

The Housing Element and Priority Development Areas (PDAs) in Strawberry: What's the Difference?

Housing Element

The **State Housing Element** law requires cities, towns and counties to adequately plan to meet the existing and projected housing needs of Marin's diverse community and local workforce. Housing elements are reviewed for compliance by the state's Department of Housing and Community Development.

SUMMARY of the Housing Element

- ✓ Required part of the General Plan for each city and county and must be certified by the State every 8 years
- ✓ NOT a mandate to build; the County is NOT in the business of building housing
- ✓ Current planning cycle is 2007-14 and, for the County, includes planning for 773 units of housing for all income levels (market-rate, moderate and affordable)
- ✓ Next planning cycle is 2014-2022 and, for the County, includes planning for 185 units of housing (for all income levels)

WHAT DOES THIS MEAN FOR STRAWBERRY?

- ✓ The Golden Gate Baptist Theological Seminary (the Seminary) is the **ONLY** property included in the Housing Element
- ✓ **Why the Seminary?** The Seminary property is currently zoned for multifamily zoning, has a Master Plan, and an entitlement to build 93 units of student and faculty housing
- ✓ **Only ONE proposed change for the Seminary:** of its total 73.5 acres, 2 acres are proposed to be rezoned to "30 units per acre" to permit clustering of multi-unit housing. 45 total units are proposed on the 2 re-zoned acres – 20 market rate and 25 affordable units (a small part of the 773 units countywide). The 45 units are included in the 93 allowed under the current Seminary Master Plan.
- ✓ **What else is proposed for Strawberry:** Nothing.
There are no other zoning changes; there is **no change** to single-family neighborhoods or commercial areas, which stay "as is"

Priority Development Areas – PDAs

PDAs are a regional planning designation to place federal transportation dollars where people live closer to transit. **Plan Bay Area** is a regional effort to focus housing along transit corridors to prevent sprawl, reduce vehicle miles traveled (VMT), and lower greenhouse gas (GHG) emissions.

SUMMARY of What a PDA Offers

- ✓ Greater funding opportunities for transportation, bike/ped and road improvements
- ✓ Supports Marin County's 40 year commitment to "no sprawl"
- ✓ Keeps control with local government and community
- ✓ Maintains existing housing and commercial patterns
- ✓ Does not change local zoning
- ✓ Does not change single family neighborhoods
- ✓ Does not mandate that property owners build
- ✓ Does not promote government-sponsored housing
- ✓ No immediate deadline for action – Plan Bay Area adopted July 18; up for review in 4 years

WHAT DOES THIS MEAN FOR STRAWBERRY?

- ✓ Eligible for 50 % more bike/pedestrian & transportation funding dollars
- ✓ PDAs are eligible for \$10 million of transportation dollars currently available; only \$5 million available to non-PDAs. An additional \$10 million anticipated in 2-3 years.
- ✓ Strawberry, as a PDA, received \$175,000 for initial planning for improvements to the Tiburon Blvd./Redwood Highway/E. Blithedale interchange. Additional funds expected if Strawberry remains a PDA.
- ✓ School commuting, traffic calming and bike/pedestrian improvements are the most frequently requested items from Strawberry residents