Housing Element Update
Marin County Workshop #3
January 20, 2022
Language Interpretation
Interpretación de idiomas

Select the globe icon to choose the language you want to listen to for this meeting.

Selezione 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...
Welcome & Introductions
Presenters and Facilitators

County Staff
Leelee Thomas (Housing)
Jillian Zeiger (Housing)
Aline Tanielian (Housing)

Consultant Team – MIG
Laura Stetson
Jose Rodriguez
Joan Chaplick
Myrna Ortiz
Ana Padilla
Agenda

• Housing Element Update
• Candidate Housing Site Selection Process
• Site Atlas
• Break-Out Groups
• Balancing Act- Public Engagement Tool
• Next Steps and Closing Comments
Workshop 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** digital tool that will receive input on specific sites
Ground Rules

- **Respect others’ opinions** – We are gathering input and expect to hear multiple viewpoints.
- **Be respectful** when sharing comments in the chat or group sessions.
- Speak from **your own perspective**, do not make assumptions.
- **Provide input** when directed during the meeting.
- **One person speaks at a time.** Keep comments brief.
- **Technology happens** – Please be flexible and patient.
- **Share your video** so we can stay visually connected.
Zoom Tools - Funciones de Zoom

On your Computer | En su computadora

On your Phone | En su teléfono móvil
Ways to Participate

When directed by the facilitator, you can:

• Respond to polling questions
• Submit your comments and questions in the chat
• Share your comments verbally during the breakout group discussions
• Use the on-line tools after tonight’s workshop for input and information
Let’s test the chat

Provide one word you use to describe the current housing situation in Marin County.

Place your response in the chat.
Polling Question #1

Where do you live?

- Unincorporated Marin County
- City within Marin County *(includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)*
- I do not live in Marin County
Polling Question #2

For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in.

- West Marin
- Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- I do not live within unincorporated Marin County
- I don’t know
Polling Question #3

Do you work in Marin County?

- Yes
- No
- I do not work (retired, unemployed, other)
Polling Question #4

How long have you lived in Marin County?

- Less than 1 year
- 1-5 years
- 5-10 years
- 10+ years
- I do not live in Marin County
Polling Question #5

What is your housing situation?

- I own my home
- I rent my home
- I live with family/friends (I do not own nor rent)
- Do not currently have permanent housing
Polling Question #6

What is your age?

- Under 18
- 18-29
- 30-49
- 50-64
- 65+
Housing Element Overview

Marin County Community Development Agency | www.MarinCounty.org/HousingSafetyElements
What is a Housing Element?

- Updated every **eight years**
- **Review required** by California Housing and Community Development Department (HCD)
- **Adoption deadline**: December 2022
- Housing Element for Marin County only covers the **unincorporated areas**
Components of the Housing Element

Housing Plan

- Needs Assessment
- Previous Accomplishments
- Constraints to Housing Development
- Resources and Sites Inventory
- Affirmatively Furthering Fair Housing
Timeline

Meetings, Workshops, and Surveys to Receive Input

Identify Potential Housing Sites
   Review Constraints
   Potential Solutions

Environmental Analysis

Draft Housing & Safety Elements and Zoning Amendments

Public Review, CALFIRE Review, and HCD Review

Planning Commission and Board of Supervisor Hearings

Timeline

Fall 2021

Draft Housing & Safety Elements and Zoning Amendments

Public Input

Winter 2021-22

Public Input

Summer 2022

Winter 2022

Spring/Summer 2022
Regional Housing Needs Allocation (RHNA)
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 (3\textsuperscript{rd} to 5\textsuperscript{th})</th>
<th></th>
<th>Upcoming 6\textsuperscript{th} Cycle 2023-2031</th>
</tr>
</thead>
</table>
| **Very Low**  
(0-50% AMI) | 85 | 183 | 55 | 1,100 | 31% |
| **Low**  
(50-80% AMI) | 48 | 137 | 32 | 634 | 18% |
| **Moderate**  
(80-120% AMI) | 96 | 169 | 37 | 512 | 14% |
| **Above Moderate**  
(120%+ AMI) | 292 | 284 | 61 | 1,323 | 37% |
| **Total** | 521 | 773 | 185 | 3,569 | 100% |

