

HCD Review Draft Housing Element Update 6th Cycle 2023-2031

Marin Countywide Plan
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VERONICA TAM AND ASSOCIATES

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CHAPTER 1: INTRODUCTION

Housing Element Overview and Purpose

Overview

Marin County offers varied and attractive residential environments due to its unique combination of natural beauty and proximity to San Francisco. However, many low and moderate income households struggle to afford housing and are impacted by low vacancy rates, escalating housing prices and rents and limited availability of affordable housing options. Lack of affordable housing is consistently ranked as a major issue for residents.

State housing and planning laws require all California cities and counties include in their General Plan a housing element that establishes objectives, policies, and programs in response to community housing conditions and needs. The Housing Element is required to be updated periodically according to the statutory deadline set forth in the Government Code (Section 65580). This Housing Element update for the County of Marin represents the 6th update cycle, covering an eight-year planning period from January 31, 2023 through January 31, 2031. This draft Housing Element has been prepared to satisfy this mandate and local needs by evaluating and addressing housing needs in the unincorporated area of Marin County during the planning period.

The 2007 Marin Countywide Plan (the County's general plan), into which this Housing Element will be incorporated, is based on the principal of sustainability, which is defined as aligning our built environment and socioeconomic activities with the natural systems that support life. The Countywide Plan focuses on the principles of a sustainable community: Environment, Economy, and Equity. Consistent with this focus, the primary objective of the Marin County Housing Element is to plan equitably and environmentally sustainable communities by supplying housing affordable to the full range of our diverse community and workforce. The approach of this Housing Element is to focus on the following areas:

Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, designs and affordability levels.

Goal 3: Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Goal 4: Combat Housing Discrimination, Eliminate Racial Bias, Undo Historic Patterns of Segregation

Lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all local workers and current and future residents of Marin.

Purpose

The purpose of the Housing Element is to offer an adequate supply of decent, safe, and affordable housing for the unincorporated County residents, special needs populations, and workforce. The Housing Element assesses housing needs for all income groups and lays out a plan of actions to meeting these needs. Housing affordability in Marin County and in the Bay Area as a whole has become increasingly important as climate change issues are addressed. The built environment and commute patterns are major contributors to greenhouse gas emissions. The overall goal of the Housing Element is to present goals, objectives, policies, and actions to facilitate housing for existing and future needs.

The Housing Element is divided into five chapters:

Chapter 1: Introduction contains introductory material and an overview of State law requirements for housing elements

Chapter 2: Housing Needs Analysis contains an analysis of housing needs

Chapter 3: Housing Constraints contains a detailed analysis of governmental and non-governmental constraints to housing development

Chapter 4: Housing Resources summarizes the County resources in addressing housing needs, especially capacity for residential development

Chapter 5: Housing Plan contains housing goals and objectives, policies, and implementation programs.

In addition, several appendices provide technical details that supplement the information contained in the Housing Element:

Appendix A: Community Outreach provides a summary of the extensive community outreach efforts conducted

Appendix B: Review of the 2015 Housing Element

Appendix C: Sites Inventory

Appendix D: Affirmatively Furthering Fair Housing

Housing Element Law

Overview

Enacted in 1969, State housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law acknowledges that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development.

Unlike the other State-mandated general plan elements, the housing element is subject to detailed statutory requirements regarding its content, and is subject to mandatory review by the California Department of Housing and Community Development (HCD). The housing element must also be updated every eight years, unlike other general plan elements. According to State law, the statutory due date to update the housing element for the 2023-2031 planning period is January 31, 2023.

State law requires that the housing element contain the following information:

- An analysis of population and employment trends and documentation of projections and a quantification of the existing and projected housing needs for all income levels, including extremely low income households.
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential and actual governmental and non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels.
- An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and experiencing homelessness.
- An analysis of opportunities for energy conservation.
- An analysis of existing assisted housing developments that are eligible to change

from low-income housing uses during the next 10 years.

- A statement of the community's goals, quantified objectives, and policies relative to affirmatively furthering fair housing and to the maintenance, preservation, improvement, and development of housing.

The housing element establishes an action plan that details the actions, or programs, that will implement the goals and policies. For each program, the action plan must identify the agency responsible and the timeframe for implementation. The County's housing objectives and primary areas of housing need are outlined in the four main goals of this Housing Element.

Preparation of the Housing Element Update

The housing element must identify community involvement and decision-making processes and techniques that constitute affirmative steps for obtaining input from all socioeconomic segments of the community, especially low income persons, as well as those historically excluded from decision making and households with special needs. A summary of the community outreach process and outcomes is provided in Appendix A of this Housing Element. Key findings include:

Housing Supply

- Increased need for affordable units and housing types beside single unit homes.
- Difficulties in finding and retaining housing, particularly for members of populations protected under fair housing laws¹.
- Prospect of leaving the County, for both renters and homeowners, to find housing that is affordable and meets household needs.

Infrastructure

- Limited infrastructure capacity to support more housing development.
- Insufficient clean water and septic infrastructure.
- Insufficient evacuation capacity and ingress/egress for emergency vehicles.
- Insufficient infrastructure for pedestrians and bicyclists.

In response to these comments, this Housing Element introduces programs to expand and preserve the County's affordable housing inventory, to create a diverse range of housing choices, and to mitigate infrastructure constraints.

¹ California fair housing laws prohibit discrimination *because of* race, color, national origin, religion, sex, familial status, disability/medical conditions, source of income, sexual orientation, marital status, age, immigration status, arbitrary characteristics and gender identity and expression.

Relationship of the Housing Element to Other Countywide Plan Elements

The Countywide Plan serves as the constitution for land use in the unincorporated portions of Marin County. This long-range planning document describes goals, policies, and programs to guide land use decision-making. State law requires a community's general plan to be internally consistent. This means that the housing element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall general plan, with consistency between it and the other general plan elements. Once the general plan is adopted, all development-related decisions in unincorporated areas must be consistent with the plan. If a development proposal is not consistent with the plan, the proposal must be revised or the plan itself must be amended. To maintain internal consistency, any proposed amendments to other elements of the general plan and to the development code are reviewed for consistency with the housing element in advance of adoption by the Board of Supervisors. If a proposed amendment is not consistent with the Housing Element, then the proposed amendment is revised or expanded as needed to maintain consistency.

The updated Countywide Plan is structured around the goal of building sustainable communities. Each of the three other elements in the Plan addresses sustainability: the Natural Systems and Agriculture Element, the Built Environment Element, and the Socioeconomic Element. The Marin Countywide Plan Update Guiding Principles related to housing are excerpted below.

- Supply housing affordable to the full range of our workforce and diverse community. We will provide and maintain well designed, energy efficient, diverse housing close to job centers, shopping, and transportation links. We will pursue innovative opportunities to finance senior, workforce, and special needs housing, promote infill development, and reuse and redevelop underutilized sites.
- Provide efficient and effective transportation. We will expand our public transportation systems to better connect jobs, housing, schools, shopping, and recreational facilities. We will provide affordable and convenient transportation alternatives that reduce our dependence on single occupancy vehicles, conserve resources, improve air quality, and reduce traffic congestion.
- Foster businesses that create economic, environmental, and social benefits. We will retain, expand, and attract a diversity of businesses that meet the needs of our residents and strengthen our economic base. We will partner with local employers to address transportation and housing needs.

There are over 20 community areas in the unincorporated area, all of which have adopted community or special area plans. These plans further detail the policies of the Countywide Plan as they pertain to specific areas. Policies contained in the community and special area plans, including those related to housing, must be consistent with those

in the Countywide Plan, and, by extension, its Housing Element. The following is a list of community and special area plans and the date of their last adopted/amended plan.

Black Point (2016)	Paradise Drive (1999)
Bolinas (1978)	Paradise Ranch Estates Restoration Plan (1981)
Bolinas Gridded Mesa (1984)	Point Reyes Station (2001)
Dillon Beach (1989)	Point San Quentin Village (1985)
East Shore (Tomales Bay) (1997)	Richardson Bay (1984)
Green Point (2016)	San Geronimo Valley (1997)
Indian Valley (2003)	Santa Venetia (2017)
Inverness Ridge (1983)	Strawberry (1973) (1982)
Kentfield/Greenbrae (1987)	Stinson Beach (1985)
Kent Woodlands (1995)	Tamalpais (1992)
Marin City (1992)	Tomales (1997)
Muir Beach (1972)	

Many of these existing plans contains goals, policies, and programs that are not consistent with the Countywide Plan (CWP). When inconsistencies exist, the CWP prevails. Concurrent with the Housing Element update, the CWP Land Use and Safety Elements are also being amended to designate additional areas for residential development and to address new State law requirements. In the future, as other elements of the CWP are being updated, the County will review the Housing Element for internal consistency.

Public Participation

The County implemented a comprehensive public participation program to obtain input from all socioeconomic segments of the unincorporated County, with a focus on including people of color and special needs populations. A detailed summary of the public participation program and outcomes is provided in Appendix A. In direct response to public input received during the development of the Draft Housing Element, these new programs have been included in the 2023-2031 Housing Element (see

Section 5: Housing Plan):

- Program 5: SB 9 Mapping Tool
- Program 7: Religious and Institutional Facility Housing Overlay
- Program 17: Housing for Seniors
- Program 18: Short-Term Rentals
- Program 31: Tenant Protection Strategies
- Program 33: Community Engagement

The Draft Housing Element has been available for public review since June 2, 2022. On June 14, 2022, a joint session was conducted with the Board of Supervisors and Planning Commission to review the Draft Housing Element and to receive public input.

During the 30-day public review of the Draft Housing Element, the County received comments from residents, property owners, and the following agencies and organizations with an interest in housing:

- Age Forward
- Canal Alliance
- Community Action Marin
- Community Land Trust of West Marin (CLAM)
- Early Care and Education
- Fair Housing Advocates of Northern California
- Habitat for Humanity Greater San Francisco
- Housing Crisis Action
- Legal Aid of Marin
- Marin Conservation League
- Marin Organizing Committee
- North Marin Community Services

A detailed summary of public comments received during the 30-day review of the Draft Housing Element is available on the County's website. Below is a brief summary of comments received and the County's responses.

Table H-1.1: Summary of Comments and Responses

Comment Theme	Responses
<p>Concerns relating to the Regional Housing Needs Assessment (RHNA).</p>	<p>RHNA is a State mandate and the County must comply with State law by planning for the full RHNA.</p> <p>Program 33: Community Engagement has been expanded to include a component to educate the public about the need for and benefits of additional housing.</p>
<p>Concerns relating to environmental and infrastructure constraints such as fire hazards, traffic, schools, recreation, and septic and water use.</p>	<p>Development of the sites inventory for RHNA took into consideration potential environmental and infrastructure constraints. As part of the EIR being prepared for the Housing and Safety Elements, the County will address these issues and identify mitigation measures as appropriate.</p> <p>The Housing Element also includes programs to address water and sewer capacity (see Program 11: Water Availability and Program 12: Septic for Multi-Unit Housing).</p>
<p>Additional housing opportunities, especially affordable housing at locations along transit corridors. Stronger emphasis should be placed on extremely low income households, and housing appropriate for families with children.</p>	<p>Development of the sites inventory took into consideration declining retail uses and access to transit. The Housing Element also proposes a number of programs to enhance housing affordability:</p> <ul style="list-style-type: none"> ▪ Program 15: Housing for Farmworkers and Hospitality Workers ▪ Program 16: Project Homekey ▪ Program 17: Housing for Seniors ▪ Program 24: Inclusionary Housing ▪ Program 25: Incentives for Affordable Housing ▪ Program 26: Below Market Rate (BMR) Homeownership Program ▪ Program 27: Community Land Trust ▪ Program 28: Affordable Housing Funding Sources <p>Most programs that benefit lower income households include extremely low income households. Program 25: Incentives for Affordable Housing has been revised to encourage housing with child care facilities. Several programs also aim to assist seniors to age in place or age in community. These included:</p> <ul style="list-style-type: none"> ▪ Program 13: Reasonable Accommodation ▪ Program 14: Universal Design and Visitability ▪ Program 17: Housing for Seniors

Table H-1.1: Summary of Comments and Responses

Comment Theme	Responses
	<ul style="list-style-type: none"> ▪ Program 21: Rehabilitation Assistance
Facilitate the development of housing for the education workforce.	Program 7: Religious and Institutional Facility Housing Overlay address housing on school and hospital properties.
Specific property owners commented on the intention to continue the existing uses.	The County acknowledges the need to adjust the sites inventory to reflect comments on specific sites and to provide supplemental information requested, as feasible. This adjustment will be conducted during the HCD review of the Draft Housing Element and will be available for public review as soon as the revisions are completed.
Strengthen the efforts to enhance affordability by reducing risk and costs of development; using land efficiently; upzoning additional properties; expanding scope of by-right approval; and removing discriminatory language in zoning and land use policies, etc.	<p>All these efforts are included in the Draft Housing Element. Specific programs include:</p> <ul style="list-style-type: none"> ▪ Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss ▪ Program 2: By Right Approval ▪ Program 4: Accessory Dwelling Units ▪ Program 5: SB 9 Mapping Tool ▪ Program 6: Efficient Use of Multi-Unit Land ▪ Program 7: Religious and Institutional Facility Housing Overlay ▪ Program 32: Comprehensive Review of Zoning and Planning Policies <p>Program 6: Efficient Use of Multi-Unit Land has been revised to specify the rounding up to the whole number in calculating density.</p>
Accessory Dwelling Units represent an important source for affordable housing. Pre-approved plans can save pre-development costs for homeowners. In affluent communities, ADUs are often not occupied as housing units.	<p>Program 4: Accessory Dwelling Units has been revised to include an action to develop pre-approved plans.</p> <p>Program 4: Accessory Dwelling Units and Program 19: Vacant Home Tax have been revised to include actions related to encouraging the use of ADUs as housing units.</p>
Affordable homeownership offers unique intergenerational and community benefits and helps bridge the growing racial wealth gap. The County should set a meaningful	Program 25: Incentives for Affordable Housing, which works hand-in-hand with Program 28: Affordable Housing Funding Sources, has been revised to a goal of 300 affordable units to lower income households.

Table H-1.1: Summary of Comments and Responses

Comment Theme	Responses
target for affordable homeownership opportunities.	Program 26: Below Market Rate (BMR) Homeownership has been revised to include a component to pursue additional funding to assist with homeownership.
Tenant protection policies should be strengthened, and fair housing related actions should be moved up in timeline.	Program 31: Tenant Protection Strategies has been expanded to include specific actions to the extent feasible. Timeline for Program 32: Comprehensive Review of Zoning and Planning Policies has been moved up. Program 33: Community Engagement has been expanded to include a regional collaboration component.
Expand SB 9 to the coastal zone.	Program 5: SB 9 Mapping Tool has been expanded to assess the feasibility of applying SB 9 within the coastal zone. The timing for the program has also been moved up.

CHAPTER 2: HOUSING NEEDS ANALYSIS

Overview of Marin County

Marin County is located immediately north of San Francisco, across the Golden Gate Bridge. The County encompasses 606 square miles and is home to 257,774 residents¹. Most of the population lives along the County's urban east side, primarily in the County's 11 incorporated cities and towns. The City of San Rafael is the County seat.

Marin County's population is primarily affluent, educated, and relatively racially homogenous. Data for 2019 (represented 2015-2019 ACS estimates) shows that White residents make up more than three-fourths of the unincorporated County population. The balance of the population is as follows: Hispanics comprise 10%, Asian and Pacific Islanders account for 5.5%, African Americans make up 3% and residents that are another race or two or more races total 5%. The 2021 median household income is \$149,600, 1.7 times the median household income for California as a whole.² Marin County has one of the highest median household incomes among California's 58 counties.³ While Marin is a wealthy county overall, it is also home to populations impacted by the high cost of living. According to the Insight Center, the cost of basic expenses rose by 16% between 2018 and 2021.^{4,5} The Insight Center also reported that 37% of households in the County did not get paid enough compared to the cost of living, despite recent increases to minimum wage. The high cost of living in Marin County, in conjunction with the continued rising costs of other basic necessities, has resulted in the inability of many working families to meet their basic housing, food, and childcare needs.

Overview of Unincorporated Marin County

This section of the Housing Element evaluates and addresses housing needs in the unincorporated areas of Marin County for the 2023-2031 planning period. Given the large geographic areas covered by the unincorporated County, data is presented for the entire unincorporated County area as well as for 11 communities within the

¹ California Department of Finance, E-5 series, 2021.

² California Department of Housing and Community Development (HCD). Median household income in California is \$90,100 (HCD 2021: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>)

³ California Department of Housing and Community Development (HCD).

⁴ Insight Center; The Cost of Being California in 2021- Bay Area Key Findings: Marin County.

<https://insightccd.org/the-cost-of-being-californian-marin-county-fact-sheet/> According to the Insight Center's Family Needs Calculator, "Basic Needs" include the cost of housing, food, childcare, health care, transportation, and taxes—without accounting for public or private assistance.

⁵ For Marin County households with two adults, one school-age child, and a preschooler.

