

# Housing & Safety Elements

## Unincorporated Marin County Community Presentation

Fall 2021



Marin County Community Development Agency | [www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)

# Agenda

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- What is the Safety Element?
- What is the Housing Element?
- Opportunities for Input



# Safety Element Update

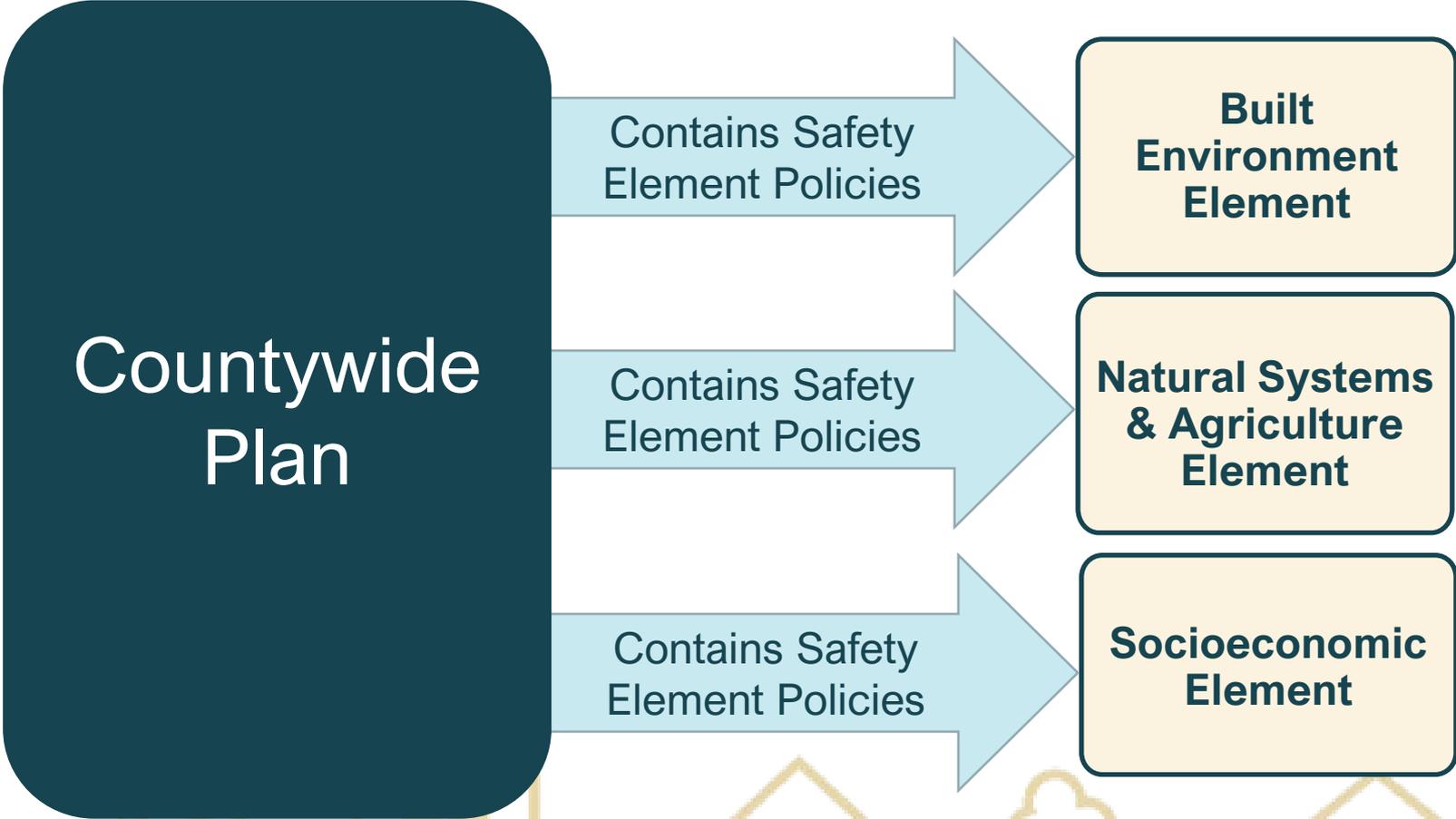


# What is the Safety Element?

- 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



# Why update the Safety Element?

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- 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

