Housing Element Update
Marin County Workshop #4

March 29, 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
Veronica Tam
Joan Chaplick
Scott Davidson
Ana Padilla
Joey Nielsen
Agenda

• Provide an Update on the Housing Element
• Role and Purpose of the Policies and Programs in the Housing Element
• Review the Needs Assessment and Identify Main Program Topics
• Solicit Input on the Program Ideas and Priorities
Workshop Goals

• **Inform** the community about the policies and programs the Housing Element will include

• **Provide** an opportunity for participants to share their input on program ideas

• **Provide direction** to the County on what programs should be further developed
Ground Rules

• **Respect others’ opinions** – We are gathering input and expect to hear multiple viewpoints.

• **Be respectful** when sharing comments in the chat.

• **Provide input** on the topic when requested during the meeting.

• **Keep focus on policies & programs**; site related comments can be submitted to the county email at: housingelement@marincounty.org and/or at the April 12 BOS meeting.

• Comment from **your own perspective**, do not make assumptions.

• **Technology happens** – Please be flexible and patient.
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 Zoom polling questions
- Ask questions using the chat
- Submit comments using the chat
- Provide direction to staff using Mentimeter
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
What is a Housing Element?

- Updated every eight years
- Required to be reviewed by California Housing and Community Development Department (HCD)
- Adoption deadline: December 2022
- 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 has 3.2% of the Bay Area RHNA total. And unincorporated Marin has 25% of Marin County RHNA total.
Components of Housing Element

Housing Plan

Needs Assessment
- Demographic Trends
- Housing Market Trends
- Special Needs Groups

Affirmatively Furthering Fair Housing
- Five Categories of Analysis
- Distribution of RHNA Sites
- Meaningful Actions

Sites Inventory
- Sites for very low, low, moderate income and market rate housing

Programs and Policies
- Increase Availability of Existing Units
- AFFH
- Special Populations
- Market
Policies and Programs

- Provide opportunities for a variety of housing choices to meet the diverse needs of the County
- Facilitate the development of affordable housing, particularly for those with lower income
- Remove barriers to creating housing
- Improve the condition of existing housing
- Preserve existing affordable housing
- Promote fair housing
Needs Assessment
Needs Assessment

- Limited housing options – 83% single-family homes
- Aging population – 22% residents 65+
- Limited vacancy for rent or for sale
  - 57% of vacant units are for seasonal uses
- 20% of households cost-burdened
- 17% of households severely cost-burdened
- 13.4% renter-households overcrowded, compared to 0.9% of owner-households
Findings from Survey*

Top housing priorities for Unincorporated Marin County

Participants were asked to select all that apply from seven choices. The top three choices were:

- 59% of respondents selected “Increase the amount of housing that is affordable to moderate, low, and very low-income residents”
- 47% of respondents selected “Increase homeownership opportunities for moderate, low- and very-low-income residents”
- 33% identified “Create programs to help existing homeowners stay in their homes”
- The remaining choices were selected by 23% to 28% of the respondents

*810 responses (on-line and paper and English and Spanish)
Findings from Survey

There is insufficient housing in my community for:

Participants were asked to select all that apply from seven choices. The top three choices were:

- Low-income households (59%)
- Families with children (35%)
- Older adults: seniors, elderly (34%)
Focus Group Findings

Homeowners + Renters share similar concerns

- Feel stuck with current housing – options are limited to find something larger or smaller depending on their needs
- Would likely have to leave the County to find another place to live in their price range
- Affordability and cost of living is an issue
- Many are unaware of County housing programs
Focus Group Findings

Community Based Organizations serving lower-income residents reported:

- Hard to find housing; long wait lists
- Limited housing stock due to vacation rentals and secondary homes
- Discrimination by landlords
- Poor quality housing stock
- Lack of public transportation
- Long commutes from other counties
- Nimbyism related to affordable housing proposals
- Lack of information or knowledge of County programs
Policy and Program Topics
Program Topics