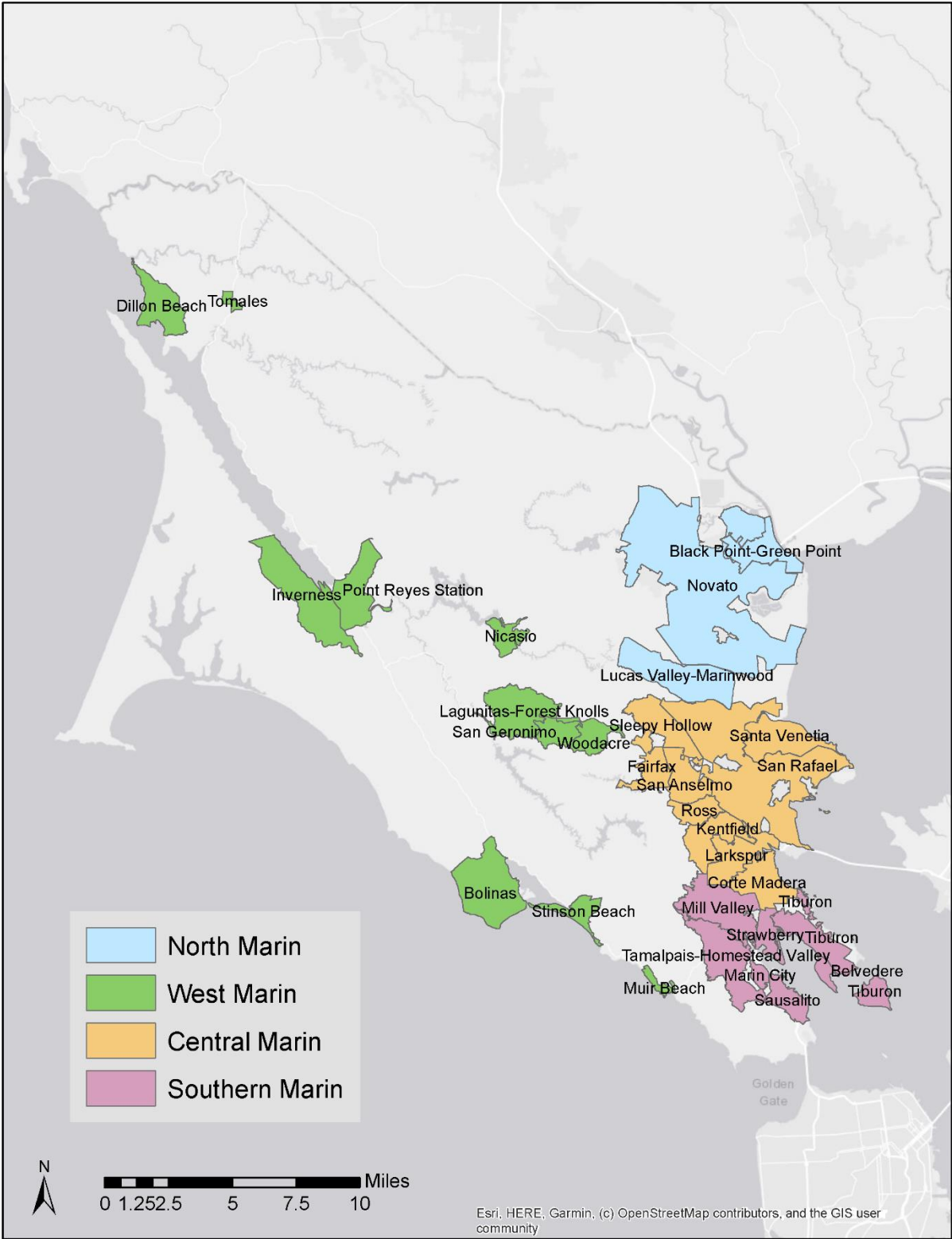
unincorporated areas. Each community is made up of the following Census Designated Places (CDP):

Table H-2.1: Marin Unincorporated County Communities

Community Name	CDPs included
Black Point-Green Point	Black Point – Green Point
Northern Coastal West Marin	Dillon Beach, Tomales
Central Coastal West Marin	Point Reyes, Inverness
The San Geronimo Valley	Nicasio, San Geronimo Valley, Woodacre, Lagunitas-Forest Knolls
Southern Coastal West Marin	Stinson Beach, Bolinas, Muir Beach
Marinwood/Lucas Valley	Lucas Valley, Marinwood
Santa Venetia/Los Ranchitos	Santa Venetia
Kentfield/Greenbrae	Kentfield
Strawberry	Strawberry
Tam Valley	Tamalpais-Homestead Valley
Marin City	Marin City

Figure II-1 shows the locations of the unincorporated County’s 11 communities. The communities are divided into north, west, central and southern geographical areas.

Figure H-2.1: Marin Communities



Sources of Information

The County used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics
 - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS)
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS)
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI)
- Marin County 2020-2024 Consolidated Plan
- California Department of Finance, E-5 Series Population and Housing Estimates.

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population taken over the course of the whole year. Because of the survey size and seasonal population shifts, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the first source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2014-2019 ACS reports are cited more frequently, and 2013-2017 CHAS estimates were used.

The County also used findings and data from a variety of locally gathered and available information, such as a surveys, local history and community outreach responses. This information was included as local context throughout this chapter.

Regional Housing Need Allocation

The Regional Housing Needs Allocation (RHNA) is a critical part of State housing element law (Government Code Section 65580). The process for determining the RHNA is briefly described below⁶:

- The State Department of Housing and Community Development uses a California Department of Finance growth projection and other factors to determine the number of housing units that are needed statewide over an eight-year planning period (for Marin County and other Bay Area jurisdictions, this time period is years 2023-2031).
- This statewide housing unit number (called the Regional Housing Needs Determination, or RHND), is divided into regions. Marin County is located within the Association of Bay Area Governments (ABAG) region.
- ABAG is responsible for creating a methodology to distribute the RHND among all of its cities and counties. Each jurisdiction's housing unit number is called the Regional Housing Needs Allocation (RHNA).
- The RHNA is the number of units that a jurisdiction must plan for in the Housing Element update. The units are divided into four different categories based on median income: very low (earn <50% of the area median income), low (earn between 51% and 80% of the area median income), moderate (earn between 81% and 120% of the area median income) and above moderate (earn 121% or more of the area median income). These categories are explained and examined in greater detail later in this section.

Almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last housing element cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

Table II- 2 illustrates the unincorporated area of Marin County's RHNA by income category for the 2023-2031 planning period. Per State law, local jurisdictions are also required to provide an estimate for their projected extremely low income households (those earning 30% or less of the area median income). Jurisdictions can use half of their very low income RHNA allocation to make this projection. Therefore, unincorporated Marin County is dividing the very low income allocation of 1,100 units in half to meet this state requirement.

⁶ ABAG/MTC Staff and Baird + Driskell Community Planning; Housing Needs Data Report: Unincorporated Marin.; April 2, 2021.

Table H-2.2: Housing Need by Income Category, Unincorporated Marin County

Extremely Low (0-30% AMI)	Very Low (30-50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (121%+ AMI)	Total RHNA
550	550	634	512	1,323	3,569

Source: Association of Bay Area Governments; Final Regional Housing Needs Allocation (RHNA) Methodology and Draft Allocations:

https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_2023-2031_Draft_RHNA_Plan.pdf

Population Trends

In 2021, Marin County's total population is 257,774, 66,888 of whom live within unincorporated areas.⁷ The total population of unincorporated Marin County decreased by 539 between 2010 and 2021 (Table H-2.3). While population in both the unincorporated County and the County grew in the first half of the 2010s, since 2017 the population has decreased in both areas, with the most significant drop occurring in the most recent year (Table H-2.4). Between 2020 and 2021, the population in the unincorporated County decreased by 2.6%, over twice as much as in the County as whole (1.2%). The Association Bay Area of Governments (ABAG) projects that the population in the unincorporated County will grow by only 2% in the next two decades. Tam Valley, Kentfield/Greenbrae, and the Marinwood/Lucas Valley communities are the most populous areas within the unincorporated County (Table H-2.5).

Despite these population projections, according to ABAG, housing production has not kept up with demand for several decades in the Bay Area, including Marin, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In unincorporated Marin County, the largest proportion of the housing stock was built from 1960 to 1979, with 10,258 units constructed during this period (see Table H-2.18). Since 2010, 1.2% of the current housing stock was built, which equates to 360 units. In addition, as described later in this chapter, finding housing in the unincorporated County is impacted by: (1) the number of housing units used as vacation homes or short-term rentals, (2) high housing costs and lack of diverse housing typologies. A majority of housing units in Marin County are detached houses. As mentioned above, almost all jurisdictions in the Bay Area received a larger RHNA this cycle compared to the last housing element cycle,

⁷ California Department of Finance, E-5 series, 2021.

primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

Table H-2.3: Population Growth Trends, Unincorporated County

Year	Population	Number	% Change Projected
2010	67,427	N/A	N/A
2021	66,888	-539	-0.8%
2030*	66,870	-18	0.0%
2040*	68,265	1,395	2.1%

Source: California Department of Finance, E-5 series, 2010 and 2021. *Association of Bay Area Governments (ABAG) Plan Bay Area Projections 2040, November 2018.

Table H-2.4: Population Growth Trends- Unincorporated Marin County and Marin County

Year	Unincorporated Marin	% Change	Marin County	% Change from previous year
2010	67,427	---	252,409	---
2011	68,172	1.1%	254,428	0.8%
2012	68,202	0.0%	256,662	0.9%
2013	68,069	-0.2%	258,133	0.6%
2014	68,831	1.1%	261,001	1.1%
2015	69,275	0.6%	262,743	0.7%
2016	69,152	-0.2%	263,327	0.2%
2017	69,098	-0.1%	263,018	-0.1%
2018	68,942	-0.2%	262,652	-0.1%
2019	68,902	-0.1%	262,240	-0.2%
2020	68,659	-0.4%	260,831	-0.5%
2021	66,888	-2.6%	257,774	-1.2%

Source: California Department of Finance, E-5 series, 2010-2021.

Table H-2.5: Population by Unincorporated County Community

Community	Population	% of Unincorporated County
Black Point-Green Point	1,622	2.4%
Northern Coastal West Marin	445	0.6%
Central Coastal West Marin	1,385	2.0%
The San Geronimo Valley	3,412	5.0%
Southern Coastal West Marin	2,010	2.9%
Marinwood/Lucas Valley	6,686	9.7%
Santa Venetia/Los Ranchitos	4,474	6.5%
Kentfield/Greenbrae	7,020	10.2%
Strawberry	5,527	8.0%
Tam Valley	11,689	17.0%
Marin City	3,126	4.5%
Unincorporated County	68,902	100.0%

Source: American Community Survey (ACS), 2015-2019 5 Year Estimates. California Department of Finance, E-5 series.

Note: ACS 2019 data is the most recent data available by Census Designated Place (CDP), which is needed to calculate the population by community.

Age

The distribution of age groups in a community shapes what types of housing the community may need in the near future. An increase in the older population may signal a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. Ageing in place or downsizing to stay within a community has become a growing trend, which can illustrate the need for more multi-family and accessible units. In unincorporated Marin County, the median age in 2000 was 41.1; by 2019, this figure had increased to 47 years.

The proportion of population by age group in unincorporated Marin County is similar to the County as a whole, but with a slightly higher percentage of people 45 years old and over (54% in unincorporated Marin County area, 53% in the overall County). According to 2019 American Community Survey (ACS) data, 22% of the unincorporated County's

population is age 65 or older. The data also illustrates disparities in geography by age group. For example, more than a third of the population in Central Coastal West Marin, The San Geronimo Valley , Southern Coastal West Marin is over 65 years old. Additionally, Central Coastal West Marin and Southern Coastal West Marin have the lowest proportion of people under the age of 24, 9% and 11% , respectively. By contrast, in Marinwood/Lucas Valley, Kentfield Greenbrae, Tam Valley, and Marin City, about a third of the population is younger than 24.

Table H-2.6: Population by Age

Community	Under 18	18-24	25-44	45-65	65+	Total	Median Age
Black Point- Green Point	8.0%	12.5%	11.3%	38.3%	29.8%	1,622	56.1
Northern Costal West Marin	19.6%	3.4%	28.3%	26.3%	22.5%	445	50.6
Central Coastal West Marin	5.9%	3.2%	10.7%	32.4%	47.7%	1,385	64.8
The San Geronimo Valley	19.0%	1.1%	20.9%	28.5%	30.6%	3,412	49.0
Southern Coastal West Marin	9.8%	1.3%	19.7%	27.0%	42.3%	2,010	58.3
Marinwood/Lucas Valley	24.2%	4.9%	17.1%	31.1%	22.7%	6,686	47.8
Santa Venetia/ Los Ranchitos	16.0%	9.0%	18.9%	31.5%	24.6%	4,474	49.6
Kentfield/ Greenbrae	25.5%	7.0%	16.7%	30.1%	20.7%	7,020	45.4
Strawberry	20.1%	10.8%	18.2%	31.6%	19.3%	5,527	45.5
Tam Valley	23.7%	5.0%	17.5%	34.5%	19.3%	11,689	47.1
Marin City	27.7%	4.0%	28.3%	30.1%	9.8%	3,126	36.0
Unincorporated County	19.8%	6.7%	19.5%	31.8%	22.2%	68,252	47.0
Marin County	20.2%	6.5%	20.6%	31.0%	21.6%	259,943	46.8

Median age is calculated as the average of median ages among CDPs that form a community.

Source: American Community Survey (ACS), 2015-2019 5 Year Estimates. Table B01001; Association of Bay Area Governments (ABAG) Housing Needs Data Packet: Marin County, 2021.

Note: Please refer to Table II-1 and Figure II-1 for the census designated places included in the unincorporated communities.

Race/Ethnicity

Understanding the racial makeup of a community and region is important for designing and implementing effective housing policies and programs that respond to specific needs and barriers. Disparities in wealth and housing are shaped by both market factors and historic government actions such as exclusionary zoning, discriminatory lending practices, and displacement of more vulnerable communities, such as communities of color, that continues today. Since 2000, the percentage of residents in unincorporated Marin County identifying as White has decreased and the percentage of residents of all other races and ethnicities has increased—by 5.3 percentage points. In absolute terms, the Other Race, Non-Hispanic population increased the most, while the White, Non-Hispanic population decreased the most.

Table H-2.7: Population by Race, Unincorporated Marin County, 2000-2019

Race	2000	2010	2019
American Indian or Alaska Native	0.4%	0.3%	0.3%
Asian / API	4.2%	5.0%	5.5%
Black or African American	6.3%	5.3%	3.0%
White, Non-Hispanic	81.3%	76.7%	76.0%
Other Race	0.4%	3.3%	5.0%
Hispanic or Latinx	7.5%	9.4%	10.3%
Total Population	67,192	67,427	68,252

Note:

- Data for 2019 represents 2015-2019 ACS estimates.

-The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this table, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

“Other race” refers to persons that identified as, some other race or two or more races but not Hispanic/Latinx

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

In the unincorporated area, Marin City has the largest proportion of Hispanic residents, 25%, significantly greater than all the unincorporated County areas (10%) and Marin County as a whole (16%). The communities of Northern Coastal West Marin, the San Geronimo Valley , and Marinwood/Lucas Valley have a Hispanic population representing 10 to 13% of the total population while the percentage of Hispanic residents in all other communities is less than 10% of the total population.

Marin City, a historic African American enclave, is also home to the County’s largest Black/African American population, at 22%, and is considerably higher than any other community in Marin County. The community has experienced significant gentrification pressures and displacement of Black/African American residents. Since 2010, Marin City’s Black/African American decreased by half, from roughly 40% to 22% (2010 Census, ACS 5-year data). With COVID-19, these trends have been accelerated, and illustrate the communities that are at increasingly at risk- Hispanic/Latinx populations represent about 16% of the County population, but 34% of Rental Assistance requests, while and Black/African American residents represent about 2% of the County population, but 8.5% of Rental Assistance requests. Please refer to the Affirmatively Furthering Fair Housing (AFFH) appendix of this document for additional information.

Table H-2.8: Population by Race, Unincorporated Marin County Communities

Community	American Indian or Alaska Native	Asian / API	Black or African American	White, Non-Hispanic	Other Race	Hispanic or Latinx	Total
Black Point- Green Point	0.0%	9.3%	0.0%	80.3%	3.2%	7.2%	1,622
Northern Coastal West Marin	0.0%	4.9%	0.0%	84.9%	0.0%	10.1%	445
Central Coastal West Marin	0.0%	0.0%	0.0%	91.3%	0.9%	7.9%	1,385
The San Geronimo Valley	0.6%	0.8%	0.1%	85.9%	1.7%	10.9%	3,412
Southern Coastal West Marin	0.0%	0.8%	0.0%	89.2%	5.1%	4.9%	2,010
Marinwood/Lucas Valley	0.0%	6.0%	0.1%	73.6%	7.1%	13.3%	6,686
Santa Venetia/ Los Ranchitos	0.0%	10.1%	3.7%	71.2%	9.3%	5.7%	4,474
Kentfield/ Greenbrae	0.0%	4.0%	0.0%	86.7%	3.4%	5.9%	7,020
Strawberry	0.0%	13.2%	1.2%	73.3%	4.7%	7.7%	5,527
Tam Valley	0.0%	5.8%	1.3%	82.3%	5.0%	5.6%	11,689
Marin City	0.0%	6.9%	21.7%	32.9%	13.8%	24.8%	3,126

Unincorporated Marin	0.3%	5.5%	3.0%	76.0%	5.0%	10.3%	68,252
Marin County	0.2%	5.9%	2.1%	71.2%	4.7%	16.0%	259,943

Note: For the purposes of this table, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

“Other race” refers to persons that identified as some other race or two or more races but not Hispanic/Latinx

Source: American Community Survey 5-Year Data (2015-2019), Table B03002

Note: Please refer to Table II-1 and Figure II-1 for the census designated places included in the unincorporated communities

Employment Trends

The Marin County resident workforce is predominantly composed of professional workers. Over 93% of the County’s residents age 25 or older have at least a high school diploma, compared with about 83% statewide; 60% in this same age group have a bachelor’s degree or higher in the County (33% in the State).⁸ These higher than average educational levels directly correlate with a low poverty rate of 7.2 % in the County compared with 13% statewide.⁹ The County’s largest employers include County government, Kaiser Permanente, BioMarin Pharmaceutical, San Quentin prison, and Marin General Hospital.¹⁰ Over 30% of the unincorporated County’s working population is employed in Health and Educational Services industries, and the most common occupations of unincorporated Marin residents are in the Management, Business, Science, and Arts professions (Table H-2.9 and Table H-2.10).

Table H-2.9: Resident Employment by Industry

Geography	Agriculture & Natural Resources	Construction	Financial & Professional Services	Health & Educational Services	Information	Manufacturing, Wholesale & Transportation	Retail	Other
Unincorporated Marin	1.2%	5.6%	30.7%	31.6%	3.5%	10.8%	7.2%	9.4%
Marin County	0.7%	5.8%	30.9%	30.2%	3.7%	10.3%	9.1%	9.2%
Bay Area	0.7%	5.6%	25.8%	29.7%	4.0%	16.7%	9.3%	8.2%

Notes:

⁸ ACS, 2015-2019 5-year estimates. Table S1501.

⁹ ACS, 2015-2019 5-year estimates. Table S1701.

¹⁰ County of Marin 2020 Comprehensive Annual Financial Report

-The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not).

-Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source:

U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

Table H-2.10: Resident Employment by Occupation

Geography	Management, Business, Science, And Arts Occupations	Natural Resources, Construction, And Maintenance Occupations	Production, Transportation, And Material Moving Occupations	Sales And Office Occupations	Service Occupations
Unincorporated Marin	58.6%	5.1%	4.0%	18.6%	13.6%
Marin County	55.3%	5.3%	5.0%	19.6%	14.8%
Bay Area	49.5%	6.5%	8.7%	18.9%	16.3%

Notes:

-The data displayed shows the occupations of jurisdiction residents, regardless of the location where those residents are employed (whether within the jurisdiction or not).

