



February 17, 2022: Unincorporated Novato Housing Element Sites Update

Follow-up Questions & Answers

1. Can mobile home parks be considered as a strategy to provide housing in this Housing Element? Aren't mobile home parks considered affordable?

Mobile homes can be a source of affordable housing. There are two mobile home parks in the unincorporated County, one is owned by a nonprofit and is operated as affordable housing. The Housing Element looks at a variety of types of affordable housing, including multifamily rental housing, factory-built housing, and mobile homes. If there are sites that could accommodate a new mobile home park, that could be considered. However, the Housing Element is identifying sites that could accommodate new housing, so an existing mobile home park would not meet that requirement.

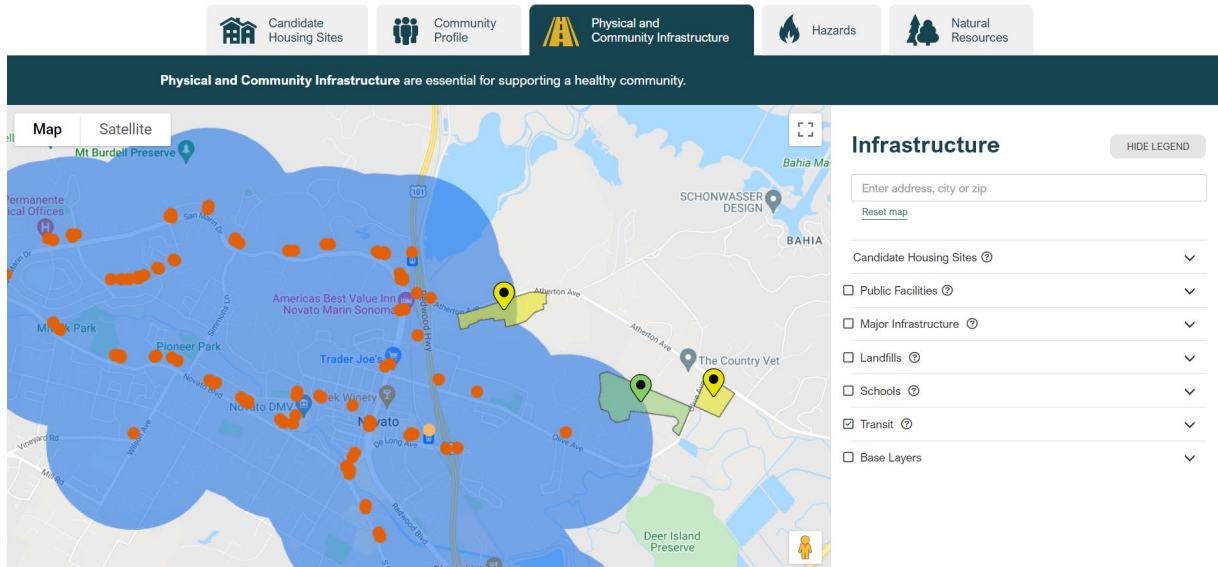
2. When will the public know which sites have been selected for the Housing Element?

On March 1 and March 15, County staff will be providing a recommendation, or several recommendations, to the Board of Supervisors and Planning Commission based on community feedback. The Board of Supervisors will make the final recommendation of which sites to include in the Housing Element on March 15.

3. There is no mass transit available in the Atherton area of Novato. Lower-income people tend to depend more on mass transit than using cars. Was this factor considered when determining the number of lower income homes in this area?

While many parts of Marin, including Atherton, do not have adequate mass/public transit infrastructure, most of this area is within a 10-minute walking buffer of an existing major transit stop (the screenshot below showing transit stops and walking buffers is taken from the [Atlas](#)).

It should also be noted that transportation and housing go hand-in-hand. Often, the presence of more dense populations will create the opportunity for more investment in mass transit. With more housing in parts of the County, there is the potential to expand and improve mass transit options.



4. Current zoning along Atherton has been upwards of an acre per home. Is there some consideration about the magnitude of up-zoning needed to build as many as 50 units in this type of large acre lot sizes?

This zoning will be taken into account with the Environmental Review process.

5. Were the candidate sites chosen at random? What were the factors involved in selecting these sites?

County staff and consultants (MIG) conducted planning and zoning analyses to determine potential sites for consideration, and to establish a suggested number of units on the sites. Specific strategies were employed, such as examining:

- Vacant residential sites
- Publicly owned land
- the possibility of up zoning some residential areas
- re-zoning commercial sites to mixed use
- religious institutions (excess parking areas)
- school sites (excess site areas)
- affordable housing conversion (rehabilitation/preservation)

In addition to the strategies above, sites were selected/refined based on the [State's Housing and Community Development Department \(HCD\) site criteria](#).