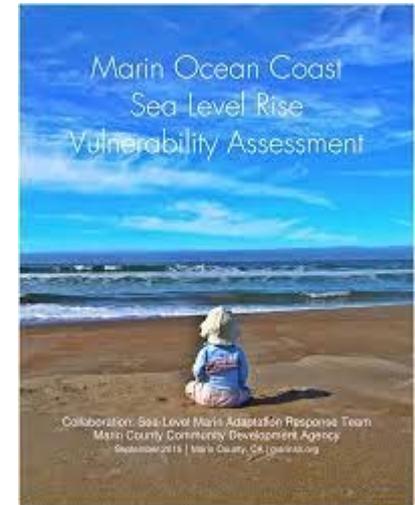


# Developing the Safety Element

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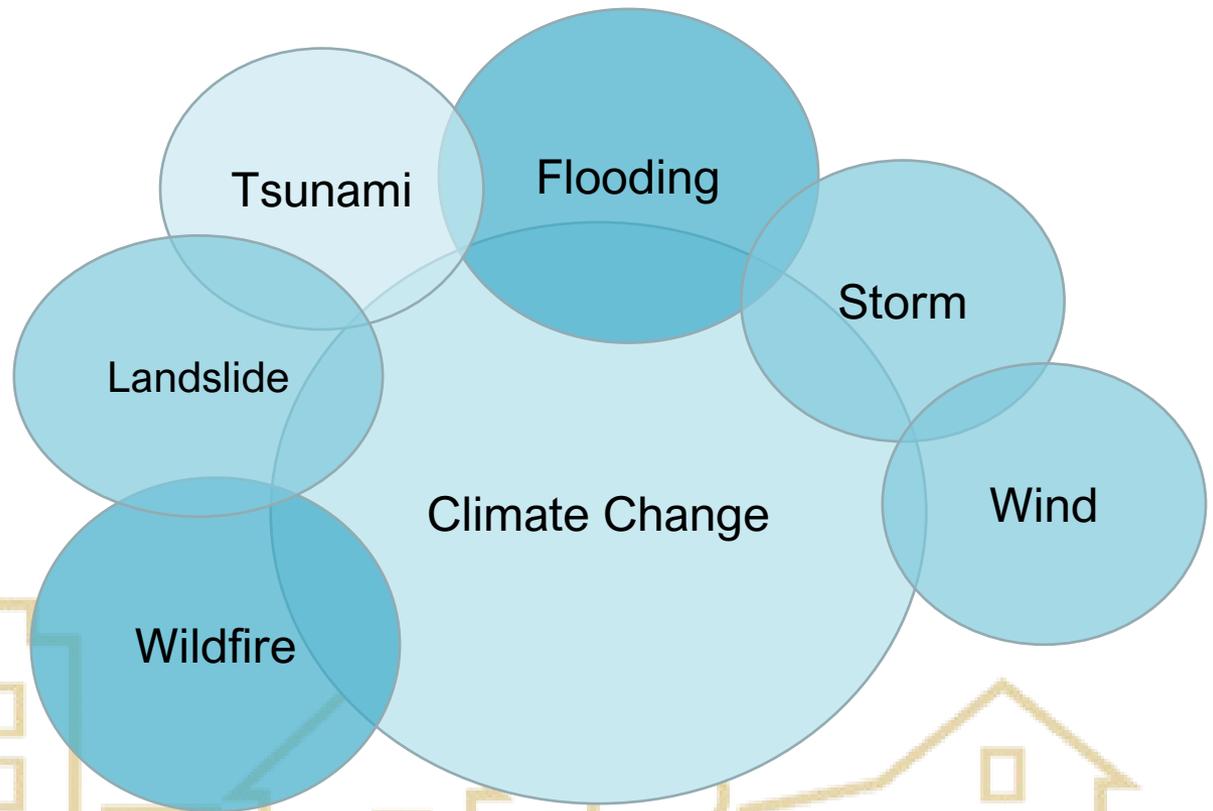
## Process for Developing the Safety Element

1. Start with existing recent work done by the County.
2. Prepare Vulnerability Assessment
3. Develop Safety Element and implementation programs



# Vulnerability Assessment

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



# Housing Element Overview



# What is a Housing Element?

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- 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?