-Categories are derived from the following source tables: management, business, science, and arts occupations: C24010_003E, C24010_039E; service occupations: C24010_019E, C24010_055E; sales and office occupations: C24010_027E, C24010_063E; natural resources, construction, and maintenance occupations: C24010_030E, C24010_066E; production, transportation, and material moving occupations: C24010_034E, C24010_070E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24010

Balance of Jobs to Workers

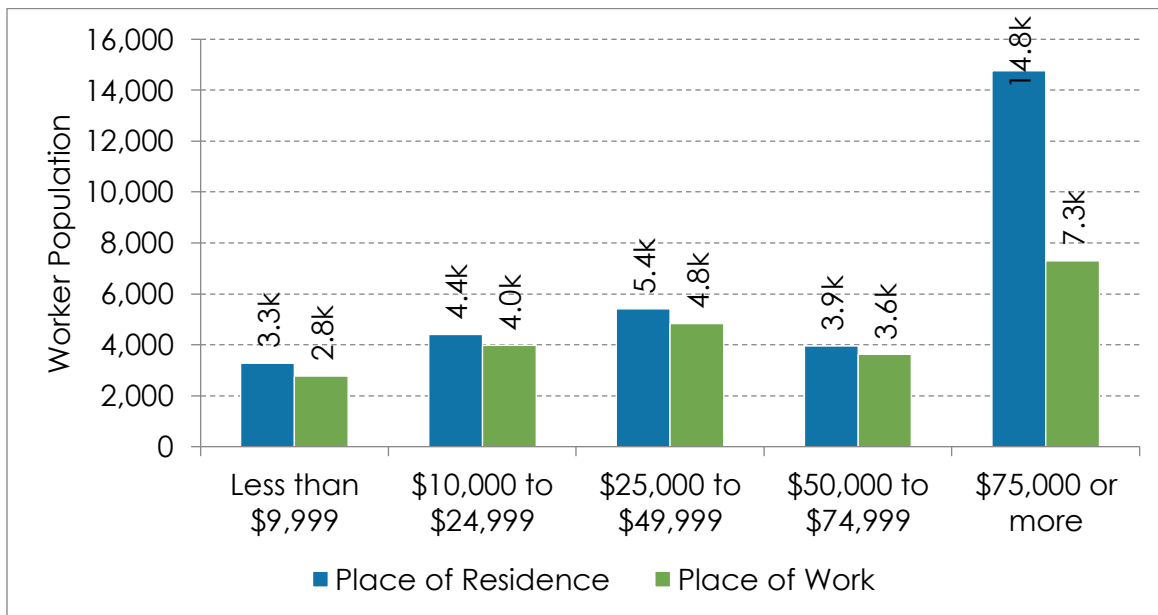
As indicated in the notes for Table II-9 and Table II-10, the data shows the occupations of unincorporated County residents regardless of the location of the job. Between 2010

and 2018, the number of jobs in unincorporated Marin County increased by 16.7% from 15,938 to 18,601 jobs.¹¹

The ABAG Housing Needs Report noted that unincorporated Marin County is considered a net exporter of workers due to a jobs-to-resident workers ratio of 0.71 (22,519 jobs and 31,805 employed residents¹²). This signifies the unincorporated County has a surplus of workers and “exports” workers to other parts of the region.

Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. Figure H-2.2 shows that unincorporated Marin County has more residents in all wage groups than jobs, with a particularly greater imbalance at the highest wage category; the unincorporated County has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000). Surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, although over time, sub-regional imbalances may appear.

Figure H-2.2: Workers by Earnings, Unincorporated County as Place of Work and Place of Residence



According to ABAG, this measure of the relationship between jobs and workers “may directly influence the housing demand in a community. New jobs may draw new

¹¹ The data is tabulated by place of work, regardless of where a worker lives. Source: ABAG Housing Data Needs Report 2021; U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2010-2018.

¹² Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). These data differ from the 18,601 jobs cited in the previous paragraph due to different data sources. Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.” If there are more jobs than employed residents, it means a city or county is relatively jobs-rich, typically also with a high jobs-to-household ratio. Unincorporated Marin County is a jobs-poor area (more residents than jobs) and has a relatively low jobs-to-household ratio (0.7 in 2018) compared to 1.06 in Marin County.¹³ However, the jobs-to-household ratio in the unincorporated County has increased similarly as Marin County between 2010 and 2018 (by 0.10).

A balance between jobs and employed residents can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption, and can result in improved air quality. A jobs-housing balance can also provide savings in travel time for businesses and individuals. However, a one-to-one ratio between jobs and employed residents does not guarantee a reduction in commute trips. Marin County nearly has a 1:1 ratio, but the disparity between the types of jobs and the cost of housing contributes to this imbalance.

According to the U.S. Bureau of Labor Statistics, the average wage earned at a Marin County-based job as of the first quarter of 2021 was \$90,168 a year, which is considered below the low income threshold for a household of one.^{14,15} Additionally, according to the ACS, the median income of a single person household in Marin of \$62,606.¹⁶ The median home sale price of a single-family detached home of \$1.91 million or of a condominium of \$740,088¹⁷ is out-of-reach for a significant portion of the population. Even with a 1:1 ratio of jobs to housing, Marin County will continue to import workers from neighboring counties where more affordable housing is located. Therefore, a focus of this Housing Element is to address the issue of matching housing costs and types to the needs and incomes of the community’s workforce.

¹³ This jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. Source: ABAG Housing Needs Report, 2021. U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

¹⁴ From the Average Weekly pay for all industries (\$1,734). Quarterly Census of Employment and Wages, U.S. Department of Labor, September 2021.

¹⁵ California Department of Housing and Community Development (HCD). (HCD 2021: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2021.pdf>)

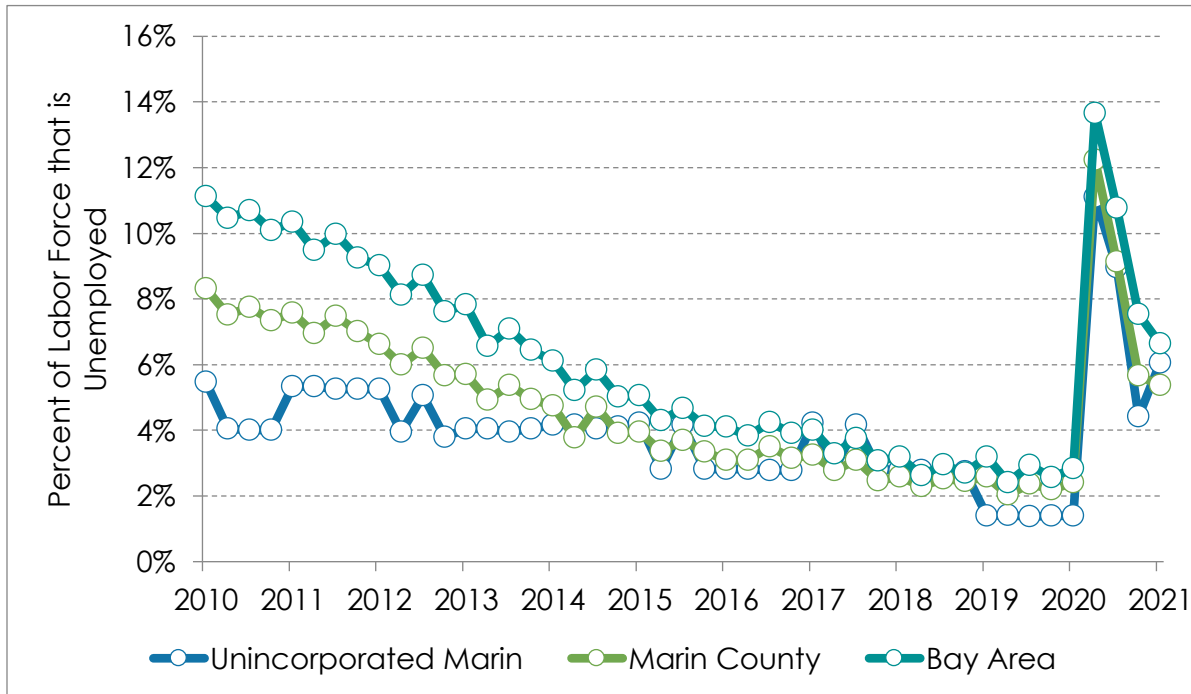
¹⁶ Nonfamily household. American Community Survey 2015-2019, Five-Year Estimates. Table S1903.

¹⁷ County of Marin Assessor Real Estate Sales Data, August 2021.

Unemployment

In unincorporated Marin County, the unemployment rate increased 0.6 percentage points between January 2010 and January 2021, from 5.5% to 6.1%. Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 (Figure H-2.3).

Figure H-2.3: Unemployment Rate



Notes:

-Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data.

-Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

Household Characteristics

Household Tenure

The U.S. Census Bureau defines a household as all persons who occupy a housing unit, including families, single people, or unrelated persons. Persons living in licensed facilities or dormitories are not considered households. As of 2019, there were 25,850 households in unincorporated Marin County, a decrease of 343 from the 2010 level of 26,193. Of these 25,850 households, 72% own the home they live in and 28% rent (Table H-2.11). This ownership percentage has increased by 3% since 2010 while renter households decreased by 11% during this same time period. Among the communities in the unincorporated County, Black Point-Green Point, Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Kentfield/Greenbrae have the highest proportion of owner-households (over 80%, Table II- 11). By contrast, Marin City and Strawberry have the highest proportion of renter-households (73% and 53%, respectively).

Table H-2.11: Households by Tenure

	Owner occupied	Renter occupied	Total
Black Point-Green Point	80.7%	19.3%	617
Northern Coastal West Marin	75.5%	24.5%	212
Central Coastal West Marin	62.1%	37.9%	853
The San Geronimo Valley	74.2%	25.8%	1,500
Southern Coastal West Marin	64.5%	35.5%	1,026
Marinwood/Lucas Valley	88.6%	11.4%	2,412
Santa Venetia/Los Ranchitos	82.6%	17.4%	1,717
Kentfield/Greenbrae	80.9%	19.1%	2,567
Strawberry	46.8%	53.2%	2,391
Tam Valley	76.4%	23.6%	4,617
Marin City	26.7%	73.3%	1,377
Unincorporated Marin	72.0%	28.0%	25,850
Marin County	63.7%	36.3%	105,432

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Note: Please refer to Table II-1 and Figure II-1 for the census designated places included in the unincorporated communities

Homeownership rates often vary across race and ethnicity. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.¹⁸ According to ACS, in 2019 19.5% of Black households owned their homes, while homeownership rates were 66.6% for Asian households, 55.5% for Latinx households, and 75.0% for White households in unincorporated Marin County.¹⁹

Household Types

About 54% of unincorporated Marin County's households consist of married-couple families with or without children (Table H-2.12).

The unincorporated County has a higher share of married-couple family households than the County and the Bay Area (about 51%). Approximately 27% of households are occupied by people living alone in the unincorporated County. This percentage was slightly lower than the Marin County figure of 29.9% but higher than the Bay Area figure of 24. %. Among the communities within the unincorporated County, all but four (Black Point-Green Point, Marin/Lucas Valley, Kentfield/Greenbrae, and Tam Valley) have higher shares of single-person households than the unincorporated County, Marin County, and Bay Area. The remaining households in unincorporated Marin County include: male householder with no spouse present (about 4%), female householder with no spouse present (7.6%) and other non-family households (7%).

Table H-2.12: Household Types

	Married-Couple Family	Male Householder, No Spouse Present	Female Householder, No Spouse Present	Single-Person Households	Other Non-Family Households	Total
Black Point-Green Point	65.2%	2.8%	0.0%	21.2%	10.9%	617
Northern Costal West Marin	47.2%	9.9%	3.8%	33.0%	6.1%	212
Central Coastal West Marin	42.3%	0.7%	1.6%	50.4%	4.9%	853
The San Geronimo Valley	40.5%	7.6%	3.1%	35.0%	13.7%	1,500

¹⁸ ABAG/MTC Staff and Baird + Driskell Community Planning; Housing Needs Data Report: Unincorporated Marin (page 26); April 2, 2021.

¹⁹ See footnote 19.

Southern Coastal West Marin	34.8%	5.6%	3.6%	40.6%	15.4%	1,026
Marinwood/Lucas Valley	60.4%	3.5%	9.2%	20.9%	6.0%	2,412
Santa Venetia/Los Ranchitos	51.6%	0.0%	9.6%	33.4%	5.4%	1,717
Kentfield/Greenbrae	63.9%	2.7%	6.4%	21.8%	5.2%	2,567
Strawberry	42.1%	2.8%	11.5%	39.4%	4.2%	2,391
Tam Valley	55.9%	5.7%	7.8%	24.1%	6.5%	4,617
Marin City	28.0%	5.6%	17.1%	37.8%	11.5%	1,377
Unincorporated Marin	54.3%	4.1%	7.6%	27.0%	7.0%	25,850
Marin County	51.4%	3.6%	7.7%	29.9%	7.4%	105,432
Bay Area	51.2%	4.8%	10.4%	24.7%	8.9%	2,731,434

Source: For Marin County and Unincorporated Marin California Department of Finance, E-5 series, 2019. For Unincorporated Communities, American Community Survey Five Year Estimates, 2015-2019, Table B11001.

Note: Please refer to Table H-2.1 and Figure H.2.2 for the census designated places included in the unincorporated communities

As shown in Table H-2.12, more than a quarter of the unincorporated County’s population are single-person households. The County needs more housing units to serve this population, as the primary stock of housing in the unincorporated County is single-family homes, almost exclusively affordable to above-moderate income households (see Housing Units by Type and Production). There is a shortage of rental housing, including multi-family, single-family, accessory dwelling units, and Single Room Occupancy (SRO) units. In addition, opportunities for smaller, more moderately priced homeownership units are needed to serve singles, senior citizens, and lower income families.

The housing type best suited to serve the workforce of Marin, those with an income of approximately \$90,168 a year,²⁰ is often multi-family rental housing and smaller units located close to transportation and services. Examples of this type of housing include the Fireside and San Clemente developments, which provide rental housing at a range of affordability levels.²¹ These housing developments are close to transit and services

²⁰ From the Average Weekly pay for all industries (\$1,734). Quarterly Census of Employment and Wages, U.S. Department of Labor, September 2021.

²¹ Fireside Apartments includes 50 units; 18 of which are Supportive Housing (10 for families and 8 for formerly homeless seniors). Source: Eden Housing.

and help to reduce commute costs to the low income residents. Mixed-use developments, like Strawberry Village, are other examples of housing types that may address the needs of Marin’s workforce.

Household Size

According to the 2019 ACS 2019, the average household size in Marin County is 2.40 persons, an increase from 2.34 in 2010 (Table H-2.13).²² While owner-household size has remained almost the same since 2010 (2.42 versus 2.43), the size of renter-households in Marin County has increased in the past decade from 2.20 to 2.33 persons per household. It is possible that high housing prices are forcing people to share living accommodations, thereby increasing household size. Throughout the unincorporated County, and especially in West Marin, people are afraid to speak out about housing conditions due to a fear of retaliation.

Table H-2.13: Household Size by Tenure, Marin County 2010 and 2019

	2010	2019
Average Household Size	2.34	2.40
Renter-Occupied	2.20	2.33
Owner-Occupied	2.42	2.43

Source: 2010 U.S. Census Bureau, 2015-2019 American Community Survey, 5-Year Estimates.

Housing Stock Characteristics

Housing Units by Type and Production

Based on 2021 data from the California Department of Finance (DOF), the unincorporated area of Marin has 24,778 single-family homes constituting 83% of the total housing stock, 4,452 multi-family homes comprising 15% of all housing, and 588 mobile homes, for a total of 29,818 homes (Table H-2.14). Single-family homes are slightly less dominant countywide and make up just over 71 % of the County’s total housing stock. Table H-2.14 and Table H-2.15 show the distribution of housing by type for the unincorporated County and the County as a whole. These proportions have not changed significantly in the past Housing Element planning period from 2013 to 2021.

According to ABAG, most housing produced in the region and across the State in recent years consisted of single-family homes and larger multi-unit buildings. However, some households are showing a need for “missing middle housing,” including duplexes,

²² Average household size for unincorporated area is not available.

triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place. In unincorporated Marin County, the housing type that experienced the most growth between 2013 and 2021 was single-family housing with an increase of 163 units. Two- to four-unit housing increased by 53 units. Single-family homes also experienced the highest absolute growth in the overall County followed by multi-family housing with five or more units (Table H-2.15).

Table H-2.14: Housing Units by Type, Unincorporated County

Unit Type	2013		2021		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	24,615	83.2%	24,778	83.1%	163	0.7%
2-4 units	1,406	4.8%	1,459	4.9%	53	3.8%
5+ units	2,993	10.1%	2,993	10.0%	0	0.0%
Mobile homes	567	1.9%	588	2.0%	21	3.7%
Total	29,581	100.0%	29,818	100.0%	237	0.8%

Source: Department of Finance E-5 County/State Population and Housing Estimates

Table H-2.15: Housing Units by Type, Countywide

Unit Type	2013		2021		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-family (detached & attached)	79,639	71.4%	80,146	71.1%	507	0.6%
2-4 units	8,222	7.4%	8,503	7.5%	281	3.4%
5+ units	21,704	19.5%	22,046	19.6%	342	1.6%
Mobile homes	1,974	1.8%	1,995	1.8%	21	1.1%
Total	111,539	100.0%	112,690	100.0%	1,151	1.0%

Source: Department of Finance E-5 County/State Population and Housing Estimates

Single-unit housing (attached and detached) makes up close to or over 90% of housing stock in all unincorporated communities except Marin City, where only a third of its

stock is single-unit, as shown in Table II-16. ABAG's 2021 Housing Needs report concluded that production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region.

Table H-2.16: Housing Units by Type, Unincorporated Communities

Community	Single-Family (Detached & Attached)	2-4 Units	5+ Units	Mobile Homes	Total
Black Point-Green Point	100.0%	0.0%	0.0%	0.0%	617
Northern Coastal West Marin	95.8%	0.0%	0.0%	4.2%	212
Central Coastal West Marin	95.3%	0.0%	4.7%	0.0%	853
The San Geronimo Valley	92.9%	4.1%	0.7%	2.3%	1,500
Southern Coastal West Marin	94.2%	4.6%	1.2%	0.0%	1,026
Marinwood/Lucas Valley	97.7%	2.3%	0.0%	0.0%	2,412
Santa Venetia/Los Ranchitos	88.4%	7.4%	4.3%	0.0%	1,717
Kentfield/Greenbrae	89.1%	3.4%	7.6%	0.0%	2,567
Strawberry	49.4%	8.1%	42.0%	0.0%	2,391
Tam Valley	90.8%	4.0%	4.5%	0.7%	4,617
Marin City	28.6%	10.0%	61.4%	0.0%	1,377

Source: American Community Survey, 2015-2019. Table B 25124

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

The median home sales prices of single-family homes across the unincorporated County increased from \$966,000 to \$1.91 million between 2013 and 2021.²³ This represents almost a 100 % increase in prices, while median household income increased by 45%,²⁴ meaning home values increased significantly more than area incomes. While condominiums and townhomes are more affordable with a median home sales price of \$740,088²⁵, they are still unaffordable for low and moderate income households.

²³ County of Marin Assessor, Real Estate Sales Data. Annual 2013, August 2021.

²⁴ Based on 2013 and 2021 HCD State Income Limits. Area Median Incomes for four-person households.

²⁵ County of Marin Assessor, Real Estate Sales Data. August 2021.

