

# Marin County Housing Element

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Community Workshop

# Goals for Workshop

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- Sit in the seat of a decision-maker
- Share your perspectives
- Update about the Housing Element

# Workshop Guidelines

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1. Listen actively -- respect others when they are talking.
2. Speak from your own experience instead of generalizing (use "I" instead of "they," "we," or "you").
3. Encourage different perspectives.
4. Focus objectively on ideas. It's okay to disagree.
5. Participate to the fullest of your ability -- community growth depends on the inclusion of every individual voice.

# Marin is a Slow Growth County

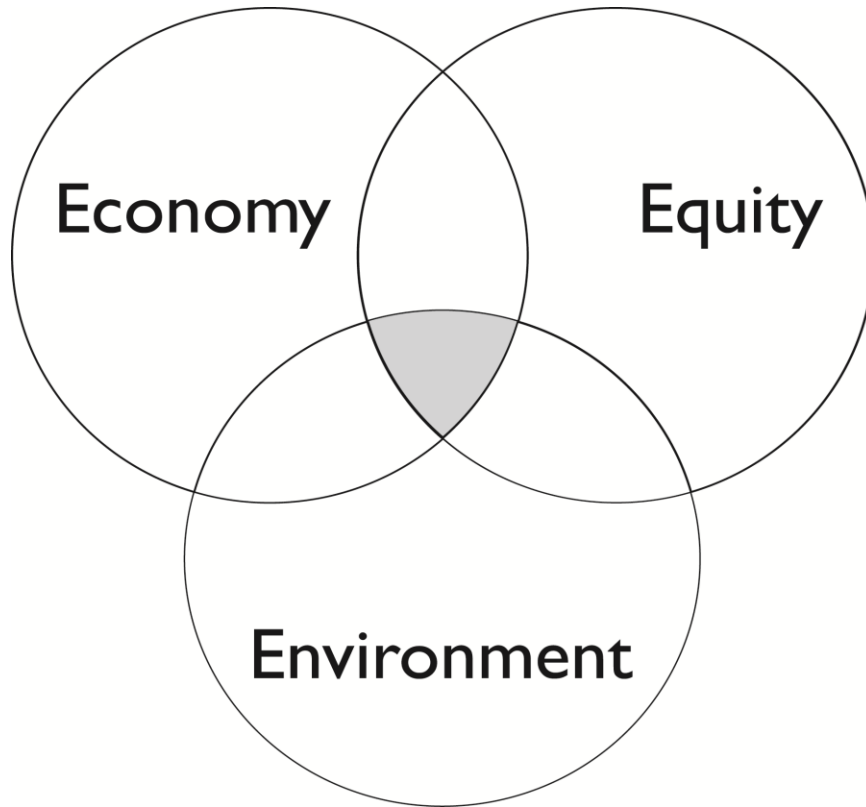
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- 82% of land is preserved for open space and agriculture
- Strong environmental protections
- Slowest projected population growth of all nine Bay Area counties

# Sustainable Future for Marin

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## **Sustainable Communities:**