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- **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

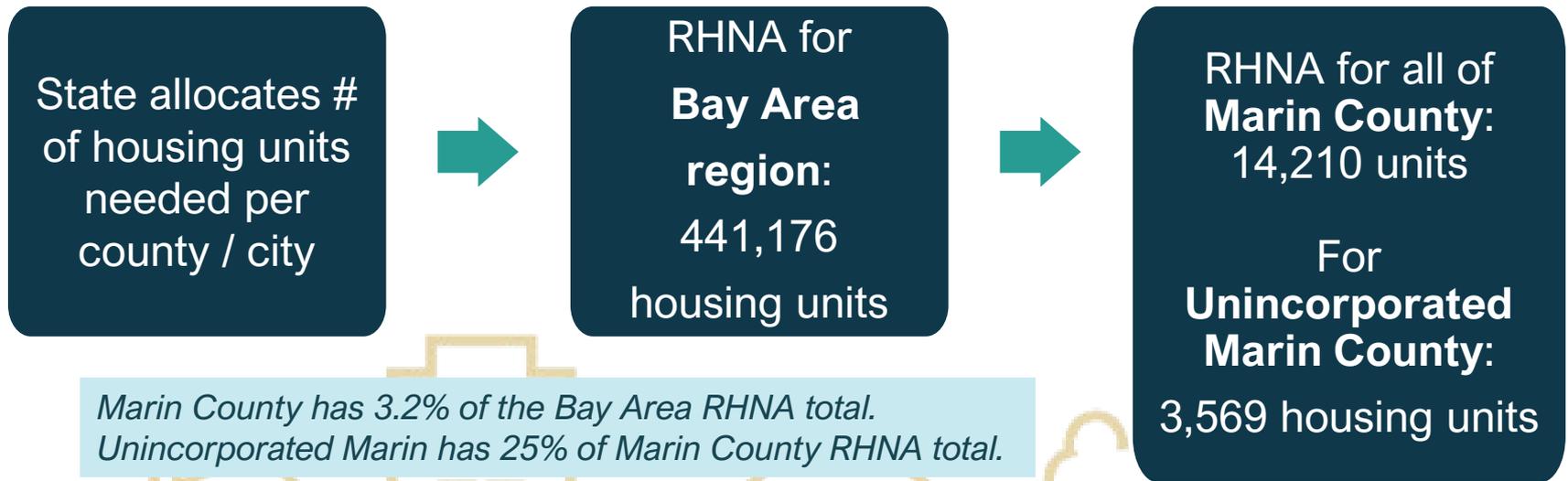
### Affirmatively Furthering Fair Housing

- 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**.