Affordable and Assisted Housing

Marin County is served by one housing authority, the Marin Housing Authority (MHA). MHA is a public corporation authorized to provide decent, safe, and sanitary housing for low income people. The Marin Housing Authority operates and administers 496 property units in six locations and receives funding for housing programs from the Department of Housing and Urban Development (HUD).²⁶

Approximately 6,125 existing affordable housing units have received some combination of local, federal, or State assistance, representing approximately 5% of the County's total housing units. However, this represents only 14% of the 42,462 low income households in the County. These units typically target renter-households earning 60% of area median income or below and serve populations including low and very low income families, households with disabilities, formerly homeless adults, and older adults. Affordable homeownership units typically serve moderate income households. Affordable housing developers and developers with nonprofit arms manage approximately 4,100 of these units. Nearly 3,000 of these units are assisted through the Marin Housing Authority's Section 8 and public housing programs. Of the public housing units, 296 units serve families, and 200 units serve senior and disabled households. Table H-2.17 shows the types of affordable housing units by type, the 6,125 units consist of the following types:

Table H-2.17: Affordable Housing Units, 2020

Public Housing	496
Seniors	1,126
Family Housing	2,791
Disabled	207
Home Ownership	832
Permanent Supportive Housing	337
Transitional & Shelter	336
Total	6,125

Source: Marin County 2020-2024 Consolidated Plan

As of October 2021, 793 active applicants were on the Housing Choice Voucher/Section 8 waitlist. MHA has housed 124 applicants from the waiting list between 2019 and 2021; in late 2021, 31 applicants were searching for housing with an issued voucher. Most are

²⁶ County of Marin Analysis of Impediments to Fair Housing Choice, January 2020.

struggling to find rental units with rents that fall within the payment standard and landlords willing to accept Section 8 vouchers, despite both State and local Source of Income Protection laws that prohibit discrimination against Section 8 voucher holders. MHA's Housing Choice Voucher/Section 8 waitlist opened in September 2008, and 11,200 applications were received. More than 6,000 of the applicants were removed from the waiting list due to lack of current mailing address and/or non-eligibility. Additionally, MHA has 734 applicants on the Public Housing waiting list that last opened in early 2013. The need for additional Section 8 housing was identified as an issue, particularly in West Marin, by Housing Element focus group participants.

Age and Condition of Housing Stock

Most of the housing stock in Marin County is more than 30 years old. Approximately 86% of the existing homes throughout the County were built prior to 1990, as demonstrated by Table H-2.18. The housing stock in the unincorporated County is similarly aged, with 88% of housing units built before 1990. Among the unincorporated County communities, the San Geronimo Valley and Tam Valley have the oldest housing stock (over 93% over 30 years old); Black Point-Green Point has the newest housing stock (only 78% of units are older than 30 years) (Table H-2.19).

Table H-2.18: Year Structure Built, Unincorporated County and Marin County

Year Built	Unincorporated	Marin County
2010 or later	1.2%	1.4%
Built 2000 to 2010	3.9%	5.1%
Built 1990 to 1999	6.9%	7.4%
Built 1980 to 1989	10.3%	10.1%
Built 1970 to 1979	16.6%	18.1%
Built 1960 to 1969	18.8%	20.2%
Built 1950 to 1959	23.5%	18.8%
Built 1940 to 1949	7.1%	6.3%
Built 1939 or earlier	11.6%	12.6%
Total	28,973	113,084

Source: American Community Survey, 2015-2019 Five-Year Survey. Table B25034

Table H-2.19: Year Structure Built, Unincorporated County Community Areas

	2010 or Later	2000 to 2010	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or Earlier	Total
Black Point-Green Point	0.0%	16.9%	4.9%	16.6%	20.6%	6.4%	15.5%	6.9%	12.3%	627
Northern Coastal West Marin	3.6%	0.0%	12.8%	19.9%	25.4%	12.1%	3.6%	0.0%	22.8%	619
Central Coastal West Marin	1.5%	3.0%	14.8%	12.1%	9.6%	17.3%	8.0%	7.4%	26.3%	1,491
The San Geronimo Valley	0.0%	5.2%	2.2%	5.5%	13.8%	14.3%	9.5%	7.4%	42.1%	1,624
Southern Coastal West Marin	4.4%	3.5%	4.3%	12.9%	14.4%	17.9%	11.8%	11.7%	19.1%	1,807
Marinwood/Lucas Valley	0.0%	2.2%	4.0%	5.0%	10.4%	38.1%	39.2%	1.0%	0.0%	2,412
Santa Venetia/Los Ranchitos	1.8%	0.8%	7.8%	6.9%	11.5%	10.9%	47.5%	7.2%	5.6%	1,717
Kentfield/Greenbrae	2.6%	5.2%	2.7%	4.8%	6.2%	18.7%	32.2%	12.0%	15.6%	2,698
Strawberry	1.0%	2.7%	10.2%	9.0%	28.7%	18.2%	22.2%	6.3%	1.6%	2,528
Tam Valley	0.6%	3.4%	5.3%	7.1%	21.8%	19.4%	23.7%	8.1%	10.5%	4,760
Marin City	0.0%	4.1%	14.4%	28.7%	11.5%	21.4%	7.4%	6.4%	6.1%	1,417

Source: American Community Survey, 2015-2019 Five-Year Survey. Table B25034.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Some ACS data may be less reliable due to small survey sizes. For this reason, readers should keep in mind that the potential for data error and may not be reflective of complete development figures.

The 2019 ACS provides data about the condition of the existing housing stock countywide and in the unincorporated County (Table H-2.20). In general, the condition of the housing stock in Marin County is good, with only 2.6% of occupied housing units having substandard conditions (one or more lacking amenities). In the unincorporated County, 2.3% of the housing stock has one or more potential housing problem, which is slightly lower than the countywide percentage of 2.6%. The most common substandard condition is a lack of telephone service for both owners and renters. However, in today's

digital world, this measure may be outdated as many households have eliminated landline services and opted to rely primarily on mobile devices.

Both countywide and in the unincorporated County, a higher renter-occupied units have substandard conditions than owner-occupied units. As shown in the table below, approximately 5% of renter units have substandard conditions versus approximately 1% of owner units.

Table H-2.20: Substandard Housing Conditions

Amenity	Unincorporated County			Marin County		
	Owner	Renter	All	Owner	Renter	All
Lacking complete kitchen facilities	0.2%	1.4%	0.5%	0.2%	2.4%	1.0%
Lacking plumbing facilities	0.3%	0.8%	0.4%	0.3%	0.6%	0.4%
No telephone service available	0.8%	2.7%	1.4%	0.8%	2.2%	1.3%
All Units with Problem	1.3%	4.9%	2.3%	1.2%	5.1%	2.6%
Total Units	18,611	7,239	25,850	67,115	38,317	105,432

Note:

Survey asked whether telephone service was available in the house, apartment, or mobile home. A telephone must be in working order and service available in the house, apartment, or mobile home that allows the respondent to both make and receive calls.

Source: American Community Survey, 2015-2019. Tables B25053, B25043, and B25049.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

The Marin County Housing Authority (MHA) conducts housing quality inspections (HQS inspections) on their properties. Below is the annual percentage of units that MHA found to be substandard:

- 2021 31%
- 2020 40%
- 2019 32%
- 2018 28%
- 2017 28%

The County’s Code Enforcement division is complaint driven and most complaints related to substandard housing are neighbors complaining about an animal or insect infestation close by. Most of these complaints are not able to be substantiated.

The Environmental Health Services (EHS) Division inspects all multi-family complexes with three or more units every other year on a biennial schedule. While common areas can be inspected, units are only inspected if authorization is given by the tenant. Normally, about 25-30% of all units are inspected. Under an enhanced inspection program authorized by the Board of Supervisors in 2018, EHS would inspect all units if the owner fails to correct minor or major environmental health code violations within a timely manner, if authorization is given by the tenant. This is particularly the case in West Marin. The Housing Plan includes a program for the County to consider expanding the inspection services to cover the entire housing stock.

Housing Construction Prices and Trends

Throughout Marin County, new housing construction is increasing the size and already high proportion of single-family units relative to other unit types. In Fiscal Year 2020, 38% the new residential construction permits issued were for single-family homes and none for multi-family developments.²⁷ The average size of these homes was 3,056 square feet, which reflects the predominant development pattern in unincorporated Marin County of large, custom-built, single-family homes. Smaller units, which are usually more affordable, have a higher price per square foot than do larger homes because of land prices.²⁸ This may act as a disincentive to construct smaller, more modest homes, unless developed a higher density.

The existing construction trends contribute to the increasing imbalance between the wages earned in Marin County and the housing costs of new and existing homes. Due to the high cost of land and limited available stock, these trends were not significantly impacted by the economic downturn associated with the COVID-19 pandemic. Housing costs continue to rise in Marin County, making it increasingly difficult for those at lower and moderate income levels to find affordable housing options.

Vacancy Rate Trends

Data from the 2019 ACS illustrates Marin's homeowner vacancy rate at 0.6% and rental vacancy rate at 2.7%, which are among the lowest in the entire Bay Area region. Table H-2.21 below shows the different types of vacancies with the most common type being For Seasonal, Recreational, Or Occasional Use (vacancy rate of 57.1%). According to ABAG's Housing Needs Report, the Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the ACS or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-

²⁷ From the 2020 Annual Progress Report. Table A2 Building Activity (Entitled, Permitted, and Completed Units). 38 % single-family, 58 % accessory dwelling units, and four % mobile homes.

²⁸ Inclusionary Zoning In-Lieu Fee Analysis, March 2008 by Vernazza Wolf Associates

term rentals like AirBnBs or VRBO are likely to fall in this category. Based on the Marin County Department of Finance data, 509 units in the unincorporated County were listed as short-term rental properties in January 2022, which is likely an undercount since a number of short-term rentals do not register with the County. For several unincorporated communities, the number of short-term rentals is a significant percentage of the community’s overall residential units. This is the case for Muir Beach (35%), Dillon Beach and Marshall (25%) and Stinson Beach (21%²⁹). The focus groups held for this Housing Element update emphasized that short-term rentals impact the housing market, particularly in West Marin.

The County will explore options in this housing element cycle to limit short-term rentals in order to preserve housing for permanent residential units. Another program will look at possibly establishing a vacant home tax in the unincorporated County. Details of the programs are included in Section 5 of this element. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.³⁰ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions. Table H-2.21 shows that vacant long-term rental properties in unincorporated Marin County. Table H-2.21 also shows that differences in the type of vacant units between the unincorporated County than Marin County. While the unincorporated County has higher overall vacancy rates than Marin County, it has a lower for-rent vacancy rate (6.3%) than the County (14.2%).

Table H-2.21: Vacant Units by Type

Geography	Unincorporated Marin	Marin County
For Rent	6.3%	14.2%
For Sale	2.1%	4.6%
For Seasonal, Recreational, Or Occasional Use	57.1%	33.1%
Other Vacant	30.7%	40.6%
Rented, Not Occupied	2.5%	4.2%

²⁹ Marin County Housing and Federal Grants. Measure W Working Group Data Package.

³⁰ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

Sold, Not Occupied	1.4%	3.3%
Total Vacant out of Total Housing Units	10.8%	6.8%

Source: American Community Survey, 2015-2019. Tables B25002 and B25004.

In general, a higher vacancy rate is considered necessary by housing experts to assure adequate choice in the marketplace and to temper the rise in home prices. A minimum five % rental vacancy rate is considered crucial to permit ordinary rental mobility. In a housing market with a lower vacancy rate, strong market pressure will inflate rents, and tenants will have difficulty locating appropriate units. The 2000s saw a significant tightening in the local housing market due to the recession, a phenomenon that was also experienced in many Bay Area communities. Nationwide, there was a sharp drop in multi-family housing construction during the since the 1990s but especially in the past 20 years, which has also contributed to low vacancy rates and rising rents.

According to Fair Housing Advocates of Northern California (FHANC)³¹, Marin County's low vacancy rate also increases the tendency for landlords to discriminate against potential renters. Between 2020 and 2021, 68 complaints were from unincorporated communities. Overall, Marin City had the highest incidence of reported discrimination complaints, making up about 45.6% of all the complaints in the unincorporated County (please refer to AFFH appendix for additional information). The focus groups for this Housing Element update expressed that discrimination is experienced by people of color and families and that many people do not speak out about housing conditions because of retaliation concerns. FHANC's staff attorney advocates for tenants and negotiates with landlords to find reasonable accommodations for thousands of persons with disabilities, to enable them to live in accessible housing. They also educate landowners on fair housing laws, provides seminars and brochures in English, Spanish, and Vietnamese on how to prepare for a housing search and recognize discrimination, and sponsors school programs aimed at encouraging tolerance.

Housing Costs, Household Income, and Ability to Pay for Housing

Household Income

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare and other medical insurance benefits, are not included as income. For housing to be considered affordable, housing costs should not exceed 30% of income. Housing costs include rent and utilities for renters, and principal, interest, property taxes, and insurance for homeowners. It is therefore critical to understand the relationship between household

³¹ The Fair Housing Advocates of Northern California (FHANC) is a civil rights organization that investigates housing discrimination, including discrimination based on race, national origin, disability, gender, and children.

incomes and housing costs to determine how affordable or unaffordable housing really is.

An estimated 38% of unincorporated Marin County households fall in the extremely low, very low, and low income categories, earning less than 80% of median income (Table H-2.22). In comparison, approximately 41% of all Marin County households and 39% of Bay Area households earn less than 80% of median income. There is an even greater proportion of extremely low, very low, and low income households among renters. Estimates from 2017 report that 57% of all renters in unincorporated Marin County were in the extremely low, very low, and low income categories.³²

Table H-2.22: Households by Income Level- Unincorporated County and Marin County

	Unincorporated Marin		Marin County	
	Number	Percent	Number	Percent
Extremely Low (0%-30% of AMI)	3,623	14.0%	15613	14.9%
Very Low (31%-50% of AMI)	2,773	10.7%	11749	11.2%
Low (51%-80% of AMI)	3,537	13.6%	15100	14.4%
Median (81%-100% of AMI)	2,185	8.4%	9385	9.0%
Moderate and Above (Greater than 100% of AMI)	13,826	53.3%	53004	50.6%
Total Households	25,944	100.0%	104,851	100.0%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release in ABAG Housing Needs Data Packet.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

For the unincorporated communities, Table H-2.23 illustrates that five communities have a majority (more than 50 %) of above moderate income households. The Kentfield/Greenbrae community has the highest percentage (68.7) of above moderate

³² Association of Bay Area Governments Metropolitan Transportation Commission, Housing Needs Data Report: Unincorporated Marin, April 2, 2021.

income households. A significant percentage of lower income households are found in Northern-Coastal West Marin, Central-Coastal West Marin, the San Geronimo Valley, Santa Venetia/Los Ranchitos, Strawberry, and Marin City. The communities of Central-Coastal West Marin and Marin City have the highest percentages of extremely low income households (29% and 39.7%, respectively).

Table H-2.23: Households by Household Income Level, Unincorporated Communities

Community	0%-30% of AMI	31%-50% of AMI	51%-80% of AMI	81%-100% of AMI	Greater than 100% of AMI	Total
Black Point-Green Point	8.5%	8.5%	14.5%	6.8%	61.5%	585
Northern Coastal West Marin	23.3%	14.0%	4.7%	7.0%	51.2%	215
Central Coastal West Marin	29.0%	14.0%	18.8%	7.5%	30.6%	930
The San Geronimo Valley	15.1%	11.9%	16.4%	14.0%	42.6%	1,641
Southern Coastal West Marin	18.3%	10.3%	17.3%	7.5%	46.7%	975
Marinwood/Lucas Valley	8.4%	11.1%	12.1%	15.0%	53.5%	2,440
Santa Venetia/Los Ranchitos	14.6%	14.3%	17.1%	13.7%	40.3%	1,750
Kentfield/Greenbrae	10.0%	7.5%	8.8%	5.0%	68.7%	2,605
Strawberry	18.8%	9.0%	15.1%	9.4%	47.8%	2,450
Tam Valley	9.6%	6.0%	9.0%	7.3%	68.0%	4,365
Marin City	39.7%	23.0%	8.3%	5.2%	23.8%	1,260

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

In Marin County, the median income as of 2021 for a family of four is \$149,600, which is a 45% increase from the median income in 2013. A household of four with an income less than \$54,800 is considered extremely low income.³³ As of 2017, more than 15,600 households countywide, or 15% of total households, were extremely low income. In the

³³ California Department of Housing and Community Development, effective April 26, 2021

unincorporated County, an estimated 3,623 households were classified as extremely low income, representing 14% of households.³⁴

Information on household income by household size is maintained by the U.S. Department of Housing and Urban Development (HUD) for each county and is updated annually. The California Department of Housing and Community Development (HCD) adjusts each county’s median income to at least equal the state non-metropolitan county median income. The State Income Limits for 2021 were published in April 2021 and are shown below.

Table H-2.24: FY 2021 Marin County Income Limits (HCD)

Household Size	Extremely Low (<30% AMI)	Very Low (30%-50% AMI)	Low (50%-80% AMI)	Median	Moderate (80%-120% AMI)
1	38,400	63,950	102,450	104,700	125,650
2	43,850	73,100	117,100	119,700	143,600
3	49,350	82,250	131,750	134,650	161,550
4	54,800	91,350	146,350	149,600	179,500
5	59,200	98,700	158,100	161,550	193,850
6	63,600	106,000	169,800	173,550	208,200
7	68,000	113,300	181,500	185,500	222,600
8	72,350	120,600	193,200	197,450	236,950

Source: California Department of Housing and Community Development, State Income Limits for 2021, April 26, 2021.

Note: AMI = Area Median Income

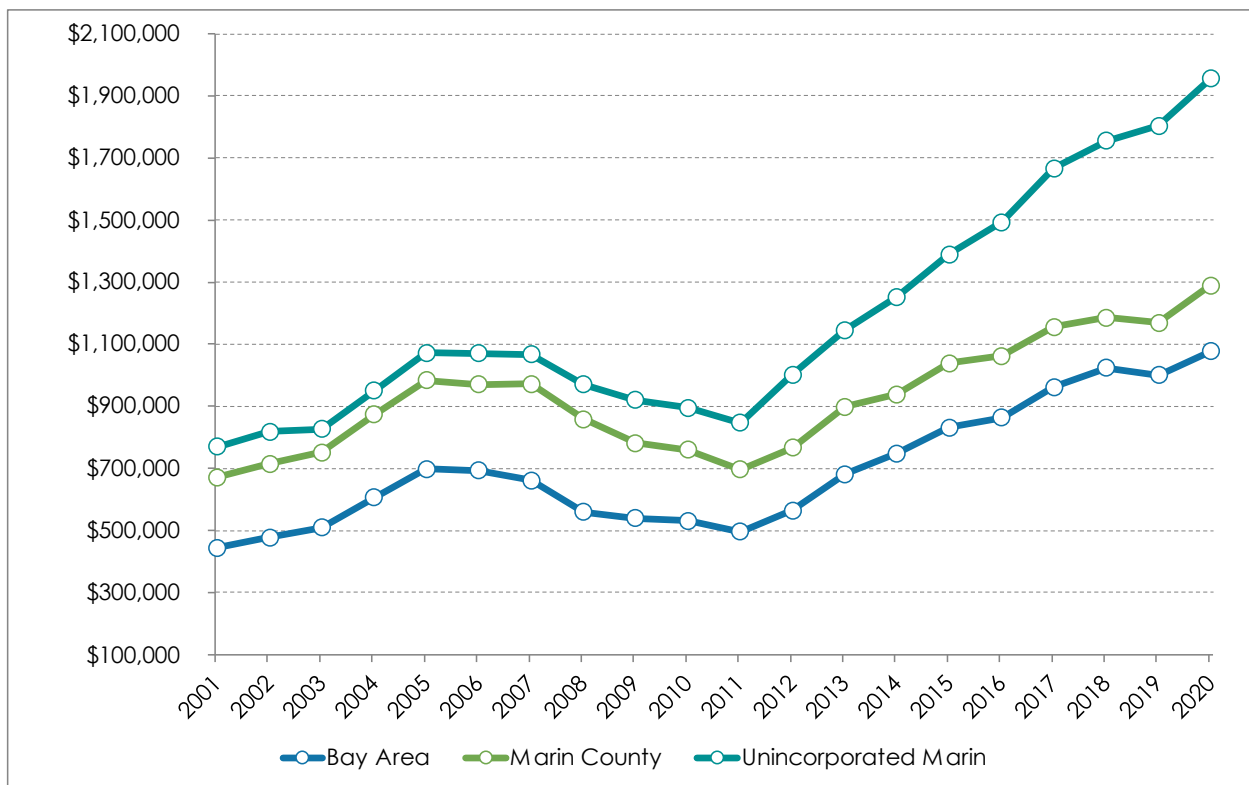
The “Median Income” schedule shown above is based on the FY2021 median family income for Marin County, CA of \$149,600 for a four-person household. HCD adjusts each county’s area median income to at least equal the state non-metropolitan county median income, as published by HUD.

