
 - \circ 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?"
 - o Concerns with additional air pollution from added housing

- Homeless
 - o Join housing and social services
- Infill
 - "How about infill housing over shopping centers that are already in transportation hubs?"
 - "Facilitate communities building septic systems to allow for infill"
 - "Need small sewer or package plants for infill projects instead of septic"
 - Keep West Marin Rural tourism and recreation
- Local Preference
 - o Clarify why Marin is not submitting local preferences
- Small Lots/Tiny homes
 - "Can the county buy some lots and put tiny homes on these?"
 - Build a sense of community using community bathrooms, and kitchens could in Tiny Home and Tent communities.
 - Legalize Tiny Houses countywide
- Streamlining
 - "Can by-right or streamlined permitting and increased density for all affordable projects be considered?"
 - Offer project management and approved ADU building plans
 - Support self-help housing so families can build their own homes using set plans and streamlined permit process
 - Streamline development applications should be applied to all forms of residential housing.
 - "Is there a county of how many ADUs are in code enforcement at this time?"
 - 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."
 - Need a flexible/ affordable housing market.
- Vacant home and short-term rentals
 - Stop/limit 2nd and 3rd homes, single homes, apartments, etc. rentals.
 - Raises the cost and left vacant
 - 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
 - Programs to transition people into different housing types --> meet housing needs throughout steps in life
 - How are things allocated? Fire risks, evacuation concerns, infrastructure, congestion, etc.
 - "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.

Good	Unprepared	Fire exposure/ Risk	
Clogged roads	Quiet	Evacuation	
Goals	& Prog	rams	
Equity			

Residents (Homeowners, etc.) were included in some focus groups

Resiliency Planning

Limit building to only in West Marin?

How does EV affordable housing infrastructure fit in disaster and All at risk of wildfire resiliency planning?

Who gets the West Marin developers building contracts?

should agree to strict concerns need to be a environmental considerations

Additional Issues, Concerns, Questions?

Community meeting notification in Novato?

When and how were citizens informed about the resources and directed how to sign up?

We need Affordable housing- what is the deadline to put in the proposal before state takes jurisdiction of this issue?

Better publicity & notifications of this process sent out.

\checkmark Climate Change/ Water Delusional Crisis \checkmark Traffic Drought

Wildfire

Unhealthy air is made worse with wood for home heating.

Time to expand and mandate updating heating systems

Ban wood burning stoves used burning stoves

> Do you include tourist traffic in evacuation routo planning? route planning?

to help residents convert to heat pumps

Corridor?

Environmental component of any plans for new housing

Sea Level Rise

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?



What is the county going to do next? Homes are going at market rate but very expensive

If there is going to have more housing therefore more people which is a bigger risk.

Are we going to be able to do this affordably and safely

Collaborate with incorporated cities and towns

Communicate with the cities since they are going through similar process'

> And they have to adhere to county rules as well

Work closely with the Mwpa, and with ecologically sound practices

Make sure that all the efforts being made for fire prevention and safety taken into account

How does environmental interests and ecological concerns fit?

Safety Element

Explain the relationship b/w the Safety Element and the Housing Element.

Do the safety issues need to be resolved before the housing element occurs?

A robust program

No one should No one should cold'

be "left in the be breathing the wood smoke.

What infrastructure is possible given fire

Traffic is already Congested

Out pouring of cars would require alternate routes

risk?

Severe Weather, Extreme Heat & Drought

Text

What is the timeline?

About what the affordable housing is going to planned

Disaster Preparedness, Response & Recovery

Evacuation routes are important

A plan to staff intersections and override the stop lights is important

Stop lights & signs would quickly back up traffic for miles.

Are there plans forLive in a West MarinHow can new housing be
approved here without to remove vegetation incinerating toilets groundwater wells for knowing added impact to

that can fuel fires? given drought and the climate crisis?

What's the best way to get you information about emergency conditions?

Nixle

Voice mail on landlines, in case the cell towers are down.

Email

Sites Road Shows Links

https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings

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 | <u>Video[External]</u>
- 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 | <u>Video[External]</u>
- West Marin*: 02/16/22 | <u>Video[External]</u>, <u>Follow-up questions and answers[PDF]</u>, <u>Preguntas y</u> respuestas de seguimiento[PDF]
- Unincorporated Novato*: 02/17/22 | <u>Video[External]</u>, <u>Follow-up questions and</u> answers, <u>Preguntas y respuestas de seguimiento[PDF]</u>
- San Geronimo Valley: 03/09/22 | <u>Video[External]</u>, 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
 - o 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

СВО

- 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 WhatsUp 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
 - \circ $\,$ 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

Community Survey – Housing Needs in Unincorporated Marin County

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
- O Do not currently have permanent housing

2. Where do you live? (Find where you live http://gis. marinpublic.com/lookup/JurisdictionLookup/)

- 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)

O West Marin

- Northern Coastal West Marin (Dillon, Tomales, Marshall)
- Central Coastal West Marin (Inverness, Point Reyes Station, Olema)
- O Southern Coastal West Marin (Bolinas, Stinson, Muir)
- Valley (San Geronimo, Woodacre, Lagunitas, Nicasio, Forest Knolls)

O Unincorporated San Rafael

- Santa Venetia
- Los Ranchitos
- O Other part of Unincorporated San Rafael

O Unincorporated Novato

- Marinwood/Lucas Valley
- O Unincorporated Southern Marin
 - O Marin City
 - Strawberry
 - Tam Valley/Almonte/Homestead
 - O Other part of Unincorporated Southern Marin

O 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
- O 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?

