Housing Element, CWP / Zoning Amendments

Marin County Planning Commission

December 12, 2022
Agenda

• Housing Element
  • Overview
  • Public Engagement & Outreach
  • Needs, Constraints, and Resources
  • Affirmatively Furthering Fair Housing (AFFH)
  • Goals and Implementing Programs

• Countywide Plan (CWP) Amendments

• Rezonings
Overview
Updating the Housing Element

- Updated every 8 years
- Required to be reviewed by CA Housing and Community Development Department (HCD)
- Adoption deadline: January 2023
- Housing Element for Marin County only covers the unincorporated areas
Components of the Housing Element

Housing Plan

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

Affirmatively Furthering Fair Housing
- Five Categories of Analysis
- Distribution of RHNA Sites
- Meaningful Actions

Sites Inventory
- Sites for very low, low, moderate income and market rate housing

Programs and Policies
- Increase Availability of Existing Units
- AFFH
- Special Populations
- Market
Planning Context – CWP, DC, CCA
Public Outreach & Engagement
Outreach & Engagement Methods

- Surveys
- Focus Groups
- Community Workshops
- Road Shows
- Atlas & Balancing Act
- Email/Voicemail
Key Themes

- Traffic congestion
- Fire risk/limited access for emergency services
- Threat of sea level rise/current flooding
- Impacts on natural resources
- Limited water supply
- Infrastructure limitations
Needs, Constraints, and Resources
# Needs Assessment

<table>
<thead>
<tr>
<th>Issue</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited Housing Options:</td>
<td>83% single-family homes</td>
</tr>
<tr>
<td>Aging Population:</td>
<td>22% residents 65+</td>
</tr>
<tr>
<td>Limited Vacancy (rent/sale):</td>
<td>57% of vacant units are for seasonal uses</td>
</tr>
<tr>
<td>Cost-Burdened:</td>
<td>20% of households</td>
</tr>
<tr>
<td>Severely Cost-Burdened:</td>
<td>17% of households</td>
</tr>
<tr>
<td>Overcrowded:</td>
<td>13.4% renter-households, 0.9% owner-households</td>
</tr>
</tbody>
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## Constraints

<table>
<thead>
<tr>
<th>Category</th>
<th>Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Governmental:</strong></td>
<td>- Limited land designated for residential uses</td>
</tr>
<tr>
<td></td>
<td>- Development standards (height, density, parking) limit multi-unit housing</td>
</tr>
<tr>
<td></td>
<td>- Lengthy and uncertain process</td>
</tr>
<tr>
<td><strong>Market:</strong></td>
<td>- Shortage of construction labor</td>
</tr>
<tr>
<td></td>
<td>- High land costs</td>
</tr>
<tr>
<td><strong>Environmental:</strong></td>
<td>- High fires</td>
</tr>
<tr>
<td></td>
<td>- Sea level rise</td>
</tr>
<tr>
<td><strong>Infrastructure and Services:</strong></td>
<td>- Water and sewer capacity</td>
</tr>
</tbody>
</table>
## Resources – Strategy for RHNA

<table>
<thead>
<tr>
<th></th>
<th>Extremely/Very Low</th>
<th>Low</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>RHNA</td>
<td>1,100</td>
<td>634</td>
<td>512</td>
<td>1,323</td>
<td>3,569</td>
</tr>
<tr>
<td>Approved/Entitled</td>
<td>39</td>
<td>184</td>
<td>115</td>
<td>87</td>
<td>425</td>
</tr>
<tr>
<td>Projected ADUs</td>
<td>84</td>
<td>84</td>
<td>84</td>
<td>28</td>
<td>280</td>
</tr>
<tr>
<td>Available Sites</td>
<td>324</td>
<td>44</td>
<td>160</td>
<td>528</td>
<td></td>
</tr>
<tr>
<td>Rezoning Required</td>
<td>1,331</td>
<td>358</td>
<td>988</td>
<td>2,677</td>
<td></td>
</tr>
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</table>
Affirmatively Furthering Fair Housing (AFFH)
Trends and Issues

- Housing shortage leads to displacement risks
- Tight housing market conducive to discriminatory practices
- Concentration of low-income housing in Marin City
- Lack of new housing opportunities in high resource areas
- Lack of affordable housing
- Rent increases and fears of eviction lead to housing insecurity
# Meaningful Actions Overview

<table>
<thead>
<tr>
<th>Fair Housing Theme</th>
<th>Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outreach and Enforcement</strong></td>
<td>• Expand outreach to housing professionals, housing providers, individual property owners</td>
</tr>
<tr>
<td><strong>Housing Mobility</strong></td>
<td>• Expand housing choices and increase number of accessible units</td>
</tr>
<tr>
<td><strong>New Opportunities in High Resource Areas</strong></td>
<td>• Inclusionary housing, and affordable housing in lower density neighborhoods</td>
</tr>
</tbody>
</table>
| **Place-Based Strategies for Neighborhood Improvements** | • Consistent off-site improvements in rural areas  
• Septic for multi-unit housing  
• Community land trust (East Marin) |
| **Tenant Protection and Displacement**       | • Develop short-term rental policies  
• Expand tenant protections |