³⁴ See footnote 24

Home Sales Prices

In December 2020, the typical home value in unincorporated Marin County was estimated at \$1,955,764 per data from Zillow³⁵. The largest proportion of homes were valued between \$1 million to \$1.5 million. By comparison, the typical home value is \$1,288,807 in Marin County and \$1,077,233 the Bay Area, with the largest share of units valued \$750,000 to \$1 million (county) and \$500,000 to \$750,000 (region).³⁶ After securing a 20% down payment, a household would need to be able to afford a monthly house payment of about \$6,620 (plus utilities) to afford a home at the median value. This amount is above affordability for all low and moderate income households in unincorporated Marin.

Figure H-2.4: Home Values in Marin County and the Bay Area



Zillow data is also available by ZIP code, and recent trends are shown for the unincorporated communities in Table H-2.25. In 2020, the range of home values was between \$916,518 to \$3,416,244, and all communities experienced significant increases in home values since 2013 (minimum of 29 % increase in value).

³⁵ Typical home value – Zillow describes the Zillow Home Value Index (ZHVI) as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range and includes all owner-occupied housing units, including both single-family homes and condominiums.

³⁶ Housing Needs Data Report: Unincorporated Marin. AGAG/MTC Staff and Baird+Driskell Community Planning, April 2, 2021.

Table H-2.25: Home Values, Unincorporated Communities

Community Name	Zip Code	Home Value - Dec. 2013	Home Value - Dec. 2020	% Change in Value
Black Point-Green Point	94945	\$670,899	\$927,428	38.2%
Northern Coastal West Marin	94929	\$757,012	\$1,049,628	38.7%
	94971	\$662,154	\$961,486	45.2%
Central Coastal West Marin	94956	\$827,089	\$1,290,055	56.0%
	94937	\$807,195	\$1,271,424	57.5%
The San Geronimo Valley	94946	\$1,322,537	\$1,706,118	29.0%
	94963	\$860,519	\$1,234,562	43.5%
	94973	\$677,232	\$971,882	43.5%
	94938	\$705,037	\$1,025,663	45.5%
	94933	\$645,740	\$916,518	41.9%
Southern Coastal West Marin	94970	\$1,744,475	\$3,416,244	95.8%
	94924	\$1,066,412	\$1,656,332	55.3%
	94965	\$1,036,162	\$1,418,479	36.9%
Marinwood/Lucas Valley	94946	\$1,322,537	\$1,706,118	29.0%
	94903	\$773,354	\$1,144,075	47.9%
Santa Venetia/Los Ranchitos	94903	\$773,354	\$1,144,075	47.9%
Kentfield/Greenbrae	94904	\$1,450,420	\$2,001,013	38.0%
Strawberry	94941	\$1,221,218	\$1,744,308	42.8%
Tam Valley	94941	\$1,221,218	\$1,744,308	42.8%
Marin City	94965	\$1,036,162	\$1,418,479	36.9%

Source: Zillow, Zillow Home Value Index (ZHVI).

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Rental Prices

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. The U.S. Census provides information on median contract rents. The following table shows these rents for the unincorporated communities and the unincorporated County in 2010 and 2019. The contract median rents in the unincorporated area increased from \$1,536 a month in 2010 to \$1,774 in 2019, representing a 15% increase. While information was not available for all of the unincorporated communities, the Black Point-Green Point area saw the largest rent increases, from \$679 to \$1,965 in a nine-year period.

Table H-2.26: Median Contract Rents, Unincorporated Communities

Community/Area	2010	2019
Black Point-Green Point	\$679	\$1,965
Northern Coastal West Marin (Dillon Beach area)	n/a	\$2,605
Central Coastal West Marin	\$967-\$1536	\$1610 - \$1858
The San Geronimo Valley (Woodacre and Lagunitas-Forest Knolls areas)	\$1433-\$2000	\$1349-\$2198
Southern Coastal West Marin	\$1110-\$2000	\$1574-\$1841
Marinwood/Lucas Valley	\$2,000	\$2,194
Santa Venetia/Los Ranchitos	\$1,488	n/a
Kentfield/Greenbrae	\$1,324	\$2,091
Strawberry	\$1,512	\$2,089
Tam Valley	\$2,000	\$2,699
Marin City	\$1,211	\$1,622
Unincorporated Marin County	\$1,536	\$1,774

Sources: ABAG Housing Needs Data Packet ; 2015-2019 ACS, 2010 ACS Table B25058 (renter occupied housing units paying cash rent).

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Because the ACS data may not fully reflect current rent trends, an online rent survey was conducted in February 2022. The rents for apartments are shown in Table H-2.27.

The median rent for a one-bedroom apartment was \$2,450 while the median rent for two-bedrooms was \$3,151.

**Table H-2.27: Apartment Rent Survey,
Unincorporated County**

# of Bedrooms	# Units Advertised	Rental Range	Median Rent
Apartments/Condos/Duplex			
1 Bedroom	9	\$1,750-\$3,800	\$2,450
2 Bedrooms	8	\$2,600-\$7,000	\$3,151

*Sources: Rentcafe.com, Craigslist.com, Apartments.com;
accessed 2/9/22*

Only a few houses were listed for rent in February 2022. The prices were as follows:

- One-bedroom home listed at \$2,650/month
- One-bedroom home listed at \$2,800/month
- Two-bedroom home listed at \$4,950/month
- Three-bedroom home listed at \$7,995/month
- Four-bedroom home listed at \$4,890/month

Housing Affordability by Household Income

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2021, the Area Median Income (AMI) in Marin County was \$149,600 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10%) and spends no greater than 30% of their income on housing expenses (i.e., mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents Marin County are shown in Table H-2.28 below.

Table H-2.28: Housing Affordability Matrix Marin County (2021)

Annual Income	Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price		
	Rent	Own	Rent	Own	Taxes/ Insurance /HOA	Rent	Purchase	
Extremely Low Income (30% of AMI)								
One Person	\$38,400	\$960	\$960	\$280	\$306	\$336	\$680	\$83,824
Small Family	\$49,350	\$1,234	\$1,234	\$329	\$371	\$432	\$905	\$113,659
Large Family	\$59,200	\$1,480	\$1,480	\$408	\$476	\$518	\$1,072	\$128,117
Very Low Income (50% of AMI)								
One Person	\$63,950	\$1,599	\$1,599	\$280	\$306	\$560	\$1,318	\$193,245
Small Family	\$82,250	\$2,056	\$2,056	\$329	\$371	\$720	\$1,727	\$254,556
Large Family	\$98,700	\$2,468	\$2,468	\$408	\$476	\$864	\$2,060	\$297,280
Low Income (80% of AMI)								
One Person	\$102,450	\$2,561	\$2,561	\$280	\$306	\$896	\$2,281	\$358,124
Small Family	\$131,750	\$3,294	\$3,294	\$329	\$371	\$1,153	\$2,965	\$466,544
Large Family	\$158,100	\$3,953	\$3,953	\$408	\$476	\$1,383	\$3,545	\$551,665
Moderate Income (120% of AM)								
One Person	\$125,650	\$3,141	\$3,141	\$280	\$306	\$1,099	\$2,861	\$457,480
Small Family	\$161,550	\$4,039	\$4,039	\$329	\$371	\$1,414	\$3,710	\$594,165
Large Family	\$193,850	\$4,846	\$4,846	\$408	\$476	\$1,696	\$4,438	\$704,768

1. Small family =3-person household.

2. Large family= 5-person household.

Source: California Department of Housing and Community Development, 2021 Income limits; and Veronica Tam and Associates.

Assumptions: 2021 HCD income limits; 30% gross household income as affordable housing cost; 35% of monthly affordable cost for taxes and insurance; 10.0% down payment; and 3.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on the Marin Housing Authority Utility Allowance, 2021. Utility allowances based on the combined average assuming all electric and all natural gas appliances.

Comparing the information from Table H-2.28 with the rental and purchase prices described earlier in this section, the following assumptions can be made about affordability in Marin County:

- **Home Purchases:** Based on the home value range between \$916,518 to \$3,416,244 listed in Table II-25, purchasing a home is beyond the reach of all low and moderate income households. The affordability limit for a large moderate income family is \$704,768.
- **Home Rentals:** The limited home rental information that was found included a range of \$2,650 for a one-bedroom to \$7,995.00 for a three-bedroom home. These rents are not affordable for lower income households. While a one-person moderate household can afford a one-bedroom home rental, larger households are not able to afford larger units.
- **Apartment Rentals:** The rental survey described above showed a median rent of \$2,450 for a one-bedroom apartment and \$3,151 for a two-bedroom unit. These rental prices are affordable for moderate income households.

The Housing Plan (Section 5) includes programs for the County to continue to try and facilitate affordable home ownership and rental housing. This includes the Below Market Rate Homeownership program and the Community Land Trust rental program.

Ability to Pay for Housing/Cost Burden

According to HUD, affordable housing costs should equal 30% or less of a household's income. Because household incomes and sizes vary, the affordable price for each household also varies. For example, a double income household with no children could afford a different level of housing cost than a large family with one lower income wage earner.

The cost of housing, particularly for homeownership, was a consistent theme in the public outreach for this Housing Element. The following is a summary of information from the community survey:

- 59% of respondents selected "Increase the amount of housing that is affordable to moderate, low, and very low income residents" as a top housing priority.
- 47% of respondents selected "Increase homeownership opportunities for moderate, low and very low income residents" as a top housing priority.
- 55% of survey respondents felt there was limited availability of affordable units
- Regarding insufficient housing in their community:
 - 59% selected insufficient housing for low income households
 - 35% selected insufficient housing for families with children
 - 34% selected insufficient housing for older adults.

Per federal criteria, households are considered to be overpaying, or cost burdened, when they pay more than 30% of their income for housing. Severe cost burden is when households spend 50% or more on housing. In 2019, approximately 20% of households in unincorporated Marin, Marin County and the Bay Area all experienced overpayment (Table H-2.29). Severe cost burden impacted 17% unincorporated Marin households, 18% of Marin County households, and 16% in the Bay Area.

Table H-2.29: Cost Burden Severity

	0%-30% of Income Used for Housing		30%-50% of Income Used for Housing		50%+ of Income Used for Housing	
	Units	Percent	Units	Percent	Units	Percent
Unincorporated Marin	15,349	61.5%	5,195	20.8%	4,404	17.7%
Marin County	61,813	60.1%	21,630	21.0%	19,441	18.9%
Bay Area	1,684,831	63.1%	539,135	20.2%	447,802	16.8%

Source: ABAG Housing Needs Data Report, 2021.

Data is from the US Census Bureau, ACS 2015-2019, Tables B25070, B25091

Table H-2.30 examines cost burden in the unincorporated communities and illustrates that many communities experience both cost burden and severe cost burden at a greater rate than unincorporated Marin overall. Marin City holds the highest percentages, with approximately 25% of households cost burdened, and 25% severely cost burdened.

Table H-2.30: Cost Burden Severity, Unincorporated Communities

Community	0%-30% Income Used for Housing	Cost Burden 30-50%	Cost Burden 50%+
Black Point-Green Point	68.5%	15.2%	16.3%
Northern Coastal West Marin	55.8%	25.6%	18.6%
Central Coastal West Marin	56.2%	19.2%	24.6%
The San Geronimo Valley	66.2%	17.1%	16.8%
Southern Coastal West Marin	55.5%	22.3%	22.1%

Marinwood/Lucas Valley	62.4%	23.3%	14.4%
Santa Venetia/Los Ranchitos	69.0%	18.8%	12.2%
Kentfield/Greenbrae	72.1%	11.6%	16.2%
Strawberry	61.1%	19.0%	19.9%
Tam Valley	71.9%	15.0%	13.1%
Marin City	49.8%	24.9%	25.3%

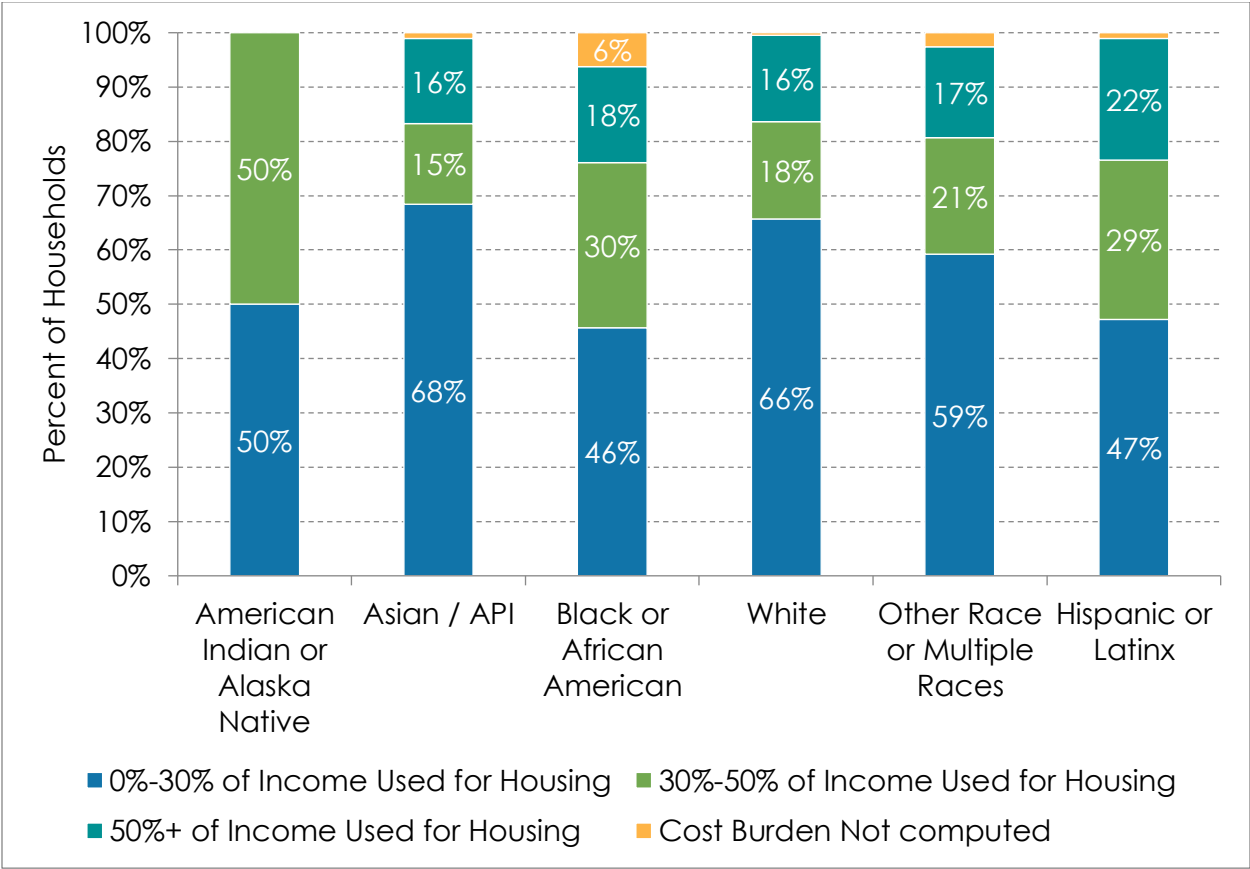
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Note: Please refer to Table H-2.1 and Table H-2.1 for the census designated places included in the unincorporated communities

The ABAG Housing Needs Data Report shows that people of color often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. Many factors contribute to this including federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.³⁷ As shown in Figure H-2.5, American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with half of these residents spending 30% to 50% of their income on housing, and Hispanic or Latin residents are the most severely cost burdened with 22.5% spending more than 50% of their income on housing.

³⁷ Housing Needs Data Report: Unincorporated Marin. AGAG/MTC Staff and Baird+Driskell Community Planning, April 2, 2021.

Figure H-2.5: Cost Burden by Race/Ethnicity



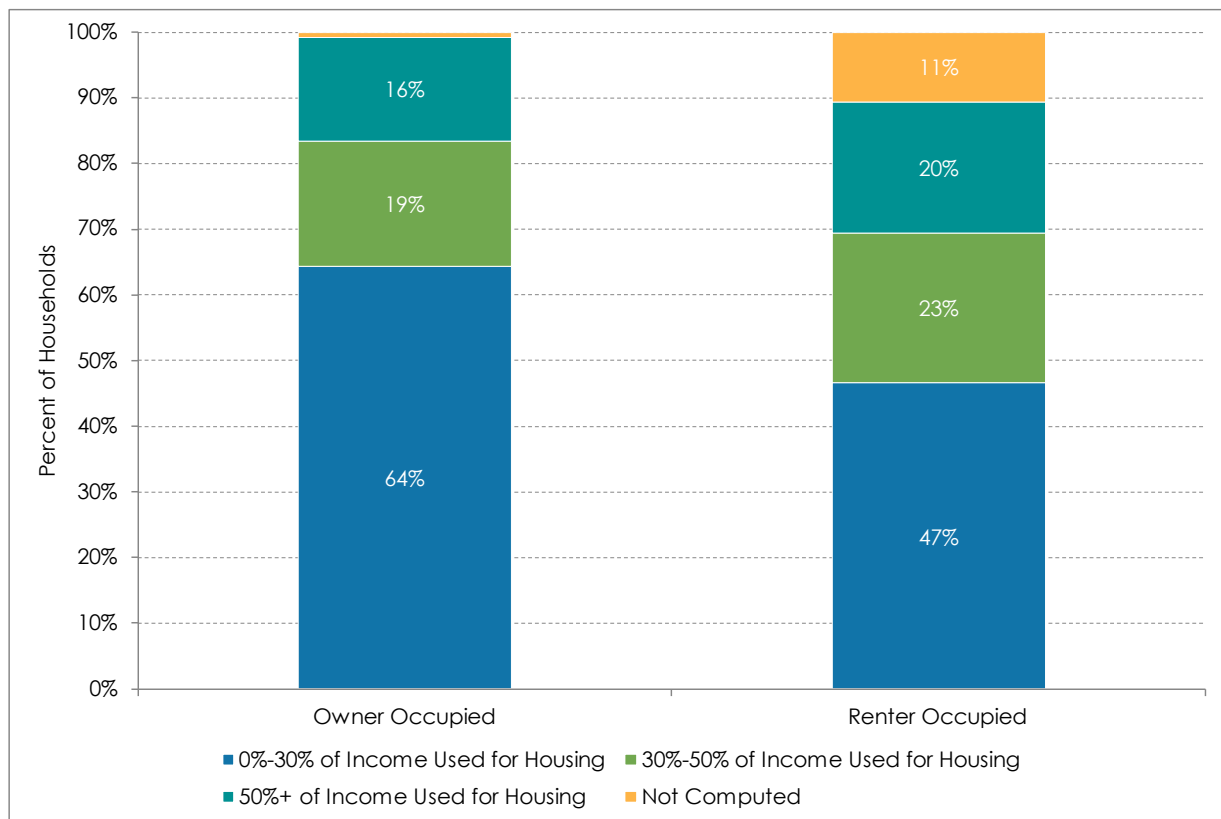
In addition to looking at overall cost burden, it is important to examine disparities between renter- and owner-households. Figure H-2.6 shows that 43% of unincorporated renter- households face cost burden issues compared to 35% of owner-households. Additionally, owner households are given tax breaks for mortgage interest payments, which renter households do not receive. The largest and often least recognized federal housing subsidy include mortgage and property tax deductions. However, recent changes to the federal tax law limit total State tax deductions to \$10,000, which is significantly below the costs associated with mortgage interests and property taxes given the high costs of housing in California.