- healthy
- balanced
- vital
- diverse

## **Countywide Plan**

- based on principles of building sustainable communities

# What is a Housing Element?



**What:** plan to meet local housing needs at all income levels

**Who:** all California cities, towns and counties

**Where:** unincorporated Marin County only

**When:** 2014-2023



# What is included?

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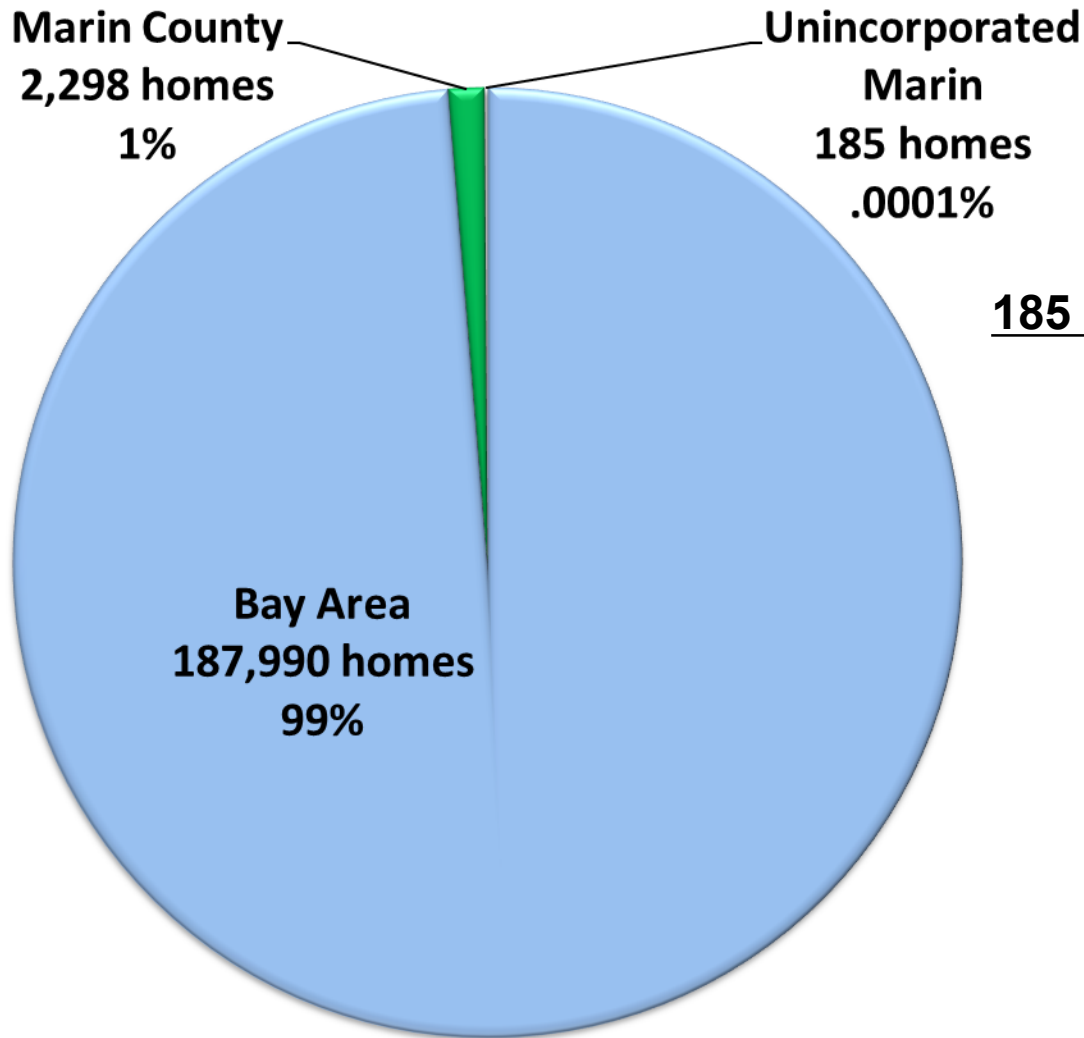


**Toussin Affordable Senior Apartments  
Kentfield**

- Housing Needs
- Constraints
- Policies and Programs
- Sites

# Bay Area Housing Needs

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**185** minimum =  
61 market rate  
37 moderate income  
87 lower income



# Income Categories: Marin County

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| <b>Income Level</b>   | <b>Income Range*</b>          | <b>Example Jobs</b>   | <b>Affordable Rent or Mortgage</b> |
|-----------------------|-------------------------------|---|------------------------------------|
| <b>Above Moderate</b> | above \$116,000 per year      | Software Engineer<br>Financial Consultant   | above \$2,900 per month            |
| <b>Moderate</b>       | \$116,000 - \$89,000 per year | School Administrator<br>Program Manager   | \$2,900 - \$2,425 per month        |
| <b>Lower</b>          | \$88,000 - \$10,000 per year  | Physical Therapy Trainer<br>Pharmacy Tech<br>Teacher Assistant<br>Disability Income | \$2,200 - \$300 per month          |

\*Income for a family of four

# Home Prices & Rents in Marin

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**Employee Housing, Strawberry**