# Draft RHNA by Income Group

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

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

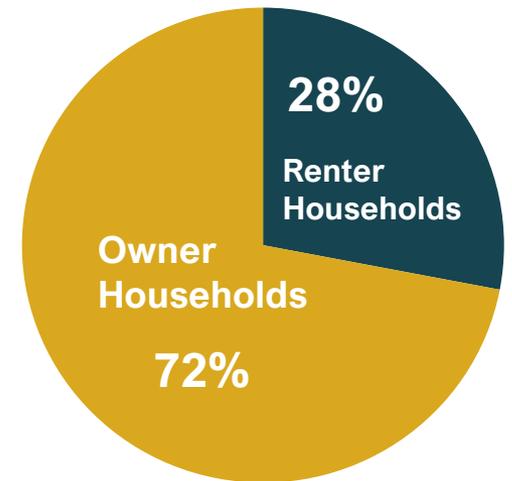
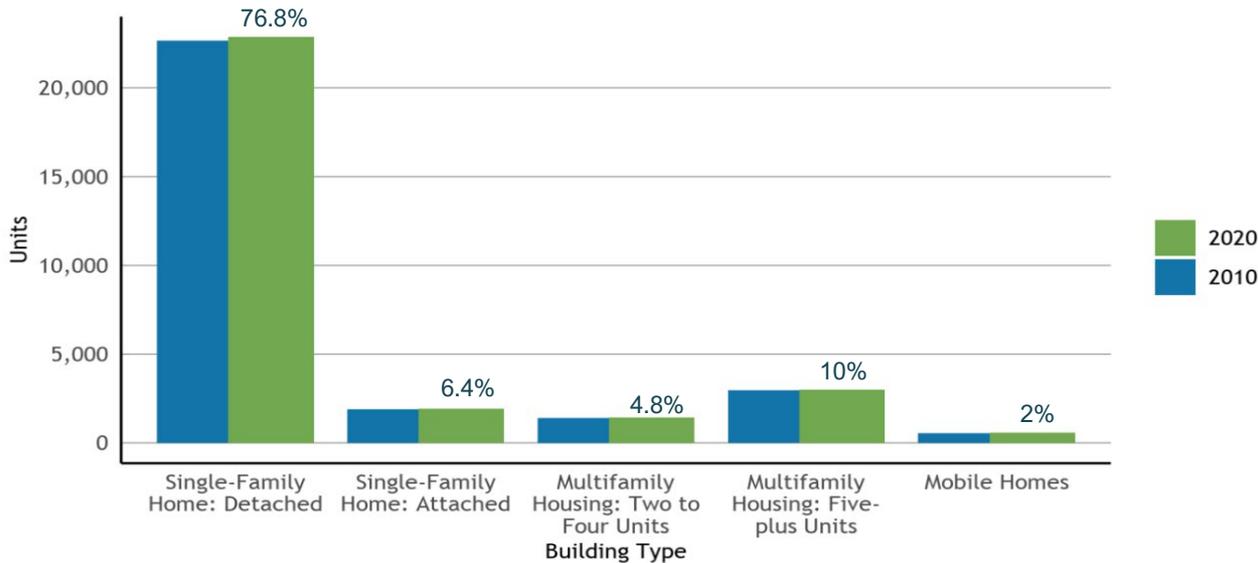


Source: ABAG, 2021

# 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



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

Source: US Census Bureau ACS 5-year Data (2015-2019)

# Shifting Needs

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## 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?

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## Affordable housing:

- When a household **pays 30% or less of its annual income** on housing

## Cost burden:

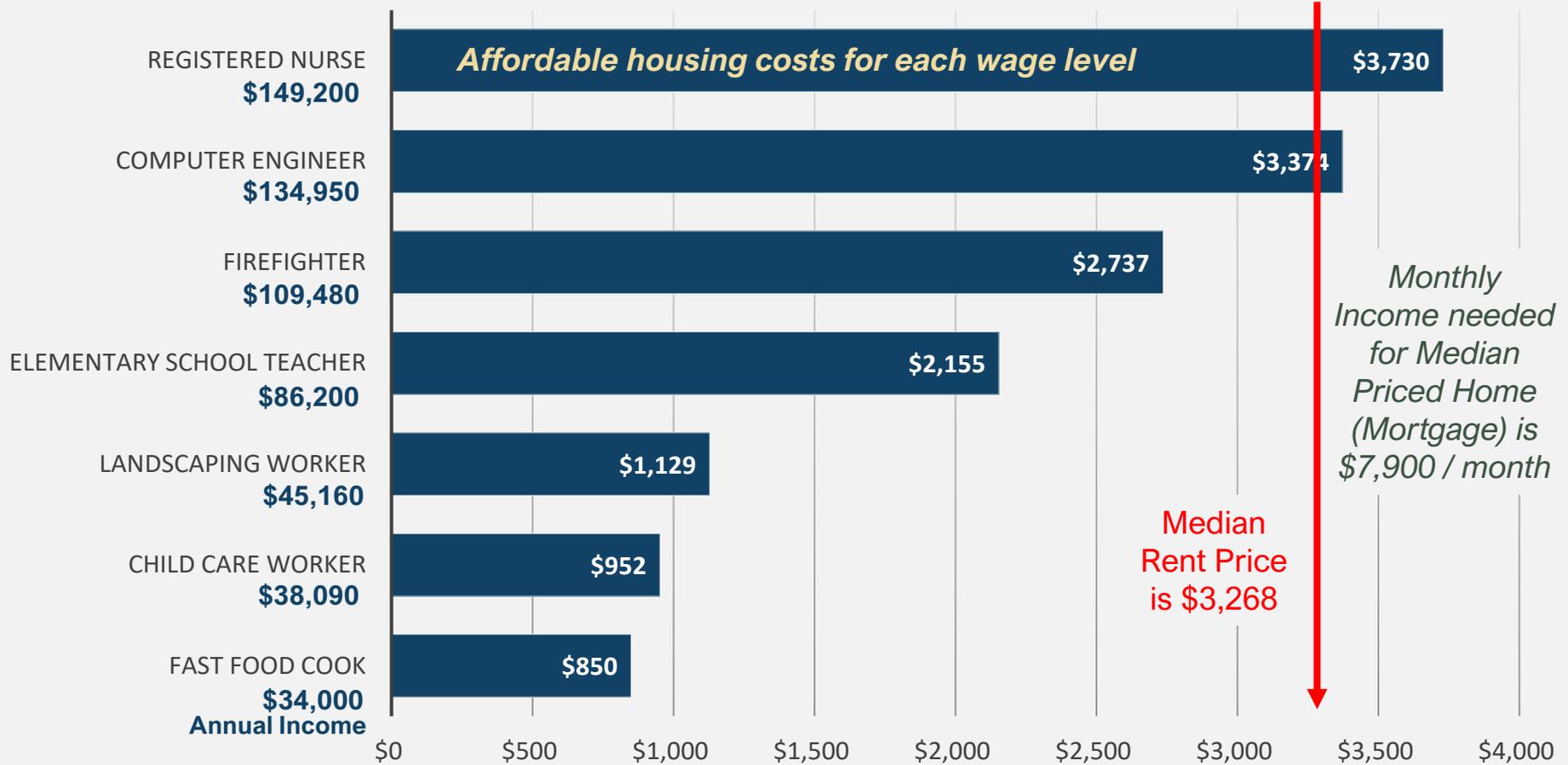
- When monthly housing costs (including utilities) are more than 30% of someone's monthly income

