



COMMUNITY DEVELOPMENT AGENCY  
**HOUSING AND FEDERAL GRANTS DIVISION**

Brian C. Crawford  
DIRECTOR

February 11, 2019

Marin County Civic Center  
3501 Civic Center Drive  
Suite 308  
San Rafael, CA 94903  
415 473 6269 T  
415 473 7880 F  
415 473 2255 TTY

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**SUBJECT:** Presentation of Toolkit Workplan and approval of Professional Services agreement with Opticos to complete Phase 2 preparation of the toolkit.

Building and Safety  
Environmental Health Services  
Planning  
Environmental Review  
Housing  
Sustainability  
Code Enforcement  
GIS  
Federal Grants

Dear Board Members:

**RECOMMENDATION:**

1. Review and approve Objective Design and Development Standards (ODDS) toolkit Phase 2 contract with Opticos.
2. Approve budget adjustments as detailed in the Fiscal Impact section below.

[www.marincounty.org/cda](http://www.marincounty.org/cda)

**SUMMARY:** State housing legislation, including Senate Bill (SB) 35, SB 330 and the Housing Accountability Act (HAA), require that local agencies use only "objective design and development standards" (ODDS)<sup>1</sup> in evaluating residential development projects, as a way to streamline the approval process for multi-family housing developments. In response to these legislative mandates, staff is recommending the County, in partnership with Marin cities and towns, critically evaluate and update local objective standards to ensure future multi-family housing projects are compatible with the size, scale and architectural qualities of the area. Staff is proposing development of an ODDS toolkit that builds upon the County's existing design guidelines, encourages well designed multi-family housing and proactively addresses mandates in current housing legislation. The toolkit would be available for all jurisdictions in Marin. The ODDs project will be funded by a state grant provided through SB 2.

**BACKGROUND:** State housing legislation including the Housing Accountability Act (HAA) require ODDS for multi-family affordable and market rate housing development projects and emergency shelters including those that are residence only, transitional and supportive housing, and mixed-use projects with at least two-thirds of the square footage designated for residential use. SB 35 applies to multi-family developments that include restrictions related to transit frequency, environmental constraints, and affordability criteria. In unincorporated Marin County, ODDS would apply only to parcels zoned for multi-family housing, therefore, they would affect less than 30% of parcels. ODDS and the streamlined review process required under state law would not apply to single-family homes, projects that require

<sup>1</sup> Housing legislation defines an "objective" standard as one that involves no personal or subjective judgment by a public official and uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

**FISCAL/STAFFING IMPACT:** The recommended actions do not impact the General Fund net county costs, as the proposed expenditures will be offset by grant revenue and reimbursement of funds from partnering jurisdictions. Your Board's approval will increase CDA's expenditure appropriations by \$1,146,409.25 in the Miscellaneous Projects Fund (1010) fully offset by increased grant revenue.

**REVIEWED BY:**

- |   |   |
|---|---|
| <input type="checkbox"/> Auditor Controller                       | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Administrator's Office | <input type="checkbox"/> N/A            |
| <input checked="" type="checkbox"/> County Counsel                | <input type="checkbox"/> N/A            |
| <input type="checkbox"/> Human Resources                          | <input checked="" type="checkbox"/> N/A |

**SIGNATURE:**



Jillian Nameth Zeiger  
Planner



Brian C. Crawford  
Director

**ATTACHMENTS:**

1. Objective Design and Development Standards Phase 2 Contract
2. Opticos Presentation of Toolkit Workplan

Munis BUA #1247 (Period 7 2020)