**2 bedroom apartment**

\$2,600 monthly rent

**Condo**

\$625,000 median price

**Single-family home**

\$1,025,000 median price

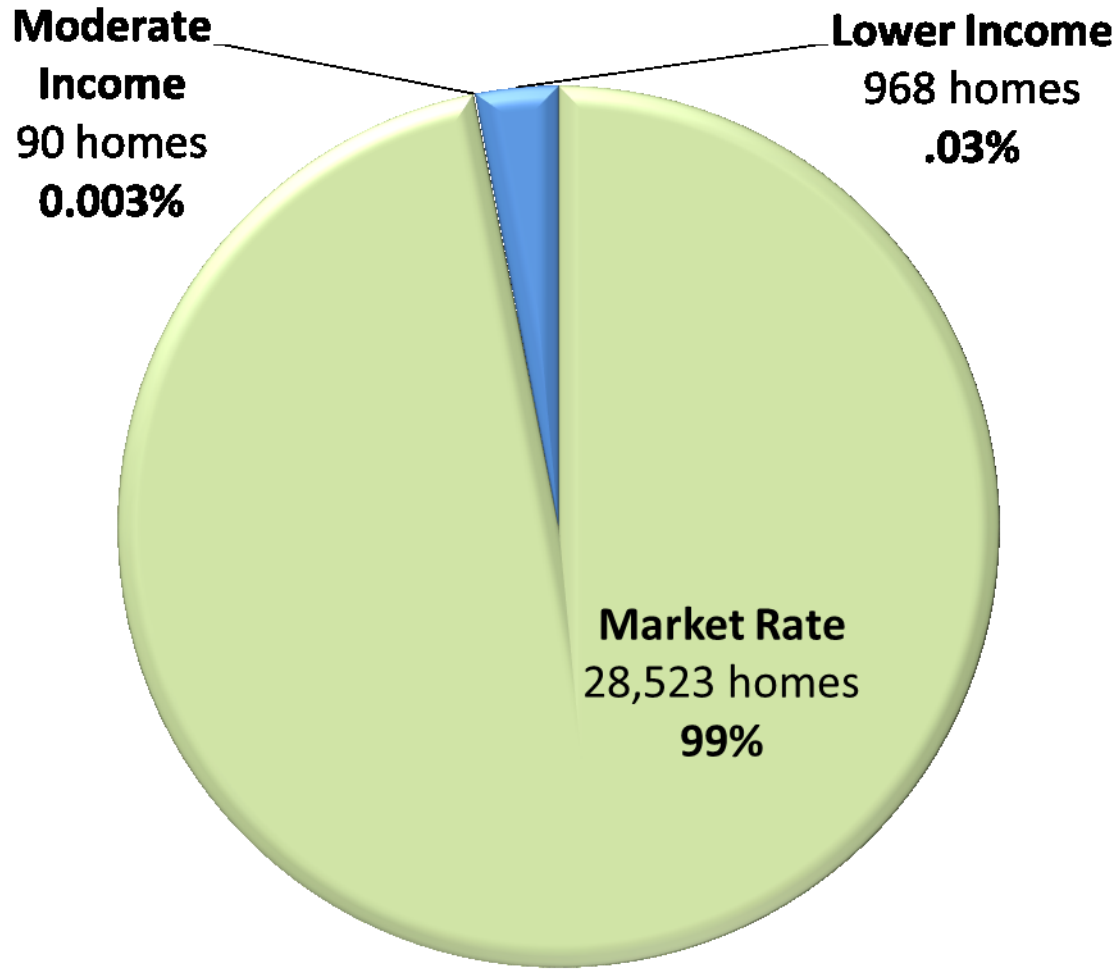


**Market Rate Home, Marinwood**

\*unincorporated Marin,  
February 2014

# Housing Stock in Marin

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\*unincorporated Marin

# Our unmet needs

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- **2,974** residents are lower income and paying more than **50%** of income for rent
- Homeless
- At-risk of homelessness
- Overcrowded

# Our unmet needs

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**Residents & Manager of Tam House  
Affordable Senior Housing  
San Anselmo**

## **Seniors**

More than 700 seniors live below the poverty line:

- Homeless
- Living in substandard housing
- Paying more than they can afford for housing

## **Special Needs**

- More than 8,000 disabled persons live in unincorporated Marin

## **Young people**

- Many cannot afford to live where they grew up



# Our unmet needs

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## Local Workforce

- 60% commutes from surrounding counties
- A classroom assistant at a local special needs school can afford \$816 for housing



# Affordable homes

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**Edgewater Place Affordable Family Apartments  
Larkspur**

- **968** existing homes are affordable to lower income families in our communities
- **90%** of residents were already part of the community before moving in

# How the Housing Element is meeting our needs

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**Rotary Senior Affordable Homes  
Lucas Valley**