- O Under 18
- 0 18-29
- 0 30-49
- 50-64
- 65 or older

7. What is your race/ethnicity?

- O White / Caucasian
- Asian / Asian American
- O 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
- O More than 50% of income
- O 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:

- O Lack of resources to help find affordable housing
- Limited availability of affordable units
- O 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
- O 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 Marin (Inverness, Point Reyes Station, Olema)
- O 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 Marin
 - O Marín City / Ciudad de Marin
 - Strawberry
 - O Tam Valley / Almonte / Homestead
 - O Otras áreas no incorporadas del Sur de Marín

Áreas no incorporadas del Centro de Marín

- O 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?

- O Si
- 🔘 No, trabajo fuera de Marin
- 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)?

- O Menos de 1 año
- 1-5 años
- O 5-10 años
- 🔘 10 años o mas
- O No vivo en el Condado de Marín

6. ¿Qué edad tiene?

- 17 años o menos
- 0 18-29
- 0 30-49
- 0 50-64
- O 65 años o más

7. ¿Con qué raza o etnia se identifica? (Elija todo lo que corresponda)

- Caucásico / Blanco
- Asiático / Asiático Americano
- O Afroamericano
- O Hispano / Latino
- Isleño del Pacífico
- Nativo Americano o Indígena
- 🔘 Dos o más raza o etnias
- Prefiero no decir
- O 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. Seleccione 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 (seleccione 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
- O Disponibilidad limitada de unidades asequibles
- Listas de espera largas
- La calidad de la vivienda asequible no cumple con mis estándares
- Otro: _____

13. Comparta 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



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: <u>https://www.marincounty.org/housingsafetyelements</u> 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.

Responses	English	Spanish	Combined
I rent my home	144 (20%)	59 (68%)	203 (25%)
I own my home	540 (75%)	1 (1%)	541 (67%)
I live with	33 (5%)	18 (21%)	51 (6%)
family/friends, do not			
own or pay rent			
I don't have	6 (1%)	9 (10%)	15 (2%)
permanent housing			
Total	723 English	87 Spanish	810 combined
	respondents	respondents	respondents



Question 2. Where do you live?

About 54% of respondents live within unincorporated Marin County.

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

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.

Responses	English	Spanish	Combined
Unincorporated San Rafael: Santa	37 (5%)	3 (4%)	40 (5%)
Venetia			
Unincorporated San Rafael: Other	26 (4%)	13 (16%)	39 (5%)
part of Unincorporated San Rafael			
Unincorporated Novato	50 (7%)	1 (1%)	51 (7%)
Marinwood/Lucas Valley	36 (5%)	1 (1%)	37 (5%)
Unincorporated Southern	10 (1%)	8 (10%)	18 (2%)
Marin: Marin City			
Unincorporated Southern	96 (14%)	0 (0%)	96 (13%)
Marin: Tam			
Valley/Almonte/Homestead			
Unincorporated Central	62 (9%)	1 (1%)	63 (8%)
Marin: Kentfield/Greenbrae			
I do not live in unincorporated	186 (28%)	41 (51%)	227 (30%)
Marin County			
Total (Not all responses are listed	779 English	81 Spanish	760
above)	respondents	respondents	combined respondents



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.

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

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.

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

Question 6. What is your race / ethnicity?

Of all the survey respondents, 70% identify as White / Caucasian, and another 16% identify as Hispanic / Latino.

Responses	English	Spanish	Combined
White / Caucasian	519 (79%)	1 (1%)	520 (70%)
Black / African	4 (1%)	0 (0%)	4 (1%)
Ancestry			
Asian / Asian Ancestry	30 (5%)	1 (1%)	31 (4%)
Hispanic / Latino	35 (5%)	81 (95%)	116 (16%)
Pacific Islander	8 (1%)	0 (0%)	8 (1%)
Native American, or	6 (1%)	0 (0%)	6 (1%)
Indigenous	· ·		
Two or more races	21 (3%)	0 (0%)	21 (3%)



I prefer not to say	52 (8%)	1 (1%)	53 (7%)
I prefer to self-identify	17 (3%)	1 (1%)	18 (2%)
Total	660 English	85 Spanish	745 combined
	respondents	respondents	respondents

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.

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

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.

Responses	English	Spanish	Combined
Less than 30% of	260 (40%)	11 (13%)	271 (37%)
income			
Between 30-50% of	254 (39%)	18 (22%)	272 (37%)
income			
More than 50% of	95 (14%)	48 (59%)	143 (19%)
income			
Does not apply	48 (7%)	5 (6%)	53 (7%)
Total	657 English	82 Spanish	739 combined
	respondents	respondents	respondents



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."

