Housing Element Update
Community Roadshow
March 2022
Agenda

- Brief Housing Element Overview
- Housing Site Selection Process
- New Sites
- Next Steps
Meeting Goals

• **Inform** the community about the new sites under consideration

• **Provide** an opportunity for participants to share their input on the new sites
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 the 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.
Existing Housing Unit Distribution (2021)

29,818 Total Units

- District 1: 4,903 units (16%)
- District 2: 4,414 units (15%)
- District 3: 9,269 units (31%)
- District 4: 8,645 units (29%)
- District 5: 2,587 units (9%)

Board of Supervisor Districts
# 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>
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<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>
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<tr>
<td><strong>Low</strong></td>
<td></td>
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</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>
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<tr>
<td><strong>Moderate</strong></td>
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<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>
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</table>

Source: CA HCD 2021 Income Limits
Housing Sites Considerations

- Existing use on the site
- Realistic potential for redevelopment
- Site size
- Development density

HCD review: site suitability
Sites Inventory: Assumptions

Density = Affordability

Above-Moderate Income

Moderate Income

Lower Income

Large Lot Single-Family

Single-Family

Duplex

Accessory Dwelling

Multifamily
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**
Site Selection Process

Candidate Housing Sites:
142 Sites

Guiding Principles: Infill, Hazard, Equity, Countywide Distribution

- Scenario 1 (Distribution): 88 Sites
- Scenario 2 (Equity): 85 Sites
- Scenario 3 (Infill): 88 Sites
- Scenario 4 (Hazards): 67 Sites

Comments From Public Engagement/Online Tools

- Alternative 1 (Distribution): 108 Sites
- Alternative 2 (Hazards & Infill): 100 Sites

Board of Supervisor and Planning Commission Comments

Recommended Sites: 82 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)
New Candidate Sites

- At the meeting on March 15 Board and Planning Commission provided feedback to staff on recommended sites
- Board members asked to reduce units on some sites, remove others and add additional sites
- The new sites are in Atherton area and San Geronimo Valley
## New Candidate Sites cont’d

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Parcel Number(s)</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodacre Fire Station</td>
<td>172-111-01, 172-111-02; 172-104-02</td>
<td>33 Castle Rock, Woodacre</td>
</tr>
<tr>
<td>Saint Cecilia Church</td>
<td>168-183-04</td>
<td>428 W. Cintura, Lagunitas</td>
</tr>
<tr>
<td>Forest Knolls Residential</td>
<td>168-131-04</td>
<td>6760 Sir Francis Drake Boulevard, Forest Knolls</td>
</tr>
<tr>
<td>Greenpoint Corridor</td>
<td>143-360-04</td>
<td>350 Atherton Avenue, North Novato</td>
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<tr>
<td>Greenpoint Corridor</td>
<td>143-171-66</td>
<td>618 Atherton Avenue, Novato</td>
</tr>
<tr>
<td>Greenpoint Corridor</td>
<td>143-171-63</td>
<td>654 Atherton Avenue, Novato</td>
</tr>
<tr>
<td>Greenpoint Corridor</td>
<td>143-171-70</td>
<td>50 H Lane, North Novato</td>
</tr>
<tr>
<td>Blackpoint</td>
<td>157-031-12</td>
<td>5 Harbor Drive, Blackpoint</td>
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<tr>
<td>Blackpoint</td>
<td>157-031-14</td>
<td>55 Harbor Drive, Blackpoint</td>
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<tr>
<td>Blackpoint</td>
<td>157-031-02</td>
<td>35 Harbor Drive, Blackpoint</td>
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<tr>
<td>Blackpoint</td>
<td>157-031-04, 157-031-06</td>
<td>11 Harbor Drive, Blackpoint</td>
</tr>
</tbody>
</table>
Preliminary Assessment

Geographic Review of Marin County Properties

- 11,000 acres (17 square miles)
Candidate Housing Sites
Next Steps

• Joint BOS/PC Session (4/12)
  1. Consider policies and programs
  2. Confirm Housing sites

• Joint BOS/PC Session to consider Safety policies and programs (4/19)

• Public Release of Housing & Safety Elements and EIR in Summer 2022
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