Note: The 2021 Median Area Income (AMI) for a family of four in Marin County is $149,600.  
*Source: ABAG, 2021.*
Housing Needs

- Increasing renter-household size: 2.20 in 2010 to 2.44 in 2019

- Limited housing growth and housing choices
  - 83% housing stock is single-family (71% countywide)
  - 35% owners cost burdened vs. 40% renters
  - 0.4% owners overcrowded vs. 13.4% renters

- Large number of singles living alone: 27% of households

- Aging population: 22% seniors and 47 years median age
Housing Needs (continued)

• Escalating housing costs
  o Home values increased more than 40% in most unincorporated communities 2013-2020
  o Median rents range from $2,500 to $3,400

• Increased segregation since 1990

• Concentration of low- and moderate-income residents in Marin City and Santa Venetia
Housing Sites Considerations

- Existing use on the site
- Site size

- Realistic potential for redevelopment
- Development density

HCD review: site suitability
Sites Inventory: Assumptions

Density = Affordability

- **Above-Moderate Income**: Large Lot Single-Family
- **Moderate Income**: Single-Family
- **Lower Income**: Multifamily

Accessory Dwelling
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

[Map showing various hazards and infrastructure in Marin County]
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
## Existing Zoning/Countywide Plan

### Shortfall in Meeting RHNA for Lower and Moderate-Income Units

<table>
<thead>
<tr>
<th></th>
<th>Lower</th>
<th>Moderate</th>
<th>Above Moderate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADUs</td>
<td>130</td>
<td>51</td>
<td>30</td>
<td>211</td>
</tr>
<tr>
<td>Credit Sites</td>
<td>50</td>
<td>--</td>
<td>329</td>
<td>379</td>
</tr>
<tr>
<td>Housing Overlay</td>
<td>400</td>
<td>120</td>
<td>--</td>
<td>520</td>
</tr>
<tr>
<td>Vacant Residential</td>
<td>--</td>
<td>110</td>
<td>1,400</td>
<td>1,510</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>580</td>
<td>281</td>
<td>1,759</td>
<td>2,620</td>
</tr>
<tr>
<td>RHNA</td>
<td>1,734</td>
<td>512</td>
<td>1,323</td>
<td>3,569</td>
</tr>
<tr>
<td><strong>Over/Short</strong></td>
<td>-1,154</td>
<td>-231</td>
<td>436</td>
<td>-949</td>
</tr>
</tbody>
</table>

*Note: 1) Numbers are approximate.*
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
Breakout Group Discussions
Breakout Rooms – 30 minutes

- Each group has a facilitator and note taker
- Please be respectful of others and differing viewpoints
- Use raise hands feature if you want to speak
- Participants will be asked to share their comments on the site selection process and the scenarios
  - Is there a scenario you prefer?
  - What comments do you have on the site selection process?
Balancing Act
Balancing Act

We want to hear from you!
¡Queremos escuchar su opinión!

Consider IT Discussion Forum
Foro de discusión para consideraciones

Interactive Atlas (coming soon)
Atlas interactivo (estarán disponible pronto)

Housing Site Suggestions
Sugerencias de sitios de vivienda

Balancing Act (coming soon)
“Balancing Act” estarán disponible pronto

Community input will shape these Elements: subscribe to this page for the latest community events and opportunities to share your perspective. If you would like to receive information about updates specifically related to the Housing Element, subscribe here. If you would like to receive information about updates specifically related to the Safety Element, subscribe here.

Los aportes de la comunidad darán forma a estos Elementos: subscribirse a esta página para saber sobre los últimos eventos de la comunidad y oportunidades para compartir su punto de vista.

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

Interactive Atlas (coming soon)

Atlas interactivo (estarÁ disponible pronto)

Suggestions

"Balancing Act" (estarÁ disponible pronto)
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 3,569 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:
Next Steps
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**: Thursday February 10, 6-7 pm
- **Santa Venetia and Los Ranchitos**: Tuesday, February 15, 6-7 pm
- **Marin City (Community Conversations meeting)** – Tentatively Tuesday February 15, 6-7 PM
- **West Marin** – Wednesday, February 16, 6-7 pm
- **Unincorporated Novato** – Thursday February 17, 6-7 pm

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
Closing Comments
Housing Element Update
Marin County Workshop #3
January 20, 2022