The AFFH appendix in this Housing Element found that trends of disproportionate housing problems and cost burdens for Black and Hispanic residents persist in the unincorporated County. About two-thirds of all Black and Hispanic households experience housing problems and a similar share also experience housing problems. Like in the County, owner households experience housing problems and cost burdens at lower rates than renter households. Also, owner housing problems and cost burden rates are similar for White, Black, and Asian owners, but higher for Hispanic households.

This means that Hispanic households experience housing problems and cost burdens at the highest rates regardless of tenure.

The income level of households also greatly impacts the ability to pay for housing. Table H-2.31 illustrates that due to high housing costs in the area, lower income households experience much greater levels of cost burden. As previously demonstrated, housing costs continue to outpace household incomes. The incidence of overpayment for very low, low, and moderate income households is likely to increase in the future.

Figure H-2.6: Cost Burden for Homeowners and Renters in Unincorporated Marin County



Source: ABAG Housing Needs Data Packet, 2021.

Data is from the US Census Bureau, ACS 2015-2019, Tables B25070, B25091

Table H-2.31: Income by Cost Burden, Unincorporated County

	Cost Burden > 30%	Percent	Cost Burden > 50%	Percent
Owners				
Household Income <= 30% AMI	4,675	21.5%	3,770	38.4%
Household Income >30% to <=50% AMI	3,695	17.1%	2,265	23.1%
Household Income >50% to <=80% AMI	4,280	19.7%	1,965	20.0%
Household Income >80% to <=100% AMI	2,780	12.8%	895	9.1%
Household Income >100% AMI	6,215	28.7%	910	9.3%
Total	21,645	100%	9,805	100%
Renters				
Household Income <= 30% AMI	7,290	40.6%	6,085	63.2%
Household Income >30% to <=50% AMI	4,605	25.6%	2,500	25.9%
Household Income >50% to <=80% AMI	4,245	23.6%	890	9.2%
Household Income >80% to <=100% AMI	985	5.5%	95	0.9%
Household Income >100% AMI	795	4.4%	55	0.6%
Total	17,920	100%	9,625	100%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Note: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Table H-2.32 below translates occupation incomes into affordable rents, by calculating the rents that households would pay if they were to spend 30 % of their income on housing (33% for owner-occupied housing). These numbers demonstrate that market prices for single-family homes are out of reach for many people who work in Marin County.

Table H-2.32: Income by Occupation, Unincorporated County

Occupation	Average Hourly Wage	Average Annual Income**	Affordable Rent and Utilities
Very Low Income: <\$73,100			
Dishwashers	\$16.70	\$34,734	\$868.35
Landscaping and Groundskeeping Workers	\$20.15	\$41,913	\$1,047.82
Retail Salesperson	\$20.75	\$43,163	\$1,079.07
Construction Laborers	\$26.56	\$55,256	\$1,381.40
Child, Family and School Social Workers	\$26.61	\$55,354	\$1,383.85
Medical Assistant	\$27.19	\$56,562	\$1,414.05
Passenger Vehicle Drivers, Except Bus Drivers	\$27.78	\$57,781	\$1,444.52
Low Income: \$73,100-\$117,100			
Carpenters	\$37.45	\$77,910	\$1,947.75
Paralegals and Legal Assistants	\$39.36	\$81,878	\$2,046.95
Plumbers, Pipefitters, and Steamfitters	\$40.25	\$83,722	\$2,093.05
Elementary School Teachers, Except Special Education		\$92,217	\$2,305.42
Firefighters	\$49.24	\$102,418	\$2,560.45
Moderate Income: \$117,100-\$143,600			
Radiologic Technologists and Technicians	\$56.31	\$117,131	\$2,928.27
Construction Supervisor	\$56.45	\$117,423	\$2,935.57
Dental Hygienists	\$66.55	\$138,428	\$3,460.70
Physician Assistant	\$66.60	\$138,533	\$3,463.32

Source: California Employment Development Department 2021 (Q1) Occupation Profiles, San Rafael Metropolitan District.

*Income categories based on State 2021 Income Limits for 2-person household with one wage earner

**Based on full-time employment

The impact of housing cost burden on low income households can be significant regardless of tenure, as illustrated in Table H-2.31. In particular seniors, many large families, and single-parent or female-headed households are struggling with housing costs. The costs of health care, food, and transportation compound the difficulty of finding and maintaining affordable tenancy or homeownership.

As described in the Affirmatively Furthering Fair Housing (AFFH) appendix, The communities of Central Coastal West Marin and Marin City have the highest percentages of low and moderate income households (62 and 71%, respectively. In addition, both Central Coast West Marin and Marin City the highest percent of extremely low income households (29% and 40%, respectively). This makes the likelihood of housing cost burden much greater in these areas.

In addition to the income-restricted affordable housing units in the County, there are a number of resources and programs available to assist households with cost burdens, housing counseling or other housing problems. Many of these organizations were contacted for feedback and input in the outreach process for this Housing Element update (please refer to Appendix A , Public Outreach).

Overcrowding

Overcrowded housing is defined by the U.S. Census as units with more than one inhabitant per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded. In 2019, as shown in Table H-2.33, the incidence of overcrowding in unincorporated Marin County was 0.9% for owner-occupied units and 13.4% for rental units. Severe overcrowding impacted 0.4% of owner-occupied units and 5% of rental units. However, it is likely that these Census counts of overcrowding underestimated the actual occurrence, as households living in overcrowded situations were unlikely to provide accurate data on household members who might be living in the unit illegally or in violation of a rental agreement.

Table H-2.33: Overcrowding by Tenure, Unincorporated County

	Number of Occupied Units	Percentage of Units
Owner-Occupied:		
0.50 or less occupants per room	53,239	81.5%
0.51 to 1.00 occupants per room	11,454	17.5%
1.01 to 1.50 occupants per room	348	0.5%
1.51 to 2.00 occupants per room	129	0.2%
2.01 or more occupants per room	155	0.2%
Total	65,325	
Renter-Occupied:		
0.50 or less occupants per room	20,483	51.2%
0.51 to 1.00 occupants per room	14,096	35.3%
1.01 to 1.50 occupants per room	3,374	8.4%
1.51 to 2.00 occupants per room	1,647	4.1%
2.01 or more occupants per room	373	0.9%
Total	39,973	

Source: US Census Bureau, ACS 2015-19 Table B25014

Table H-2.34 shows overcrowding levels in the unincorporated Marin communities. For owner-occupied units, the highest levels of overcrowding are in Southern-Coastal West Marin (five %) and Santa Venetia/Los Ranchitos (four %). Both renter overcrowding and severe overcrowding is seen in the community of Marin City (11 % and nine %, respectively).

Table H-2.34: Overcrowded Households, Unincorporated Communities

Owner-Households	0.50 or less occupants per room	0.51 to 1.00 occupants per room	1.01 to 1.50 occupants per room	1.51 to 2.00 occupants per room	2.01 or more occupants per room
Black Point-Green Point	69.9%	28.3%	0.0%	1.8%	0.0%
Northern Coastal West Marin	94.4%	5.6%	0.0%	0.0%	0.0%
Central Coastal West Marin	87.5%	12.5%	0.0%	0.0%	0.0%
The San Geronimo Valley	71.1%	27.9%	1.1%	0.0%	0.0%
Southern Coastal West Marin	78.9%	16.2%	5.0%	0.0%	0.0%
Marinwood/Lucas Valley	72.8%	25.4%	0.0%	1.8%	0.0%
Santa Venetia/Los Ranchitos	78.2%	17.5%	3.5%	0.9%	0.0%
Kentfield/Greenbrae	76.7%	22.1%	1.2%	0.0%	0.0%
Strawberry	82.7%	17.3%	0.0%	0.0%	0.0%
Tam Valley	78.9%	20.9%	0.2%	0.0%	0.0%
Marin City	70.8%	29.2%	0.0%	0.0%	0.0%
Unincorporated County	81.5%	17.5%	0.5%	0.2%	0.2%
Renter-Households	0.50 or less occupants per room	0.51 to 1.00 occupants per room	1.01 to 1.50 occupants per room	1.51 to 2.00 occupants per room	2.01 or more occupants per room
Black Point-Green Point	100.0%	0.0%	0.0%	0.0%	0.0%
Northern Coastal West Marin	42.3%	36.5%	0.0%	0.0%	21.2%
Central Coastal West Marin	50.5%	49.5%	0.0%	0.0%	0.0%
The San Geronimo Valley	65.9%	25.1%	0.0%	9.0%	0.0%
Southern Coastal West Marin	68.1%	30.5%	1.4%	0.0%	0.0%
Marinwood/Lucas Valley	50.2%	49.8%	0.0%	0.0%	0.0%
Santa Venetia/Los Ranchitos	73.8%	26.2%	0.0%	0.0%	0.0%
Kentfield/Greenbrae	58.5%	39.7%	0.0%	1.8%	0.0%
Strawberry	60.3%	36.4%	2.0%	1.3%	0.0%

Table H-2.34: Overcrowded Households, Unincorporated Communities

Tam Valley	57.7%	41.4%	0.9%	0.0%	0.0%
Marin City	53.9%	34.2%	11.1%	0.9%	0.0%
Unincorporated County	51.2%	35.3%	8.4%	4.1%	0.9%

Source: U.S. Census American Community Survey, 2015-2019, Table B25014.

Studies³⁸ show that overcrowding results in negative public health indicators, including increased transmission of tuberculosis and hepatitis and, most recently, COVID-19. In addition, studies show increases in domestic violence, sexual assault, mental health problems, and substance abuse related to overcrowded living conditions. Overcrowded conditions are common among large-family, single-parent, and female-headed households that subsist on low incomes. In addition, overcrowded conditions can sometimes occur on ranches that employ agricultural workers, especially during peak harvest times when seasonal or migrant workers are utilized.

Managers of income-restricted affordable units, whether private or through the Marin Housing Authority, must ensure that the unit is an appropriate size for the intended household size. For households participating in the Section 8 program, the Marin Housing Authority provides search assistance for the difficult to house and special needs populations, such as large households or households with a person with disabilities. The rehabilitation and replacement of agricultural units, undertaken by the Marin Workforce Housing Trust and California Human Development and funded by the Marin Community Foundation, USDA, State, and County sources, seek to improve health and safety conditions for agricultural workers. To qualify for the program, participating ranches must ensure quality maintenance and not allow overcrowding.

Special Needs Housing

Overview

In addition to overall housing needs, the County plans for housing for special needs groups, which includes seniors, people living with disabilities, people with HIV/AIDS and other illnesses, people in need of mental health care, single-parent families, singles with no children, large households, agricultural workers and their families, people experiencing homelessness, and the local workforce. To meet the community's special needs housing, Marin County must look to new ways of increasing the supply, diversity, and affordability of specialized housing stock.

³⁸ Bashir, Samiya A. 2009. Home Is Where the Harm Is: Inadequate Housing as a Public Health Crisis

A continuum of housing types addresses special needs, including independent living (owning or renting), supportive housing, assisted living, group home and skilled nursing facilities, transitional housing, residential treatment (licensed facilities), detoxification programs, Safe Haven, and emergency shelters. One of the most effective housing options for special needs housing is supportive housing where services are offered to tenants, often on site, to help achieve and maintain housing security. However, there is an inadequate supply of supportive housing units and affordable units in general to meet the needs of the community. This was a priority issue in the focus groups and community survey for the Housing Element update.

Seniors

The need for senior housing can be determined by age distribution, housing characteristics and demographic projections. On a countywide level, these determinants indicate that Marin County (ACS 5-Year Estimates):

- Has one of the oldest populations in the State, with 22% of the population over 65 years old and a median age of 46.8, compared to 14% of the population over 65 and a median age of 36.5 statewide
- Over one-third of County households have at least one senior present, 26% of households are senior homeowners, and eight % of households are senior renters (Table H-2.35)
- The majority of the existing housing stock are single-family homes (Table H-2.14 and Table H-2.15)

The proportion of seniors out of the total population and out of households in unincorporated Marin are similar to those countywide, with 22% of of the unincorporated population over 65 years old and 37% of households with at least one person over 65 years old present (Table H-2.35). Within the unincorporated County, the Central Coastal West Marin, Valley, and Southern Coastal West Marin communities have the oldest populations; over one-third of their populations are over 65 years old and about 50% of their households have at least one senior present.

Table H-2.35: Senior Population or Households by Tenure

Community	Population	All HHs	Owner HHs	Owner Living Alone	Renter HHs	Renter Living Alone
Black Point- Green Point	29.8%	41.5%	35.7%	11.8%	5.8%	4.4%
Northern Coastal West Marin	22.5%	32.5%	22.2%	18.4%	10.4%	10.4%
Central Coastal West Marin	47.7%	55.3%	41.5%	19.9%	13.8%	13.1%
The San Geronimo Valley	30.6%	46.4%	39.1%	15.2%	7.3%	5.3%
Southern Coastal West Marin	42.3%	54.2%	44.8%	16.2%	9.4%	5.5%
Marinwood/Lucas Valley	22.7%	38.7%	35.1%	10.7%	3.6%	3.6%
Santa Venetia/ Los Ranchitos	24.6%	37.6%	31.8%	19.6%	5.8%	4.8%
Kentfield/ Greenbrae	20.7%	34.5%	28.9%	6.7%	5.6%	5.2%
Strawberry	19.3%	34.4%	17.1%	7.5%	17.2%	16.6%
Tam Valley	19.3%	30.7%	28.2%	8.3%	2.5%	1.1%
Marin City	9.8%	16.8%	8.6%	5.0%	8.3%	4.4%
Unincorporated County	22.2%	36.7%	30.3%	10.1%	6.4%	4.8%
Marin County	21.6%	34.6%	26.3%	10.2%	8.3%	5.9%

HHs = Households

Source: American Community Survey, 2015-2019. Tables B25011 and Table B01001; Association of Bay Area Governments (ABAG) Housing Needs Data Packet : Marin County, 2021

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities.

However, the figures above alone do not account for the types of accommodations necessary to provide for the older population. Given that senior income drops precipitously with age and Marin County is one of the most expensive places for seniors to live, particular needs include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services provided.³⁹ In addition, a continuum of care is needed as older adult households develop health care needs.

³⁹ Elder Economic Security Standard by County 2007, Center for Community and Economic Development.

According to the 2013-2017 CHAS data, there were 104,840 households in Marin County, of which 39,980 (38%) had had a householder aged 65 or older. Of these households, 41% had lower incomes (less than 80% AMI). In the unincorporated County, of the 10,398 senior households in the unincorporated County, 4,840 (47%) had lower incomes. The percentage of senior households with lower incomes (47%) is also higher than the unincorporated County's overall share of lower income households (38%).

Understanding how seniors might be cost burdened is of particular importance due to their special housing needs, particularly for low income seniors. According to ABAG's Housing Needs Report for Marin County, 55% of seniors making less than 30% of AMI are spending more than 30% of their income on housing (Table H-2.36). For seniors making more than 100% of AMI, only four percent are cost burdened, spending more than 30% of their income on housing.

Table H-2.36: Cost-Burdened Senior Households by Income Level

Income Group	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing	Total Senior Households
0%-30% of AMI	7.1%	15.3%	49.7%	16.4%
31%-50% of AMI	10.3%	20.3%	21.3%	14.2%
51%-80% of AMI	14.2%	19.8%	17.8%	15.9%
81%-100% of AMI	8.3%	17.7%	6.9%	9.9%
Greater than 100% of AMI	60.1%	26.9%	4.3%	43.6%
Totals	6,504	2,008	1,886	10,398

Notes:

-For the purposes of this graph, senior households are those with a householder who is aged 62 or older.

-Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

-Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area

(Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release in the Association of Bay Area Governments (ABAG) Housing Needs Data Packet: Marin County, 2021

In many cases, seniors are living in large, oversized houses. Housing types to meet the needs of seniors include smaller attached or detached housing for independent living (both market rate and below market rate), Accessory Dwelling Units, age-restricted subsidized rental developments, shared housing, congregate care facilities, licensed facilities, Alzheimer's and other specialty facilities, and skilled nursing homes. There is also a need for senior housing where an in-home caregiver can reside.

In addition, the nexus between living arrangements for seniors and senior-oriented services must reinforce the ability for seniors to achieve a high quality of life, with access to local amenities, transportation, choices in housing, health care, and activities, and full integration into the community. A well-balanced community is one in which these elements are implicit and guaranteed for all members of the community, with particular recognition of the needs of specific demographic groups such as seniors. As such, the Older Americans Act provides funding for services that:

- Enable older individuals to secure and maintain independence and dignity in their homes
- Remove barriers to personal and economic independence
- Provide a continuum of care for vulnerable older persons
- Secure the opportunity for older individuals to receive managed in-home care and community-based long-term care services

The County's Division of Aging and Adult Services supports a variety of services that are provided to a network of local nonprofit organizations and governmental agencies throughout Marin County. Table H-2.37 Below summarizes available senior services.

Table H-2.37: Countywide Services Offered for Seniors: 2021

Service	Description
Aging and Disability Resource Connection/ One Door	Streamlines access to services through a person-centered interactive network of agencies with coordinated points of entry.
Assisted transportation	Provides assistance and transportation to persons who have difficulties (physical or cognitive) using regular vehicular transportation.
Caregiver registry	Maintains a list of qualified workers to refer to clients and follow-up to assure service was received.
Congregate meals	Serves healthy meals in a group setting, helping to maintain and improve physical, psychological, and social well-being. Can also be served as grab-and-go.
Elder abuse prevention	Educates the public and professionals to develop, strengthen and carry out programs that prevent and detect elder abuse.
Employment Services	Assists clients in maintaining or obtaining full-time employment through job development and skill training.
Family Caregiver Support	Provides emotional support, education, training, and respite care for family caregivers.
Health Insurance Counseling and Advocacy Program	Provides formation and counseling on Medicare, Medi-Cal, managed care and long-term care.
Health promotion and disease prevention	Evidence-based health promotion programs that can prevent and mitigate chronic disease.
Home-Delivered Meals	Delivers nutritious meals to home-bound clients while providing personal contact.
Information and Assistance	Links older adults and their family members to appropriate services through information and referrals.
Legal Assistance	Provides seniors with legal services and education on older persons' rights, entitlements, and benefits.
Long-Term Care Ombudsman	Ensures the rights and protection of older persons at risk for abuse, neglect or exploitation while living in long-term care facilities.

