Housing Element Update
Community Roadshow

January - February 2022
Language Interpretation
Interpretación de idiomas

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.

For Closed Captioning, select this option...
Para subtítulos, seleccione esta opción...
Agenda

• Update on the Housing Element
• Process for selecting potential housing sites
• How to provide input on the sites using Balancing Act
• Balancing Act office hours
• Closing comments
Roadshow Goals

- **Inform** the community about the planning process for achieving County housing goals and the Site Selection Process
- **Provide** an opportunity for participants to share their input on the site selection process
- **Introduce** Balancing Act- a digital tool for providing feedback on the sites
Tonight’s Meeting

• Receive comments and questions from the Design Review Board and members of the public
• No decision or formal response is requested
• Encourage the use of Balancing Act as a key tool for providing feedback
What is a Housing Element?

- Updated every eight years
- **Review required** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** Jan 2023
- Housing Element for Marin County only covers the unincorporated areas
What is the RHNA?

Draft **Regional Housing Needs Allocation** for Unincorporated Marin County: 3,569 units

HCD determines RHNAs for each Council of Governments

RHNA for Bay Area region: 441,176 housing units

RHNA for all of Marin County: 14,210
For Unincorporated Marin County: 3,569 housing units

Marin County accounts for 3.2% of the Bay Area RHNA. Unincorporated Marin represents 25% of overall Marin County RHNA.
### Previous and Current RHNA Cycles

<table>
<thead>
<tr>
<th>Income Categories</th>
<th>Previous Cycles (3rd to 5th)</th>
<th>Upcoming 6th Cycle 2023-2031</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low (0-50% AMI)</td>
<td>85</td>
<td>183</td>
</tr>
<tr>
<td>Low (50-80% AMI)</td>
<td>48</td>
<td>137</td>
</tr>
<tr>
<td>Moderate (80-120% AMI)</td>
<td>96</td>
<td>169</td>
</tr>
<tr>
<td>Above Moderate (120%+ AMI)</td>
<td>292</td>
<td>284</td>
</tr>
<tr>
<td>Total</td>
<td>521</td>
<td>773</td>
</tr>
</tbody>
</table>

Note: The 2021 Median Area Income (AMI) for a family of four in Marin County is $149,600. *Source: ABAG, 2021.*
# State Income Thresholds 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><strong>Extremely Low</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-30% AMI</td>
<td>$38,400</td>
<td>$43,850</td>
<td>$49,350</td>
<td>$54,800</td>
</tr>
<tr>
<td><strong>Very Low</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31-50% AMI</td>
<td>$63,950</td>
<td>$73,100</td>
<td>$82,250</td>
<td>$91,350</td>
</tr>
<tr>
<td><strong>Low</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>51-80% AMI</td>
<td>$102,450</td>
<td>$117,100</td>
<td>$131,750</td>
<td><strong>$146,350</strong></td>
</tr>
<tr>
<td><strong>Moderate</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>81-120% AMI</td>
<td>$125,650</td>
<td>$143,600</td>
<td>$161,550</td>
<td>$179,500</td>
</tr>
<tr>
<td><strong>Area Median</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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
Wage Scale in Marin County

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Annual Income</th>
<th>Monthly Income needed for Median Priced Home (Mortgage) is $7,900/month</th>
</tr>
</thead>
<tbody>
<tr>
<td>REGISTERED NURSE</td>
<td>$149,200</td>
<td>$3,730</td>
</tr>
<tr>
<td>COMPUTER ENGINEER</td>
<td>$134,950</td>
<td>$3,374</td>
</tr>
<tr>
<td>FIREFIGHTER</td>
<td>$109,480</td>
<td>$2,737</td>
</tr>
<tr>
<td>ELEMENTARY SCHOOL TEACHER</td>
<td>$86,200</td>
<td>$2,155</td>
</tr>
<tr>
<td>LANDSCAPING WORKER</td>
<td>$45,160</td>
<td>$1,129</td>
</tr>
<tr>
<td>CHILD CARE WORKER</td>
<td>$38,090</td>
<td>$952</td>
</tr>
<tr>
<td>FAST FOOD COOK</td>
<td>$34,000</td>
<td>$850</td>
</tr>
</tbody>
</table>

