Marin County Housing Element

Community Workshop
Goals for Workshop

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

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

- 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

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?

- Housing Needs
- Constraints
- Policies and Programs
- Sites

Toussin Affordable Senior Apartments
Kentfield
Bay Area Housing Needs

- **Marin County**: 2,298 homes (1%)
- **Unincorporated Marin**: 185 homes (.0001%)
- **Bay Area**: 187,990 homes (99%)

Minimum requirements:
- 61 market rate homes
- 37 moderate income homes
- 87 lower income homes
## Income Categories: Marin County

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

*Income for a family of four
Home Prices & Rents in Marin

2 bedroom apartment
$2,600 monthly rent

Condo
$625,000 median price

Single-family home
$1,025,000 median price

*unincorporated Marin, February 2014
Housing Stock in Marin

- **Market Rate**
  - 28,523 homes
  - 99%

- **Lower Income**
  - 968 homes
  - .03%

- **Moderate Income**
  - 90 homes
  - 0.003%

*unincorporated Marin*
Our unmet needs

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

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

Local Workforce

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

• **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

- 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?

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
<table>
<thead>
<tr>
<th>March - June</th>
<th>April - May</th>
<th>May - June</th>
<th>July - August</th>
<th>November - January</th>
<th>December - January</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Survey</td>
<td>Community Workshops</td>
<td>Update Housing Element</td>
<td>Planning Commission</td>
<td>Board of Supervisors</td>
<td>Submit to State</td>
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</tbody>
</table>
Clarifying Questions
Planning Exercise – Purpose

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

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

Fireside Affordable
Mill Valley
Instructions

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of Homes per prior Housing Element</th>
<th># Market Rate Homes (61 minimum)</th>
<th># Moderate Income Homes (37 minimum)</th>
<th># Lower Income Homes (87 minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Marinwood Plaza</td>
<td>82</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Oak Manor</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. California Park</td>
<td>50</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Old Chevron Station</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. St. Vincent’s / Silveira</td>
<td>221</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Easton Point</td>
<td>43</td>
<td></td>
<td><strong>Legal settlement for 43 Market Rate homes</strong></td>
<td></td>
</tr>
<tr>
<td>7. Tamarin Lane</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Indian Valley</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Manzanita</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Grandi Building</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. 650 North San Pedro</td>
<td>240</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Golden Gate Seminary</td>
<td>60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Marin City CDC</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Armstrong Nursery</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>15. Inverness Valley Inn</td>
<td><strong>Location is not included in final Site Inventory for the certified Housing Element</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>16. Grady Ranch</td>
<td>240</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Roosevelt</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>---</td>
<td></td>
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Planning Exercise – Purpose

• Sit in the seat of the decision-maker

• Listen and share different perspectives

• Discuss possible housing sites
We want to hear from you

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

Pilgrim Park
Affordable Family Homes
San Rafael
Workshops

- 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)

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