Responses	English	Spanish	Combined
I am satisfied with my	478 (73%)	26 (34%)	504 (69%)
housing			
I would like to downsize	25 (4%)	6 (8%)	31 (4%)
but am unable to find a			
smaller unit			
I am unable to house additional family members	35 (5%)	13 (17%)	48 (7%)
My unit is substandard	9 (1%)	14 (18%)	23 (3%)
or in bad condition and I			
need my landlord to			
respond	40.(00()	0 (40()	04 (00()
My unit is in bad condition, and I cannot	18 (3%)	3 (4%)	21 (3%)
afford to make needed			
repairs			
My unit needs	21 (3%)	6 (8%)	27 (4%)
improvements to make			
it easier to live with a			
disability			
None of the above	72 (11%)	9 (12%)	81 (11%)
Total	658 English	77 Spanish	735 combined
	respondents	respondents	respondents

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

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%)

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

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).

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

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

	English	Spanish	Combined
Total	380 English	50 Spanish	430 combined
	respondents	respondents	respondents

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

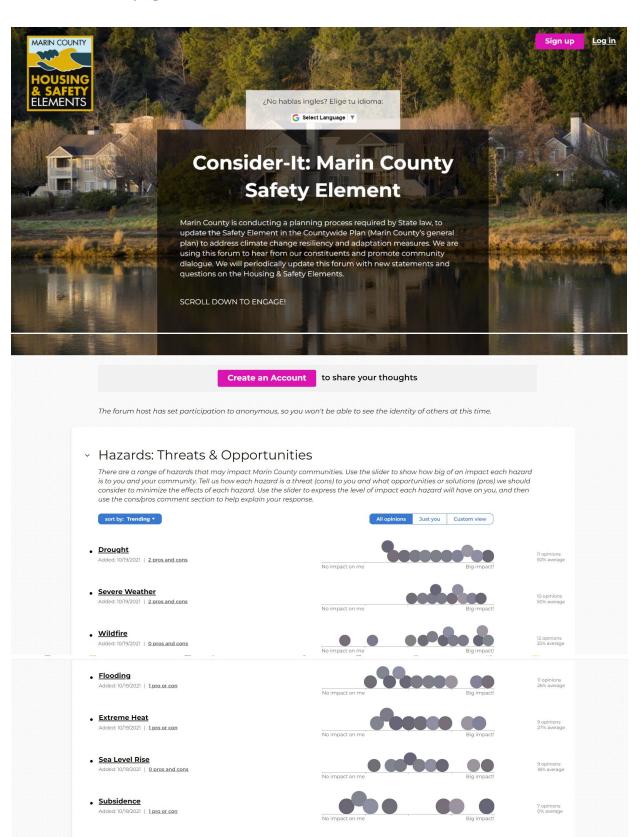
- Support for more low-income to middle-income housing
- Support for affordable units for seniors
- Support for additional workforce housing
- Frustration with housing barriers such as limited availability and long waitlists
- Concern for how additional units may affect the strained local water supply
- 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)

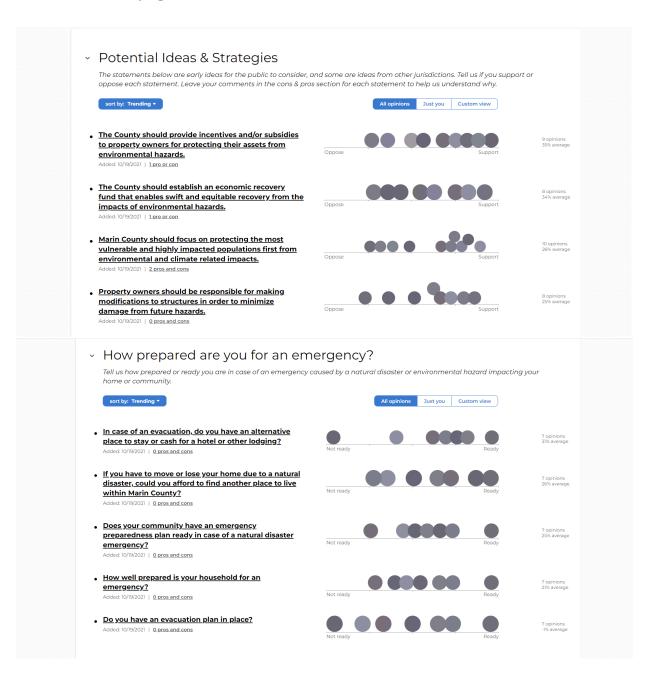
Consider It Webpage



Landslide
 Added: 10/19/2021 | <u>0 pros and cons</u>

7 opinions -2% average

ig impact!





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:

Outreach Opportunity	Comment Methods
On-line community workshop	Participants could ask questions and submit comments in
January 20	the chat.
County-wide Roads Shows	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.
Balancing Act Digital Tool*	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.
	*County staff held 4 sessions of office hours to assist anyone
	who had questions about how to use the tool.
Marin County Atlas	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.

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