**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



Source: U.S. Labor Bureau of Labor Statistics (2020), Zillow (2017)



# Income levels to Qualify for Affordable Housing in Marin County

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

Source: CA HCD 2021 Income Limits



# Affirmatively Furthering Fair Housing (AFFH) – CA Policy

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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

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*"...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

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- Respond to the Community Survey [Launching Mid-October]
- Join the discussion on Consider-It [Launching Mid-October]
- Countywide Site: [www.housingelementsmarin.org](http://www.housingelementsmarin.org)
- Sign up for information notification emails  
[www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)

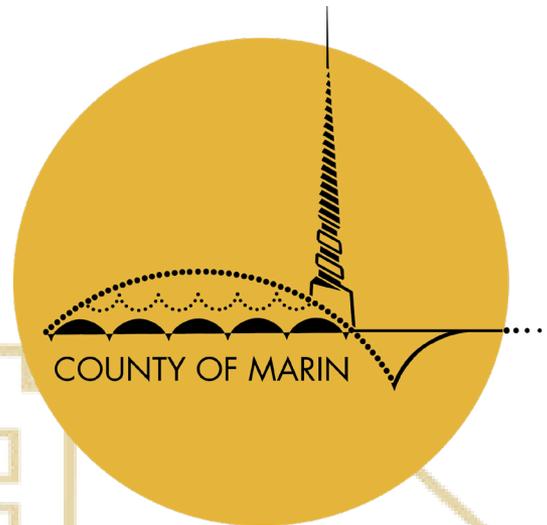


# Get more information

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## Sign up for notification emails

[www.MarinCounty.org/HousingSafetyElements](http://www.MarinCounty.org/HousingSafetyElements)



# Upcoming Opportunities for Input

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**Print and Online Survey [Mid-October]**

