Agenda

• What is the Safety Element?

• What is the Housing Element?

• Opportunities for Input
Safety Element Update
What is the Safety Element?

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

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

Countywide Plan

Contains Safety Element Policies

Built Environment Element

Contains Safety Element Policies

Natural Systems & Agriculture Element

Contains Safety Element Policies

Socioeconomic Element
Why update the Safety Element?

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

Process for Developing the Safety Element

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

2. Prepare Vulnerability Assessment

3. Develop Safety Element and implementation programs
A vulnerability assessment identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.
Housing Element Overview
What is a Housing Element?

- A plan that shows the *types of housing and where it could be built in unincorporated Marin County* to meet current and future local housing needs.

- Note: The **County does not build the housing**. The plan’s purpose is to show developers and builders where housing can be built.
What guides the preparation of the Housing Element?

- Updated every eight years
- Adoption deadline: January 2023
- Housing Element for Marin County only covers the unincorporated areas
- Each city/town in Marin County is preparing their own Housing Element
Components of Housing Element

Housing Plan

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

Previous Accomplishments
Progress toward Implementing Previous Housing Element

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

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

Affirmatively Furthering Fair Housing
- Five Categories of Analysis
- Existing Condition and Distribution of RHNA Sites
- Meaningful Actions
What is the RHNA?

The state assigns a specific number of housing units needed in each city or county. This number is called Regional Housing Needs Allocation (RHNA).

For **Unincorporated Marin County** the assigned number is **3,569 units**.

State allocates # of housing units needed per county / city

RHNA for Bay Area region: 441,176 housing units

RHNA for all of Marin County: 14,210 units

For Unincorporated Marin County: 3,569 housing units

*Marin County has 3.2% of the Bay Area RHNA total. Unincorporated Marin has 25% of Marin County RHNA total.*
## Draft RHNA by Income Group

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

<table>
<thead>
<tr>
<th>Income Group</th>
<th>Unincorporated Marin County 2023-2031 RHNA</th>
<th>% Of RHNA Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>1,100</td>
<td>31%</td>
</tr>
<tr>
<td>Low</td>
<td>634</td>
<td>18%</td>
</tr>
<tr>
<td>Moderate</td>
<td>512</td>
<td>14%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>1,323</td>
<td>37%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,569 units</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: ABAG, 2021
Current Housing Stock

Marin County has 249,321 total residents. This plan focuses on the unincorporated county which has 66,888 residents.

- Currently 77% of our housing units are single-family homes
- And 72% of households are homeowners, while 28% are renters

Shifting Needs

Our County population is changing:

- More larger families and multi-generational households (may need larger units)
- Senior population has increased significantly (may need supportive housing)
- One quarter of households are individuals living alone (may need smaller units)
- Greater diversity with a growing Latino population
- People with disabilities make up 9% of our residents
- Unhoused individuals: 172 people (est.)
What is Affordable Housing?

Affordable housing:
• When a household pays 30% or less of its annual income on housing

Cost burden:
• When monthly housing costs (including utilities) are more than 30% of someone’s monthly income

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

Source: ABAG/MTC Housing Needs Data Report for Unincorporated Marin
What it takes to afford housing in Marin County

Affordable housing costs for each wage level

<table>
<thead>
<tr>
<th>Annual Income</th>
<th>Monthly Income needed for Median Priced Home (Mortgage) is $7,900 / month</th>
<th>Median Rent Price is $3,268</th>
</tr>
</thead>
<tbody>
<tr>
<td>FAST FOOD COOK</td>
<td>$850</td>
<td>$0</td>
</tr>
<tr>
<td>$34,000</td>
<td></td>
<td>$500</td>
</tr>
<tr>
<td>ELEMENTARY SCHOOL TEACHER</td>
<td>$86,200</td>
<td>$1,000</td>
</tr>
<tr>
<td>$109,480</td>
<td></td>
<td>$1,500</td>
</tr>
<tr>
<td>FIREFIGHTER</td>
<td>$1,129</td>
<td>$2,155</td>
</tr>
<tr>
<td>$109,480</td>
<td></td>
<td>$2,500</td>
</tr>
<tr>
<td>COMPUTER ENGINEER</td>
<td>$134,950</td>
<td>$2,737</td>
</tr>
<tr>
<td>$134,950</td>
<td></td>
<td>$3,000</td>
</tr>
<tr>
<td>REGISTERED NURSE</td>
<td>$149,200</td>
<td>$3,730</td>
</tr>
<tr>
<td>$149,200</td>
<td></td>
<td>$3,500</td>
</tr>
</tbody>
</table>

## Income levels to Qualify for Affordable Housing in Marin County

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

Source: CA HCD 2021 Income Limits
Affirmatively Furthering Fair Housing (AFFH) – CA Policy

Additional state mandates ask that we seek to **combat housing discrimination**, eliminate racial bias, **undo historic patterns of segregation**, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.
Restrictive Covenant Project

“...hereafter no part of said property or any portion thereof shall be...occupied by any person not of the Caucasian race, it being intended hereby to restrict the use of said property...against occupancy as owners or tenants of any portion of said property for resident or other purposes by people of the Negro or Mongolian race.”
Opportunities for Input
Ways to Stay Involved

• Respond to the Community Survey [Launching Mid-October]

• Join the discussion on Consider-It [Launching Mid-October]

• Countywide Site: www.housingelementsmarin.org

• Sign up for information notification emails www.MarinCounty.org/HousingSafetyElements
Get more information

Sign up for notification emails

www.MarinCounty.org/HousingSafetyElements
Upcoming Opportunities for Input

Print and Online Survey [Mid-October]

Join the Consider-It Discussion [Mid-October]

Community Workshop #2
– November 15, 6 PM
[tinyurl.com/MarinHousingandSafetyRSVP2]

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

Email housingelement@marincounty.org if you have more outreach ideas
Meetings, Workshops and Surveys to Receive Input

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

Environmental Analysis

Draft Housing & Safety Elements and Zoning Amendments

Public Review, CALFIRE Review and State HCD Review

Planning Commission and Board of Supervisor Consideration

Timeline

Public Input

Marin County Community Development Agency | www.MarinCounty.org/HousingSafetyElements