Marin County Community Development Agency | www.MarinCounty.org/HousingSafetyElements
Goals and Implementing Programs
Programs Aligned with State Law

- By-Right Zoning Policy
- Incentivize Affordable Housing Production
- Streamlining County development timelines
Implementing Programs

- Housing Supply
- Special Needs Housing
- Preservation of Housing
- Housing Affordability
- Affirmatively Furthering Fair Housing (AFFH)
CWP Amendments
Key Adjustments

Elimination of Existing CWP Policies

Policies Specific to Regional Sites

Policies Related to Community Plans

Changes to CWP Land Use Designations for Housing Sites
Elimination of Existing CWP Policies

Remove policies:

1. **Limiting development to lowest end of density range**
   - Consistent with Multi-Family Land Use Policy and Zoning Study
   - Examples affected: Baylands Corridor; Septic and Wells; Environmental Resources

2. **Limiting development to lowest end of density range in urbanized areas**
   - Eliminate Program CD-6.a *Consider Annexation of Urbanized Areas*
   - Eliminate program due to proximity of sites to transportation and other local services
Policies Specific to Regional Sites

St. Vincent’s/Silveira Site
- Focus development on app. 40 acres outside of resources & hazards

Buck Center Site
- Adjust City Center / Inland Rural Corridor boundary to accommodate Buck Center
CWP Policies Related to Community Plans

• Community Plans set forth Goals, Objectives, Policies, and Programs for Specific Communities

• Some aspects of Community Plans are inconsistent with State law and have the effect of limiting multi-unit housing.

• Establish the CWP as prevailing in regulations for density, FAR, setback, and heights, with exceptions for sites subject to Development Agreements
HOD Designation

- Changes to the Housing Overlay Designation and Countywide Plan Land Use designations in order to encourage housing and accommodate increased density.
  - HOD Sites include housing affordability targets that are necessary to comply with the County’s obligations related to satisfying the RHNA.
HE Sites on Land Use Maps

• Revise maps to identify HE sites with new designations

Example: Kentfield Catholic Church, existing (left) and proposed (right)
Rezoning Considerations
Default Density

- **Density**: The number of units in a specified area of land, commonly measured as dwelling units per acre (du/ac).

- **HCD requires “Default Density”**
  - In the County, lower income sites (low and very low income) must be zoned to allow at least 20 dwelling units per acre.

*Example*: If the default density is 20 units per acre, and the zoning allows for a range, such as between 20 to 30 units per acre, the zoning is considered appropriate to accommodate the RHNA for lower income households.
“By-Right” for Previously Used Sites

- To include **sites used in previous housing element cycles** (that were not developed) to meet the current RHNA, County must **take actions to make sites viable**.

- Must allow by-right approval if a project provides **at least 20 percent affordable units** and **requires no subdivision**. The project is exempt from CEQA, and only design review based on objective standards may be required.
Rezoning Concept

- Rezone portions of sites and allow streamlined review of affordable housing
  - A portion or the whole site will be rezoned in order to achieve the RHNA number associated with the site
  - Ministerial (by-right) review
Rezoning Concept – Portion of Site

- Example* 10-acre site
- **Developable Site Area** = 4.5 acres
- **Density** = 20 units/acre
- Units that can be produced:
  - **90 units** allowed on the developable site area (4.5 acres x 20 dwelling units/acre)

*This example is for illustrative purposes only.
Rezoning Maps – Example 1

Example: Kentfield Catholic Church, existing (left) and proposed (right)
Rezoning Maps – Example 2

Example: St. Vincent
Rezoning Maps – Example 2

Example: St. Vincent
Rezoning Maps – Example 2

Example: St. Vincent

Proposed Zoning Designation - St. Vincents/Silveira

- Parcel Boundary
- City of Novato
- CP
- St. Vincents/Silveira
- Existing Zoning
- A2
- OA
- Proposed Zoning
- RMP-20
- RMP-11

Date: November 22nd, 2022
Data Source: Marin County Community Development Agency
This map is representational only. Data are not survey accurate.
Next Steps
Next Steps

- **January 5:** Planning Commission Recommendation
  - Final Environmental Impact Report
  - Safety Element Countywide Plan Amendments
  - Form Based Code/Development Code Amendments
  - Housing Element Countywide Plan Amendments/Rezoning

- **January 24:** Board of Supervisors Adoption
  - Final Environmental Impact Report
  - Safety Element Countywide Plan Amendments
  - Form Based Code/Development Code Amendments
  - Housing Element Countywide Plan Amendments/Rezoning
Questions and Comments