- **Engaging with the community**
  - Meetings & Workshops
  - Housing Survey
- **Planning for minimum 185 homes**
- **Focusing on 15 sites from the existing Housing Element**
  - Pre-approved by State
  - Initial environmental review conducted

# What are the roles?

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**Moderate Income Home  
Point Reyes Station**

## **County:**

- Work with community to recommend sites for future housing
- Review proposed development plans

## **Property Owner/Developer:**

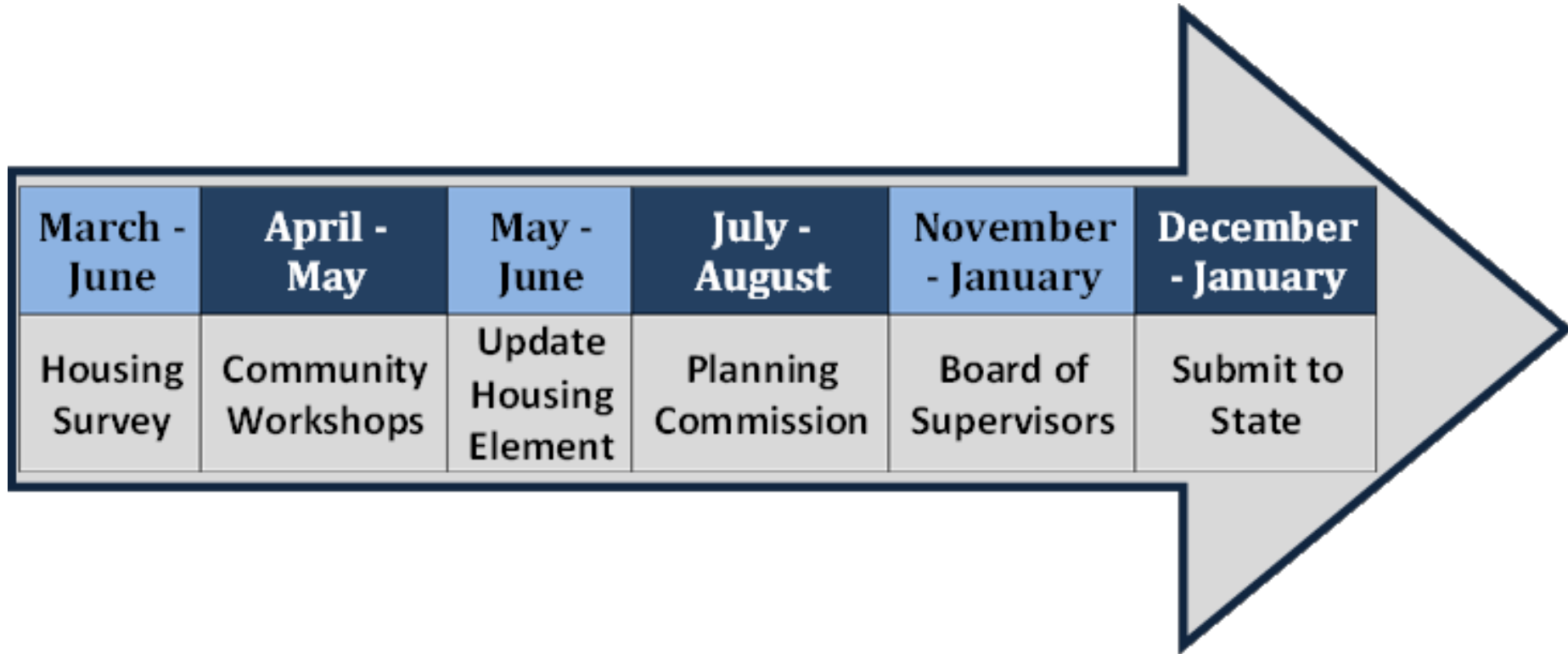
- Apply for development on their site
- Go through full project review, including environmental review

## **Community:**

- Share perspectives
- Give input

# Schedule

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# Clarifying Questions



# Planning Exercise – Purpose

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**Cecilia Place Affordable Senior Homes  
Tiburon**

- Sit in the seat of the decision-maker
- Listen and share different perspectives
- Discuss possible housing sites



**Market Rate Home, San Rafael**



# Ways to Give Input

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**Fireside Affordable  
Mill Valley**

- Small group discussion - share your perspectives
- Small group recommendations - locations for housing
- Large group debrief
- Notes from your group
- Evaluation