Service	Description
Nutrition Education	Promotes better health by providing accurate and culturally sensitive nutrition information and educational materials.
Rural Case Management	Assesses client needs and assists in development of care plans and coordination of services among providers.
Rural visiting	Provides contact and safety checks through visiting and support.
Senior Center Activities	Provides education and activities, including trips that enhance both health and well-being.

Source: Marin County Aging and Adult Services

The County's Human and Health Services website also has an online Community Resource Guide residents can browse for information, services, and resources. A direct link to the guide is here: <https://www.marinhhs.org/community-resource-guide>

Many seniors in Marin County are over-housed, which means living in a home far larger than they need. This phenomenon will become more pronounced in the coming years, as the unincorporated County's population will continue to age. According to the ACS 5-year estimates, approximately 32% of the current population is between the ages of 45 and 65 years old. These residents will become part of the senior population over the next twenty years. During the public outreach for this Housing Element, insufficient housing options for seniors was one of the top concerns. Some may be willing to vacate their home for a smaller unit, thus increasing housing options for families. A program has been included in this Housing Element for the County to pursue a variety of housing options for seniors. The goal is to allow seniors to trade down their current homes for other housing that requires less maintenance, is designed to accommodate the mobility needs of seniors, and is more affordable.

The Age-Friendly County of Marin Action Plan from January 2020 looked at how the County can interact and work together for a community that is experiencing a rapid growth rate among its older generations. Through the public outreach for this plan, which included surveys, interviews and focus groups, the following challenges emerged regarding older adults:

- Lack of affordable housing impacts older adults and their families as well as the local workforce.
- Limited accessible housing stock means older adults must invest more into home modifications and take greater risks in order to age in place.

- Older renters have a greater challenge in homes and units that need age-friendly modifications.

Low and very low income seniors often cannot afford the cost of licensed facilities in Marin County. According to the Marin County Health and Human Services, long-term care in a licensed Residential Care Facility for the Elderly costs anywhere from \$4,500 - \$9,500 a month and higher.⁴⁰ The lower range would be a shared room in a small facility with fewer amenities and the higher range would be for a private apartment with higher levels of care in a facility with a lot of amenities.

Through a 2003 County ordinance, the development of licensed senior facilities, such as assisted living facilities, is subject to the jobs/housing linkage fee, whereby funds are contributed to the County's Affordable Housing Trust Fund based on the number of low and moderate income jobs anticipated for the new development.

Marin County's Aging and Adult Services office acts as the Area Agency on Aging for Marin County, and publishes an Area Plan every four years. The Area Plan involves qualitative and quantitative research on the demographics, experiences and perspectives of older adults in their service area of Marin County.

People Living with Disabilities

People living with disabilities represent a wide range of housing needs, depending on the type and severity of their disability. Special consideration should be given to income and affordability, as many people with disabilities are living on fixed incomes. Some of the considerations and accommodations that are important in serving individuals and families with disabilities are: (1) the design of barrier-free housing, (2) accessibility modifications, (3) proximity to services and transit, (4) on-site services, and (5) mixed income diversity and group living opportunities.

Some people with disabilities can live most successfully in housing that provides a semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if long-term services and support are available. Different types of housing that can serve these populations include: (1) single-room occupancy (SRO) units, (2) single-family and group homes specifically dedicated to each population and their required supportive services, (3) set-asides in larger, more traditional affordable housing developments, and (4) transitional housing or crisis shelters.

⁴⁰ Information from the County Health and Human Services, Supervisor of the Long-Term Care Ombudsman Program. Example: Villa Martin (\$165/day or \$5,115 per month for Assisted Living or Skilled Nursing. \$330/day or \$10,230/month if medical exclusion/preexisting condition).

Federal sources of financing could include Multi-family Housing/Supportive Housing, Mental Health Services Act, Transitional Age Youth, and Section 8 project-based vouchers, which can be leveraged with local funds.

As the population ages, the need for accessible housing will increase. Consideration can be given to accessible dwelling conversion (or adaptability) and appropriate site design. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choice and is often required by State and federal fair housing laws. Barriers to applying for building and planning approvals for reasonable accommodation modifications to units could be removed by providing over-the-counter approvals and streamlining the application process.

The unincorporated County’s population with a disability is similar to that of the County and Bay Area. According to 2019 ACS data, approximately 9.2% of the unincorporated County’s population has a disability of some kind⁴¹, compared to 9.1% and 9.6% of Marin County and the Bay Area’s population. Table H-2.38 shows the rates at which different disabilities are present among residents of unincorporated Marin County and its community areas. Among the unincorporated County communities, the San Geronimo Valley , Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Marin City have a higher proportion of persons with a disability than the unincorporated County. However, across all communities, ambulatory difficulties were the most prominent.

Table H-2.38: Persons with Disabilities by Disability Type

Community	With Disability	With a Hearing Difficulty	With a Vision Difficulty	With a Cognitive Difficulty	With an Ambulatory Difficulty	With a Self-Care Difficulty	With an Independent Living Difficulty
Black Point-Green Point	9.4%	4.6%	0.6%	2.2%	4.3%	2.0%	4.0%
N. Costal West Marin	5.8%	3.8%	2.0%	3.8%	5.8%	3.8%	3.8%
Central Coastal West Marin	10.3%	3.4%	2.2%	1.6%	4.3%	0.9%	1.6%
The San Geronimo Valley	11.2%	4.7%	2.8%	4.2%	7.2%	2.2%	2.6%
Southern Coastal West Marin	6.9%	3.1%	0.6%	2.1%	2.4%	0.0%	0.2%
Marinwood/Lucas Valley	12.0%	3.3%	1.4%	3.2%	6.8%	1.9%	6.7%
Santa Venetia/Los Ranchitos	16.0%	3.0%	4.7%	7.4%	8.1%	4.5%	9.5%
Kentfield/Greenbrae	7.1%	2.1%	0.5%	2.5%	2.9%	2.3%	3.6%

⁴¹ These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Strawberry	7.6%	2.2%	0.6%	2.0%	3.6%	2.1%	1.6%
Tam Valley	8.6%	3.0%	1.8%	2.5%	3.1%	1.8%	2.3%
Marin City	12.6%	0.4%	2.7%	6.1%	4.8%	1.9%	6.2%
Unincorporated	9.2%	2.6%	1.4%	2.8%	4.0%	1.7%	3.0%

Source: American Community Survey 5-Year Estimates, 2015-2019:

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Senate Bill 812, which took effect January 2011, requires housing elements to include an analysis of the special housing needs of the developmentally disabled in accordance with Government Code Section 65583(e). Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severely impaired intellectual and adaptive functioning . Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and/or live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities. While there are no estimates of the population with developmental disabilities, according to the ABAG Housing Needs report, as of 2020 the California Department of Developmental Services served 384 individuals with a developmental disability in the unincorporated County. Of these individuals with a developmental disability, children under the age of 18 made up 29%, while adults accounted for 71%. The Department of Developmental Services estimated that a majority (57%) of individuals with developmental disabilities resided with a parent/guardian, while 21% live in independent/ supportive living facilities and 17% in community care facilities (Table H-2.39).

Table H-2.39: Population with Developmental Disabilities by Residence

Residence Type	% of Persons Served
Home of Parent /Family /Guardian	56.7%
Independent /Supported Living	21.2%
Community Care Facility	17.1%
Intermediate Care Facility	2.5%
Other	2.2%
Foster /Family Home	0.3%
Totals	363

Notes:

-The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were cross walked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

- Totals differed at source (i.e. total Population with Developmental Disabilities by age as presented in ABAG's Housing Needs Report was 384).

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

The total number of persons served in unincorporated County communities cannot be estimated because the Department of Developmental Services does not give exact number of consumers when fewer than 11 persons are served (Table H-2.40). However, based on the September 2020 Quarterly Consumer Reports, the communities of Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Black –Point - Green Point have the greater population of persons with developmental disabilities, as evidenced by the higher number of consumers from their ZIP codes.

Table H-2.40: Consumer Count by California ZIP Code and Age Group

Community	CPD	Zip Code	0-17 yrs	18+ yrs	Total
Black Point-Green Point	Black Point – Green Point	94945	39	91	130
Northern Coastal West Marin	Dillon Beach	94929	0	<11	>0
	Tomales	94971	0	0	0
Central Coastal West Marin	Point Reyes Station	94956	<11	<11	>0
	Inverness	94937	0	<11	>0
The San Geronimo Valley	Nicasio	94946	<11	<11	>0
	San Geronimo Valley	94963	0	<11	>0
	Woodacre	94973	<11	<11	>0
	Lagunitas	94938	0	0	0
	Forest Knolls	94933	<11	<11	>0
Southern Coastal West Marin	Stinson Beach	94970	0	0	0
	Bolinas	94924	<11	<11	>0
	Muir Beach	94965	12	25	37
Marinwood/Lucas Valley	Lucas Valley	N/A	N/A	N/A	N/A
	Marinwood	94903	62	223	285
Santa Venetia/ Los Ranchitos	Santa Venetia	94903	62	223	285
Kentfield/Greenbrae	Kentfield	94904	17	16	33
Strawberry	Strawberry	95375	0	0	0
Tam Valley	Tamalpais-Homestead Valley	94941	32	67	99
Marin City	Marin City	94965	12	25	37

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

Note: Please refer to Table II-1 and Figure II-1 for the census designated places included in the unincorporated communities

The needs of individuals with developmental disabilities are similar to those with other disabilities, and they face similar challenges in finding affordable housing. Many individuals with developmentally disabilities are on fixed incomes and cannot afford market rate rents. In addition, supportive services are often beneficial to maintain housing stability.

Large Families

Large-family households are defined by the U.S. Census Bureau as households containing five or more persons. The 2019 ACS data reflect that seven % of Marin's households meet the definition of a large family (five or more people) and that over half (55 %) of large-family households in the County live in owner-occupied homes (Table H-2.41). In the unincorporated area of the County, there are about 2,071 large-family households, which make up eight % of all households in the unincorporated County. Of these households, 69 % are owner-occupied households and 31 are renters.

Among the community areas, Black Point-Green Point, Marinwood/Lucas Valley, and Kentfield/ Greenbrae have the highest percentages of large family households. In these communities, over 10 % of households have five or more persons.

Table H-2.41: Large-Family Households (5 or more persons) by Tenure

Community	Owner-Occupied Households		Renter-Occupied Households		Total Large Family Households		Total Households
	Number	Percent	Number	Percent	Number	Percent	Number
Black pPoint-Green Point	54	80.6%	13	19.4%	67	10.9%	617
Northern Costal West Marin	9	100.0%	0	0.0%	9	4.2%	212
Central Coastal West Marin	0	0.0%	0	0.0%	0	0.0%	853
The San Geronimo Valley	67	56.3%	52	43.7%	119	7.9%	1,500
Southern Coastal West Marin	11	100.0%	0	0.0%	11	1.1%	1,026
Marinwood/ Lucas Valley	227	74.7%	77	25.3%	304	12.6%	2,412
Santa Venetia/ Los Ranchitos	128	88.3%	17	11.7%	145	8.4%	1,717
Kentfield/ Greenbrae	258	87.5%	37	12.5%	295	11.5%	2,567
Strawberry	110	75.9%	35	24.1%	145	6.1%	2,391
Tam Valley	270	71.2%	109	28.8%	379	8.2%	4,617
Marin City	10	20.8%	38	79.2%	48	3.5%	1,377

Table H-2.41: Large-Family Households (5 or more persons) by Tenure

Community	Owner-Occupied Households		Renter-Occupied Households		Total Large Family Households		Total Households
	Number	Percent	Number	Percent	Number	Percent	Number
Unincorporated Marin	1,434	69.2%	637	30.8%	2,071	8.0%	25,850
Marin County all	4,150	54.9%	3,411	45.1%	7,561	7.2%	105,432

Source: American Community Survey 5-Year Estimates, 2015-2019, Table B25009.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Housing Units Available for Large Families

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are an estimated 17,363 units in unincorporated Marin County, accounting for 67% of housing stock. Among these large units with three or more bedrooms, 85% are owner-occupied and 15 % are renter-occupied (Table H-2.42). The unincorporated County has a higher percentage of housing units with three or more bedrooms than the County as a whole (67% and 58%, respectively). The communities of Central Coast West Marin, The San Geronimo Valley , Southern Coastal West Marin, Strawberry, and Marin City have a significantly lower share of housing units with three or more bedrooms than other communities and the unincorporated County. Table H-2.42 also illustrates the shortage of large units is primarily in the rental category, as the share of the housing stock with three or more bedrooms is less than 21 % for all areas but Marin City.

Table H-2.42: Units with Three or More Bedrooms by Tenure

Community	Owner Units		Renter Units		Total Units with 3+ Bedrooms	
	Number	Percent	Number	Percent	Number	Percent
Black Point-Green Point	410	91.1%	40	8.9%	450	72.9%
Northern Coastal West Marin	137	81.5%	31	18.5%	168	79.2%
Central Coastal West Marin	211	79.0%	56	21.0%	267	31.3%
The San Geronimo Valley	694	92.7%	55	7.3%	749	49.9%
Southern Coastal West Marin	324	81.8%	72	18.2%	396	38.6%
Marinwood/Lucas Valley	1,956	91.6%	179	8.4%	2,135	88.5%
Santa Venetia/ Los Ranchitos	1,165	90.6%	121	9.4%	1,286	74.9%
Kentfield/ Greenbrae	1,871	92.4%	154	7.6%	2,025	78.9%
Strawberry	913	83.8%	177	16.2%	1,090	45.6%
Tam Valley	2,777	84.2%	520	15.8%	3,297	71.4%
Marin City	175	41.2%	250	58.8%	425	30.9%
Unincorporated Marin	14,833	85.4%	2,530	14.6%	17,363	67.2%
Marin County	52,576	85.4%	9,012	14.6%	61,588	58.4%

Source: Source: American Community Survey 5-Year Estimates, 2015-2019, Table B25009, Table B25042.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Although enough units appear to be available to meet the demand for large households (i.e., there are 2,071 large family households and 17,363 units with three or more bedrooms), available large units may be unaffordable to large families (see income section/refer to income section), or as is the case in many jurisdictions, large units are not always occupied by large-family households. Due to the limited supply of adequately sized rental units and affordable homeownership opportunities to accommodate large-family households, large families face additional difficulty in locating housing that is adequately sized and affordably priced. As mentioned in the Seniors section above, many older residents are aging in place and are “overhoused”, which may further limit the availability of units for larger households. In Marin County, adequate market-rate homeownership opportunities exist, but these homes are out of reach economically for moderate and low income families.

The AFFH Appendix of this Housing Element found that large renter households experience a greater rate of housing problems with physical defects (lacking complete kitchen or bathroom or are living in overcrowded conditions) compared to other renter households.

Female-Headed and Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households fall into one of three primary groups in Marin County: single professional women, single parents, and seniors. The last two groups in particular may have a need for affordable housing. The housing needs of senior residents are discussed above in the section on Seniors. The needs of female-headed households with children are particularly acute. As stated in the ABAG Housing Needs Data Packet, female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. The need for additional housing options for families with children was a priority identified by community members during the Housing Element public outreach process.

As shown in Table H-2.43, there are a total of 25,850 households in the unincorporated area of the County, of which 6,745(26%) are female-headed households. Moreover, approximately 800 (3%) of the total households are female-headed households with children under the age of 18. The percent of family households living in poverty that are female headed in the unincorporated County is less than 1% (approximately 150 households), which is lower than the 3% (approximately 480) of all family households overall that are living in poverty. Compared to the County, unincorporated County has a lower percentage of female headed households, female-headed households with children, and lower rates of poverty for all families and for female-headed households.

Table H-2.43: Female-Headed Households - Unincorporated County and Marin County

	Unincorporated	Marin County
Total households	25,850	105,432
Total Female-Headed Households	26.1%	28.2%
With children	3.1%	3.3%
Total Families	17,061	66,052
Total families under the poverty level	2.8%	3.8%
Female-Headed Households under the poverty level	0.9%	1.5%
With children	0.6%	1.1%

Source: American Community Survey, 5-Year Estimates 2015-2019, Tables DP02 and B17012.

Within the unincorporated County, Marin City has the highest percentage of female-headed households (42% of all households are female-headed households) and female-headed households with children (11%). Marin City also has the highest poverty rates compared to all community areas and the unincorporated County; about 16% of all family households are living below the federal poverty line. Female-headed households also have higher rates of poverty (11%) in Marin City compared to other community areas. About six % of all households in the Marin City are female-headed family household with children living below the poverty line. As discussed earlier in this chapter, Marin City also has one of the highest percentage of non-white residents.

Table H-2.44: Female-Headed Households (FHH) - Unincorporated County Communities

Community	Total households (HH)	Total FHH	FHH w/ children	Total Families	Total families under the poverty level	FHH under the poverty level	FHH w/ child
Black Point-Green Point	617	12.0%	0.0%	419	1.9%	0.0%	0.0%
Northern Coastal West Marin	212	36.8%	0.0%	129	0.0%	0.0%	0.0%
Central Coastal West Marin	853	39.4%	0.0%	381	4.2%	1.6%	0.0%
The San Geronimo Valley	1,500	28.9%	2.4%	769	6.2%	0.0%	0.0%
Southern Coastal West Marin	1,026	32.0%	1.2%	451	4.7%	1.8%	0.0%
Marinwood/Lucas Valley	2,412	25.9%	2.0%	1,762	3.2%	1.0%	1.0%
Santa Venetia/Los Ranchitos	1,717	34.7%	1.2%	1,051	0.0%	0.0%	0.0%
Kentfield/Greenbrae	2,567	20.6%	3.7%	1,874	2.2%	0.6%	0.6%
Strawberry	2,391	36.2%	7.2%	1,348	2.7%	0.9%	0.9%
Tam Valley	4,617	24.6%	3.9%	3,202	1.9%	0.0%	0.0%
Marin City	1,377	42.0%	10.5%	698	16.3%	10.5%	6.3%

FHH = Female-Headed Households

Source: American Community Survey, 5-Year Estimates 2015-2019, Tables DP02 and B17012.

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Agricultural Workers

Marin's agricultural history remains a strong value and source of pride, particularly in the Coastal and Inland Rural Corridors of the County. According to the United States Department of Agriculture (USDA), Marin County farms and ranches encompass approximately 140,075 acres, or about 41 % of the County's total land area; land in farms decreased by 18% from 2012 to 2017.⁴² Rural West Marin has an economic base of cattle ranches, dairies, organic vegetable farms, poultry, mariculture, and tourism. Of the 343 agricultural operations in Marin County, the majority are third- to fifth-generation

⁴² 2017 Census of Agriculture Marin County Profile,

family-owned farms and are not large by California standards, with an average size of 408 acres.