A. Increase Availability of Existing Units

B. AFFH
   1. Tenant protection and anti-displacement
   2. Fair housing outreach and enforcement (required)
   3. Housing choices (existing land use & development policies)
   4. Neighborhood improvements (location specific)

C. Special Needs Housing
   1. Seniors
   2. Farmworkers
   3. Disabled person
   4. Homeless

D. Programs Aligned with State Law (Informational)

E. Local Preference
Directions from Facilitator

Please submit any comments you have on the program idea in the chat.
You are welcome to submit additional program ideas for that topic.
When directed, use Mentimeter identify on a scale of 1-5 if the County should further develop this policy.
How to use Mentimeter

On your second monitor, smart phone, or other mobile device, go to www.menti.com and use the code 6287 1134.

You can also click the link in the chat, or scan the QR code with your mobile device.
Mentimeter orientation

On a scale of 1-5 what is your energy level today?

3.2
A. Increase Availability of Existing Units

- Short-term rental policy
- Vacant Home Tax
- Other Ideas – submit in chat
Increase Availability of Existing Units

No - Do not further develop

Short-Term Rental Policy

Yes - Further develop this idea

Vacant Home Tax
B. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) - Tenant Protection

- Create rent stabilization ordinance
- Expand the Just Cause for eviction program
Tenant Protection

- **No - Do not further develop**
  - Create a rent stabilization ordinance
  - Expand the Just Cause for eviction program

- **Yes - Further develop this idea**
B. AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) - Tenant Protection (con’t)

- Create a Tenant Commission
- Provide First Right of Refusal
- Other ideas - submit in chat
Tenant Protection

No - Do not further develop

Create a Tenant Commission 3.5

Provide First Right of Refusal 3.8

Yes - Further develop this idea
C. Special Needs: Seniors

- Promote participation in Home Match Program which helps seniors find a person to rent a room in their home
- Increase assisted living opportunities
- Create small-lot/town homes for seniors
- Other Ideas – submit in chat
Special Needs: Seniors

- Promote participation in Home Match Program
  - Do not further develop
  - Score: 4.3

- Increase assisted living opportunities
  - Further develop this idea
  - Score: 4

- Create small-lot/town homes for seniors
  - Do not further develop
  - Score: 4.4
C. Special Needs: Farmworkers

- Develop program for County to work with farm employers to contribute to an affordable housing fund or land trust
- Develop a set aside of percentage units at new affordable housing developments for farmworkers
- Other Ideas – submit in chat
Special Needs: Farm Workers

No - Do not further develop

Develop program for County to work with farm employers to contribute to an affordable housing fund or land trust

Develop a set aside of percentage units at new affordable housing developments for farmworkers

Yes - Further develop this idea

3.8

3.9
C. Special Needs: People with Disabilities

- Assistance with accessibility improvements
- Expedited review for reasonable accommodation
Special Needs: People with Disabilities

No - Do not further develop

- Assistance with accessibility improvement 4.1
- Expedited review for reasonable accommodation 4.2

Yes - Further develop this idea
C. Special Needs: People with Disabilities (con't)

- Incentives for universal design
- Visitability requirements for multi-family housing
- Other Ideas – submit in chat
C. Special Needs: Homelessness

- Provide housing through Project Home Key by converting hotels/motels or other buildings into permanent housing

- Support rapid re-housing options

- Provide alternative housing types- tiny homes, etc.

- Other ideas –submit in chat
**Special Needs: Homelessness**

- **No - Do not further develop**
  - Provide housing through Project Home Key (4.2)
  - Support rapid re-housing options (4.3)
  - Provide Alternative housing types - tiny homes, etc. (4.1)
- **Yes - Further develop this idea**
Programs Aligned with State Law

Programs **Required** By State Law

By-Right Zoning Policy

Incentivize Affordable Housing Production- example: Affordable Housing Overlay

Streamlining County development timelines
Next Steps
Opportunities for Input

• April 12  Board of Supervisors and Planning Commission Joint Session

• Draft Programs and Policies will be in the Public Draft of the Housing Element Available for Comment this Summer

Meeting Details at:
www. MarinCounty.org/HousingSafetyElements
Closing Comments
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