### Marin County Wages and Housing Affordability

#### Affordable housing = 30% of household income

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Income Household Threshold</td>
<td>$102,450</td>
<td>$117,100</td>
<td>$131,750</td>
<td>$146,350</td>
</tr>
<tr>
<td>Affordable Housing Costs</td>
<td>$2,561</td>
<td>$2,928</td>
<td>$3,294</td>
<td>$3,659</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Position</th>
<th>Gross Annual Income</th>
<th>Monthly Housing Costs</th>
<th>Difference with Median Rent ($3,268)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care Worker</td>
<td>$38,090</td>
<td>$952</td>
<td>-$1,416</td>
</tr>
<tr>
<td>Elementary School Teacher</td>
<td>$86,200</td>
<td>$2,155</td>
<td>-$1,113</td>
</tr>
<tr>
<td>Firefighter</td>
<td>$109,480</td>
<td>$2,737</td>
<td>-$531</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$149,200</td>
<td>$3,730</td>
<td>+$462</td>
</tr>
</tbody>
</table>

*Monthly Income needed for Median Priced Home (Mortgage) is $7,900/month*

Source: CA HCD 2021 Income Limits
Housing Sites Considerations

Existing use on the site

Realistic potential for redevelopment

HCD review:

site suitability

Site size

Development density
Sites Inventory: Assumptions

Density = Affordability

Above-Moderate Income

Moderate Income

Lower Income

Large Lot Single-Family

Single-Family

Duplex

Accessory Dwelling

Multifamily

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

1. **Ensure Countywide Distribution**
2. **Address Racial Equity and Historic Patterns of Segregation**
3. **Encourage Infill and Redevelopment Opportunities**
4. **Consider Environmental Hazards**
5. **Leverage Surplus Lands**
6. **Ensure robust public engagement around all sites**
Sites Inventory: Strategies

- Vacant Residential Sites (Factor in Constraints)
- Approved/Proposed Projects (Credits)
- Accessory Dwelling Units
- Publicly Owned Land
- Increase Densities in Residential Areas (Up Zoning)
- Rezoning of Commercial Sites (Mixed Use)
- Religious Institutions (excess parking areas)
- School Sites (excess site areas)
- Affordable Housing Conversion (Rehabilitation/Preservation)
Preliminary Assessment

Geographic Review of Marin County Properties
Realistic Capacity Assumptions

**Vacant Residential Land**
- Vacant
- Meets minimum lot size
- Adjust density trends (25% to 50% reduction of max. density for environmental constraints)

**Underutilized Residential**
- Lots greater than 0.5 acres
- One existing residential unit
- Building-to-land value ratio < 1.0%

**Underutilized Non-Residential**
- Lots greater than 0.5 acres
- Mixed-use: Residential % vs. Commercial %
- Religious Institutions: 50% of excess parking
Candidate Housing Sites
Four Scenarios

1. Ensure Countywide Distribution
2. Address Racial Equity and Historic Patterns of Segregation
3. Encourage Infill and Redevelopment Opportunities
4. Consider Environmental Hazards
   • Leverage Surplus Lands
   • Ensure robust public engagement around all sites
Balancing Act
Balancing Act
Balancing Act
Balancing Act

Scenario #1: Ensure Countywide Distribution
The Countywide Distribution Scenario distributes housing sites throughout the County. It responds to housing demand throughout the County, locates housing near services (e.g., City Center Corridor and villages in the Coastal and Island Rural Corridors), and distributes housing throughout all five supervisory districts.

→ Access the Balancing Act exercise for this scenario and share your feedback.