# Instructions

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1. Nominate a Recorder
2. Nominate someone to use the Scenario Card to keep a running tally of the homes that your group places on the map
3. Begin your small group discussion about where to place your homes
4. Complete the group Scenario Card
5. Debrief with your small group
6. Debrief with the large group
7. Turn your Scenario Card and notes in to your Facilitator

# Exercise: Scenario Card

| A<br>Location               | B<br>Number of homes per prior Housing Element  | C<br># Market Rate Homes (61 minimum) | D<br># Moderate Income Homes (37 minimum)        | E<br># Lower Income Homes (87 minimum) |
|-----------------------------|---|---------------------------------------|--|--|
| 1. Marinwood Plaza          | 82  |                                       |  |  |
| 2. Oak Manor                | 10  |                                       |  |  |
| 3. California Park          | 50  |                                       |  |  |
| 4. Old Chevron Station      | 10  |                                       |  |  |
| 5. St. Vincent's / Silveira | 221   |                                       |  |  |
| 6. Easton Point             | 43  |                                       | <i>Legal settlement for 43 Market Rate homes</i> |  |
| 7. Tamarin Lane             | 3   |                                       |  |  |
| 8. Indian Valley            | 5   |                                       |  |  |
| 9. Manzanita                | 3   |                                       |  |  |
| 10. Grandi Building         | 2   |                                       |  |  |
| 11. 650 North San Pedro     | <i>In March 2014, the property was purchased to preserve from development</i>             |                                       |  |  |
| 12. Golden Gate Seminary    | 60  |                                       |  |  |
| 13. Marin City CDC          | 15  |                                       |  |  |
| 14. Armstrong Nursery       | 10  |                                       |  |  |
| 15. Inverness Valley Inn    | <i>Location is not included in final Site Inventory for the certified Housing Element</i> |                                       |  |  |
| 16. Grady Ranch             | 240   |                                       |  |  |
| 17. Roosevelt               | 2   |                                       |  |  |
| Totals                      | ---   |                                       |  |  |

# Planning Exercise – Purpose

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**Cecilia Place Affordable Senior Homes  
Tiburon**

- Sit in the seat of the decision-maker
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**Market Rate Home, San Rafael**

# We want to hear from you

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**Pilgrim Park  
Affordable Family Homes  
San Rafael**

- Community Workshops
- Planning Commission Hearings (summer)
- Board of Supervisors Hearings (winter)
- 2014 Marin Housing Survey
- Website  
[www.marincounty.org/housingelement](http://www.marincounty.org/housingelement)
- Email staff  
[housingelement@marincounty.org](mailto:housingelement@marincounty.org)

# Workshops

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- Tuesday, **April 8** at 6:00-8:30pm
- Saturday, **April 26** at 1:00-3:30pm
- Saturday, **May 3** at 2:00-4:30pm
- Tuesday, **May 6** at 6:00-8:30pm
- Saturday, **May 10** at 10am-12:30pm



# Countywide RHNA

## Appendix C: Final Regional Housing Need Allocation (2014-2022)

| Marin County                   | Low<br>51-80% | Very Low<br>0-50% | Moderate<br>81-120% | Above<br>Moderate<br>120%+ | Total |
|--------------------------------|---------------|-------------------|---------------------|----------------------------|-------|
| Belvedere                      | 4             | 3                 | 4                   | 5                          | 16    |
| Corte Madera                   | 22            | 13                | 13                  | 24                         | 72    |
| Fairfax                        | 16            | 11                | 11                  | 23                         | 61    |
| Larkspur                       | 40            | 20                | 21                  | 51                         | 132   |
| Mill Valley                    | 41            | 24                | 26                  | 38                         | 129   |
| Novato                         | 111           | 65                | 72                  | 167                        | 415   |
| Ross                           | 6             | 4                 | 4                   | 4                          | 18    |
| San Anselmo                    | 33            | 17                | 19                  | 37                         | 106   |
| San Rafael                     | 240           | 148               | 181                 | 438                        | 1,007 |
| Sausalito                      | 26            | 14                | 16                  | 23                         | 79    |
| Tiburon                        | 24            | 16                | 19                  | 19                         | 78    |
| Marin County<br>Unincorporated | 55            | 32                | 37                  | 61                         | 185   |
| <b>Totals</b>                  | 618           | 367               | 423                 | 890                        | 2298  |