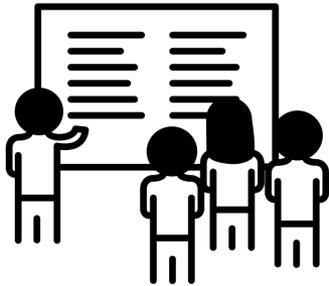


**Join the Consider-It Discussion  
[Mid-October]**

**Community Workshop #2**

– November 15, 6 PM

**[[tinyurl.com/MarinHousingandSafetyRSVP2](https://tinyurl.com/MarinHousingandSafetyRSVP2)]**



**Joint Planning Commission / Board of  
Supervisors Meeting**

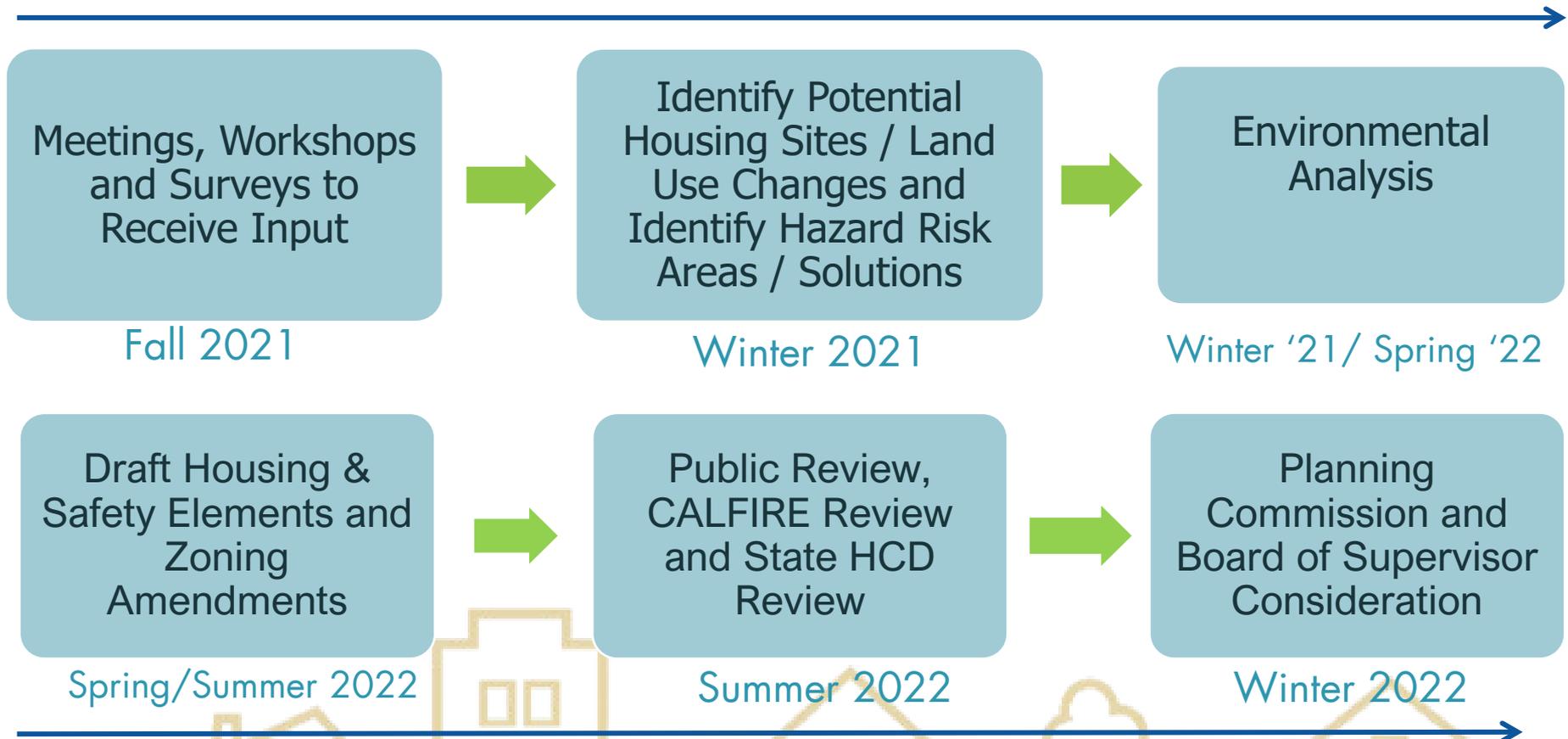
– December 7, 2021

**Email [housingelement@marincounty.org](mailto:housingelement@marincounty.org) if  
you have more outreach ideas**



# Timeline

## *Public Input*



## *Public Input*