Scenario #2: Address Racial Equity and Historic Patterns of Segregation
The Equity Scenario emphasizes racial equity and addresses historic patterns of segregation by promoting inclusive communities, furthering housing choice, and examining racial and economic disparities. It locates affordable housing in areas with access to resources such as good schools, transportation infrastructure, and healthy living conditions such as good air quality. It focuses housing development outside areas of current minority concentration, as defined by the Federal U.S. Department of Housing and Urban Development (HUD).

→ Access the Balancing Act exercise for this scenario and share your feedback.

Scenario #3: Encourage Infill and Redevelopment Opportunities
The Infill scenario focuses housing on infill sites within already developed areas and limits new development on larger underdeveloped areas. It locates housing within existing communities and close to services, jobs, transportation, and amenities. It considers the rezoning of infill sites to accommodate affordable housing, suggests housing on underutilized and marginal commercial properties and publicly owned sites at higher densities and facilitates production of accessory dwelling units (ADUs).

→ Access the Balancing Act exercise for this scenario and share your feedback.

Scenario #4: Consider Environmental Hazards
The Environmental Hazards Scenario locates housing in areas with limited environmental hazards or in areas where impacts could be mitigated to address threats to life and property from these hazards. It identifies sites where technology, materials, and building methods could mitigate environmental hazards; prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. This scenario will be refined with additional analysis of environmental constraints and transportation capacity.

→ Access the Balancing Act exercise for this scenario and share your feedback.

How To Submit Comments
To submit comments about a particular site on Balancing Act first navigate to the site, then click on the “Add a Comment” icon to the right (on mobile, first click on the icon)

You have a housing plan

B-160 Shoreline Highway (Brentwood) 100 housing units
Welcome

Marin County (meaning all areas of the County not within the boundaries of incorporated cities, such as Novato, San Rafael, and Marin) is in the process of planning to accommodate at least 3,669 new housing units across all income levels for the eight-year period of 2023 and 2031. The goal is to establish the planning capacity—via zoning and land use policies—to allow at least 3,569 new homes to be constructed to meet the County’s fair share of housing growth throughout the region and State. This strategy will be defined in the Housing Element of the Countywide Plan, which is Marin County’s “blueprint” for growth.

To accommodate this level of planned growth, County staff has identified a list of Candidate Housing Sites which meet defined criteria (such as being vacant, not developed to their full potential allowed by zoning regulations, or having the potential to be rezoned for additional housing capacity) that make them viable for housing development over the next eight years. These Candidate Housing Sites are just that—candidate sites—and have not been selected or approved as the final sites to be included in the Housing Element. These sites are a first draft; any identified site could be removed and/or modified. Similarly, a site not currently identified could be added as part of the selection process. The County’s obligation is to ensure that its land use policy and regulations allow private interests to pursue housing projects that will contribute toward achieving the goal of 3,569 new homes. The County itself is not obligated to build homes.

Candidate Housing Sites can be considered through the lenses of four unique scenarios that represent the guiding principles affirmed by the Marin County Board of Supervisors and Planning Commissions at a joint workshop on December 7, 2021:
Opportunities for Input

- **Kentfield** (Kentfield Planning Advisory Board meeting): Wednesday January 26, 7 pm
- **Tamalpais Valley** (Tamalpais Design Review Board meeting): Wednesday, February 2, 7 pm
- **Strawberry** (Strawberry Design Review Board meeting): Monday, February 7, 7 pm
- **Lucas Valley and Marinwood** (Lucas Valley and Marinwood): Thursday February 10, 6-7 pm
- **Santa Venetia and Los Ranchitos***: Tuesday, February 15, 6-7 pm
- **Marin City***: Tuesday, February 15, 6-7 PM
- **West Marin** - Wednesday, February 16, 6-7 pm
- **Unincorporated Novato** - Thursday, February 17, 6-7 pm

*Spanish interpretation will be available*  

Meeting Details at:  
www. MarinCounty.org/HousingSafetyElements
Need Help with Balancing Act?

Staff Virtual Office Hours
Feb 1, 5-6
Feb 10, 7-8 (After roadshow)
Feb 15, 7-8 (After roadshow)
Feb 22, 5-6

Balancing Act will be open until February 27
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