Agricultural workers are significantly impacted by the high cost of living in Marin County, especially housing costs that are influenced by vacation rentals and high-end tourism. To promote a vibrant and economically sound agriculture base as part of Marin County's future, quality affordable housing for agricultural workers is needed. In almost all cases agricultural housing is tied to employment. If a worker is fired or leaves a job, becomes injured or an agricultural facility stops production, that housing is no longer available. This was identified as a concern during the public outreach for the Housing Element.

Almost all agriculturally zoned land in Marin County is located within unincorporated County areas, so presumably the data available on the agricultural worker population in the County is representative of the unincorporated County. The 2017 USDA Census reported that in Marin County, 1,274 persons were hired farmworkers, which accounts for less than 1% of the Marin County workforce.⁴³

Distinct from other agricultural regions of the State, much of the County's agricultural production primarily requires a year-round, permanent workforce. As a result, the County does not experience a significant influx of seasonal workers during peak harvest times. Agricultural worker housing needs are dictated by the presence of parallel factors:

- The majority of agricultural worker housing units, both for permanent and seasonal workers, are provided on site by the employer-ranchers.
- As a largely permanent workforce, agricultural workers live in multi-person households, often with spouses and children.⁴⁴ Agricultural workers' spouses are often employed in non-agricultural jobs, such as visitor-serving businesses in West Marin.

These factors indicate that the housing needs of agricultural workers are best met through the provision of permanent single- and multi-family affordable housing. Given the existing housing on ranches, two important issues arise:

- Ensuring that the workforce and their families are being housed in safe and healthy conditions is a major priority
- Allowing agricultural worker households to determine the type and location of housing that is most suitable through enhancing housing choices and options
- Additional tenant rights to support agricultural workers

⁴³ Civilian employed population 16 years and over. American Community Survey Five-Year Estimates, 2015-2019. Table S2403.

⁴⁴ Evaluation of the Need for Ranch Worker Housing in Marin County, California, California Human Development Corporation, July 2008

Limited space, septic capacity, and high building costs often make it difficult to house migrant workers, presenting disincentives for employer-ranchers to provide more than basic shelter with minimal amenities. Common challenges faced by agricultural worker households include:

- **Limited Income:** With a mean annual salary of \$41,321,⁴⁵ most agricultural workers fall within very low income groups (the 2021 HCD income limits are \$38,400 and \$63,950 for a one-person household for extremely low and very low income households).
- **Cost Burden/Lack of Affordability:** As described above, HUD considers payment of more than 30% of a household's income for direct housing expenses as overpayment or an undue hardship. According to the California Housing Partnership 2021 Affordable Housing Needs Report,⁴⁶ a Marin County household would have to earn a minimum of \$48.46 an hour in full-time employment to afford the average asking rent⁴⁷ in Marin County. Opportunities for affordable rental housing or opportunities for homeownership are considerably constrained for the agricultural worker population.
- **Overcrowding:** Due to low incomes and lack of inventory, agricultural workers have limited housing choices and are often forced to double up to afford rents. Many such units are not monitored for code enforcement on past development and building approvals unless complaints are lodged.
- **Substandard Housing Conditions:** Many agricultural workers occupy substandard housing, such as informal shacks, illegal garages, barns or storage units, trailers, and other structures generally unsuitable for occupancy. The County's Code Enforcement staff investigates complaints against property owners for code violations but does not actively monitor agricultural worker housing units for code compliance. Few HUD Section 8 vouchers are utilized in West Marin due to the scarcity of affordable units and the inability of these units to pass the required HUD Housing Quality Standards inspection. During the Housing Element public outreach, it was identified that in many cases, existing septic systems cannot accommodate new units on sites in West Marin, including those that house agricultural employees and their families.

⁴⁵ Based on the mean annual wages for Farming, Fishing, and Forestry Occupations in the Marin County (San Rafael MD) as reported in the 2021 First Quarter Occupational Employment and Wage Statistics (OEWS) Survey.

⁴⁶ https://1p08d91kd0c03rlxhmhtydpr-wpengine.netdna-ssl.com/wp-content/uploads/2021/05/Marin_Housing_Report.pdf

⁴⁷ Average asking rent assumed was \$2,520.

The need for the County to facilitate additional housing for agricultural workers was identified as a key priority during preparation of the Housing Element by focus groups, particularly in West Marin.

Currently, the County's provisions for agricultural worker housing is not consistent with State Employee Housing Act. Furthermore, the Development Code does not contain provisions for employee housing. Pursuant to the Employee Housing Act, any housing for six or fewer employees (in any industry) should be permitted as a single-family residential use. The Housing Plan section of the Housing Element contains programs to address these inconsistencies with state law and to help to facilitate more agricultural worker housing in the unincorporated County.

Individuals and Families Experiencing Homelessness

Individuals and families experiencing homelessness have immediate housing needs. Also, many residents lack stable housing but are not considered unhoused, according to the HUD definition⁴⁸. They live doubled up in overcrowded dwellings, often sleeping in shifts or renting closet space or "couch surfing" with family or friends. Although not living on the street, this population often has no means of stable accommodation and may experience periods of being unsheltered. In addition, their living situation affects their ability to access services designated for people experiencing homelessness.

The Marin County 2019 Point in Time Count of people experiencing homelessness was conducted on January 28, 2019 and surveyed 360 unsheltered and sheltered individuals experiencing homelessness to profile their experience and characteristics. This is an on-the-ground survey that is undertaken by a team of County employees and volunteers to determine that number of persons experiencing homeless at a specific point in time (January 28, 2019). According to this survey, in January 2019, 1,034 persons in the County met the Marin County Health and Human Services definition of homeless, of which 172 (17 %) resided in the unincorporated County (Table H-2.45). This represented a 7% decrease from the 2017 countywide population, but a 26% increase in the unincorporated County homeless count. All homeless persons surveyed in the unincorporated County in 2019 were considered unsheltered, while countywide, about 68 % are unsheltered. Regionally, North Marin and Central Marin had the highest population of people experiencing homelessness, while in the unincorporated County, West Marin had the highest population of people experiencing homelessness.

In 2019, the number of those experiencing unsheltered homelessness continued to decrease in all regions of the County except for West Marin and South Marin. West Marin saw a population increase of 41 people since 2017, which may be in part due to increased outreach efforts and specialized teams familiar with the communities

⁴⁸ (1) Individual or family who lacks a fixed, regular, and adequate nighttime residence, (2) Individual or family who will imminently lose their primary nighttime residence within 14 days.

conducting the count in this region. With the planned closure of a rotating shelter in 2017, the sheltered number decreased by 20% from 2017 to 326 persons in 2019. Although the sheltered number decreased, the unsheltered number did not increase. Information about the 2021 count of persons experiencing homelessness is included later in this section, in Effects of Covid-19.

Table H-2.45: Total Homeless Count Population, By Jurisdiction and Shelter Status

Jurisdiction	Unsheltered	Sheltered	Total
North Marin	147	163	310
Novato	147	163	310
Central Marin	277	94	371
San Anselmo	20	0	20
San Rafael	161	94	255
Corte Madera	39	0	39
Fairfax	5	0	5
Larkspur	28	0	28
Mill Valley	8	0	8
Unincorporated Central Marin	16	0	16
South Marin	144	0	144
Sausalito	25	0	25
Richardson Bay Anchor Outs	103	0	103
Belvedere	0	0	0
Unincorporated South Marin	16	0	16
West Marin	140	0	140
Unincorporated West Marin	140	0	140
Other	0	69	69
Domestic Violence Shelter	0	69	69
Rotating Shelter	0	0	0
Unincorporated Total	172	0	172
County Total	708	326	1,034

Table H-2.45: Total Homeless Count Population, By Jurisdiction and Shelter Status

Jurisdiction	Unsheltered	Sheltered	Total
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Source: 2019 Marin County Homeless Count and Survey Comprehensive Report

Note: Please refer to Table H-2.1 and Figure H-2.1 for the census designated places included in the unincorporated communities

Characteristics of the Population Experiencing Homelessness

The Needs Assessment in the County's 2020-2024 Consolidated Plan estimated that 543 persons were becoming homeless each year (System Performance Measure 5.2), while 199 persons exited homelessness each year (System Performance Measure 7b.1). In addition, the Consolidated Plan estimated that people experience homelessness for over two years (764 days; System Performance Measure 1.2).

During the 2019 Point in Time Count, 54 households with children aged 18 or under were counted, including 61 adults and 81 kids (147 individuals). This is lower than the 75 households with children counted in 2017. Most families reported the following reasons for homelessness: lack of affordable housing, no income/loss of job, alcohol/drug issues, or end of a relationship. About 90% of Marin County families experiencing homelessness reside in shelters or transitional housing programs (66 households).

The 2019 Point in Time count report showed 38% (360) of all homeless adults counted having at least one type of disabling condition, such as a physical or developmental disability, chronic illness, or a substance use disorder. About 62% of these individuals with disabling conditions are unsheltered, while 38% live in emergency or transitional housing. Health issues and mental health issues are not atypical to the population experiencing homelessness. Homelessness is a traumatic event which can cause both physical and psychological difficulties.

Overall, the 2019 Marin County Homeless Count and Survey revealed a diverse homeless population with many different trends and needs. The data presents valuable insights into the population experiencing homelessness in Marin County for both the general population and subpopulations:

- About 31% of those experiencing homelessness were over the age of 50, and 19% were under age 25.
- Those who are Black or African American were overrepresented in the population: two % of the general population but 17% of the homeless population identified as Black or African American.

- First-time homelessness decreased from 35% in 2017 to 30% in 2019.
- 70% of survey respondents had experienced homelessness for one year or more.
- Economic issues were the most frequently cited cause of homelessness (49%).
- 73% cited a need for rental assistance to get into permanent housing.
- Veterans: More veterans were being sheltered in 2019, 19% were sheltered up from 13% in 2017 and veterans were more likely to report a physical disability (45% of veteran respondents compared 22% of non-veteran respondents).
- Families with Children: The number of families experiencing homelessness decreased 28% from 2017. This may have changed since the Covid-19 pandemic.
- Unaccompanied Children and Transition-Age Youth: There were eight unaccompanied children and 99 unaccompanied transition-age youth (age 18-24) enumerated, accounting for 10 % of the population experiencing homelessness in Marin County. Youth respondents were less likely to receive free meals (17 %) than those over age 25.
- Older Adults: Older adults comprised 31 % of the population experiencing homelessness and over two thirds were unsheltered.

Effects of COVID-19

Due to the COVID-19 pandemic, the County delayed the 2021 on-the-ground count until 2022. The decision was made with a heavy consideration for public safety, for both the unhoused in Marin County and the teams that count them. However, in the continuing effort to monitor homelessness and progress towards its elimination, the Marin County Continuum of Care decided that it would be safe to conduct a vehicle count versus the in person, on the ground count typically done, to partially help understand the current state of homelessness locally. On February 25, 2021, a special team of 41 people comprising local law enforcement, homeless outreach staff, and persons with lived vehicle experience canvassed Marin County to help determine the current prevalence of people living in vehicles. The count found 486 people living in 381 vehicles, a 91% increase over 2019.⁴⁹ Between 2019 and 2021, the number of people living in vehicles decreased in West Marin, while increasing in North, Central and Sothern Marin.

Because people experiencing homelessness are not evenly distributed between living situations and living in a vehicle is often the first place people go when they become homeless, the 91% increase in people living in vehicles does not equal a 91% increase in homelessness overall. However, it does indicate some level of new homelessness in Marin.

Unmet Needs

⁴⁹ Marin Health and Human Services, 2021 Marin Homelessness Vehicle Count, February 25, 2021.

According to the data collected during the 2019 Point in Time count and the needs assessment conducted to inform the Marin County 2020-2024 Consolidated Plan, the populations most in need of housing include individuals with mental and physical disabilities, families, individuals in the work force, and older adults in the very low and low income range. Those currently housed but at imminent risk of homelessness include those with disabilities, households with children below the federal poverty level, older adults, and farmworkers.

The needs of the homeless population and an outline of ways to address them are contained in the report *A Response to Homelessness in Marin County: Assessing the Need & Taking Action* (2019). Ultimately, the report identified the following priorities and goals through a series of stakeholder discussions:

- End Chronic and Veteran Homelessness in Marin County by 2022
- Create Additional Permanent Housing Opportunities to Address Needs of the Most Vulnerable
- Maintain and Enhance Fidelity to the Principles of Housing First
Improve and Expand Data Sharing Capacity to Provide Comprehensive, Coordinated Care to Persons Experiencing Homelessness

To estimate the unmet need for shelter beds and to document the existing resources for homeless families and individuals, the County used information from the 2021 Homeless Housing, Assistance, and Prevention (HHAP) Grant Program funding application submitted to the State of California's Business, Consumer Services, and Housing Agency. Table H-2.46 identifies which areas of the local homelessness response system (e.g., shelter, rental subsidies, supportive housing) have gaps in resources based on the needs of people experiencing homelessness in the County. During the public outreach for the Housing Element, establishing a coordinated entry system for individuals experiencing homeless, particularly in West Marin, was identified as a need. Focus group participants stated that people in West Marin are living in camper vans and isolated from services.

Table H-2.46: Service Gap Analysis

	Total # of Clients Currently Needing This Service	Total # of Clients Currently Receiving This Service	Remaining Needs
Interim Housing/Shelter Beds	1,034	326	708
Rental Assistance	756	235	521
Supportive Housing (Permanent)	1,076	525	551
Outreach	708	300	408
Prevention/Diversion	2,690	520	2,170

Source: Marin County CoC Homeless Housing, Assistance and Prevention (HHAP) Grant Program Application submitted to Business, Consumer Services, and Housing Agency (BCSH).

Table H-2.47 below provides a summary of the emergency shelter beds and transitional and supportive housing units for homeless people that are located throughout Marin County. The Fireside Affordable Apartments, which provide 18 units of supportive housing (10 for families and 8 for formerly homeless seniors), are located within unincorporated Marin County. Additional transitional or supportive units provided at scattered sites and located within the unincorporated County are unknown at this time.

Table H-2.47: Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	Under Development	Total
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New		
Households with Adult(s) and Child(ren)	55	3	159	155	0	372
Households with Only Adults	149	60	38	492	10	749
Chronically Homeless Households	0	0	0	492	28	520
Veterans	0	0	0	16	0	16
Unaccompanied Youth	0	0	0	0	0	0
Total	204	63	197	1,155	38	1,657

Source: Marin County 2020-2024 Consolidated Plan

Assessment of Unmet Year-Round Need for Emergency Shelter

Marin County estimates that 708 year-round interim housing/emergency shelter beds are needed to meet the needs of the 1,034 unsheltered homeless people in the County. Given the increase in homelessness assumed from the 2021 vehicle county surveys, it is likely that this need is higher due to the COVID-19 pandemic.

Assessment of Unmet Need for Supportive Housing

In Marin County's 2021 HHAP Grant Program Application, the County's Continuum of Care estimates that the County has an unmet need for 551 beds across jurisdictions in permanent housing. There is no breakdown of this unmet need estimate by jurisdiction. However, Marin County has estimated the needed beds based on the percentage of the total number of unsheltered homeless people living in the community. Given that 24% of the total unsheltered homeless people in the County are estimated to reside in unincorporated areas of Marin, the estimated unmet need for supportive housing beds is 133. The program chapter of the Housing Element contains a program to pursue

funding for providing permanent supportive housing for the homeless (Project Homekey).

Units at Risk of Conversion

As of 2022, 24 affordable housing projects totaling 1,148 units (including 877 affordable units) are in unincorporated Marin (Table H-2.48). Government Code Section 65583 requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low income units that are at risk of losing deed-restricted subsidies in the next 10 years. Two projects (Ponderosa Estates and Parnow House) with 128 affordable units are deemed at risk of conversion during the 2023-2033 at-risk analysis period.

Table H-2.48: Publicly Assisted Multi-Family Affordable Rental Housing

Name	Address	# of Units	# of Afford Units	Utility Type	Non Profit	Expiration Date
Ponderosa Estates	1001 Drake Ave.	56	56		John Stewart	2023
Parnow Friendship House	164 N. San Pedro Rd.	72	72		EAH Housing	2024
The Redwoods II		60	60		Community Church of Mill Valley	2036
Mill Creek Apartments		9	9	Persons with disabilities	North Bay Rehab Services	2039
Village Oduduwa Complex	2 Park Circle	25	25	Seniors	Oakland Community Housing Management	2040
Hilarita	100 Neds Way	91	91		EAH	2045
Dorothea Mitchell Apartments	52 Terrace Dr.	30	30		Bridge	2051

Table H-2.48: Publicly Assisted Multi-Family Affordable Rental Housing

Name	Address	# of Units	# of Afford Units	Utility Type	Non Profit	Expiration Date
Rotary Valley Senior Village	10 Jeannette Prandi Way #2601	80	80	Seniors	Bridge	2051
Bo Gas	6 Wharf Rd.	8	8		BCLT	2059
Gibson House	20 Wharf Road	7	7		BCLT	2059
Point Reyes Family Homes	12 Giacomini Rd.	27	27		EAH	2060
Mesa Apartments		4	4		CLAM	2061
Ridgeway Apartments	141 Donohue St.	225	72		St. Anton Multifamily	2064
Fireside Apartments	115 Shoreline Hwy.	50	50	Families and Seniors	Eden	2065
Toussin Apartments	10 Toussin Avenue	13	13	Seniors	PEP	2065
Anise Turina Apartments	10 La Brea Way	287	287		EAH	2067
Forest Knolls Trailer Court	6690 Sir Francis Drake Blvd.	20	20	Mobile Homes	SGVAHA	2070
21 Calle Del Embarcadero (Ocean Terrace Apartments)	21 Calle del Embarcadero	8	8		CLAM	2071
Walnut Place West Marin	600 A. St.	25	25	Seniors/Disabled	EAH	2073
Sage Lane Senior		6	6		SGVAHA	Forever
Homestead Terrace	100 Linden Lane	28	28	Seniors/Disabled	MHA	

Table H-2.48: Publicly Assisted Multi-Family Affordable Rental Housing

Name	Address	# of Units	# of Afford Units	Utility Type	Non Profit	Expiration Date
Kruger Pines	47 North Knoll Rd.	56	56	Seniors/Disabled	MHA	
Mt. Burdell		10	10		Habitat for Humanity	
Venetia Oaks	263 North San Pedro Road	36	36	Seniors/Disabled	MHA	
Total		1,148	877			

According to the 2020-2024 Consolidated Plan, Marin Housing Authority manages 340 Below Market Rate (BMR) homeownership units throughout Marin County that are preserved by deed-restriction, of which 90 units are in the unincorporated County. The Marin Housing Authority processes all sales of new units, resales of existing units, refinances, capital improvement evaluations, down payment assistance, and monitoring of the portfolio for compliance with BMR Program requirements. MHA also works with developers at the initial stage to formulate Developer Agreements determining the affordability range and construction requirements for these BMR units. There are an additional 408 BMR units in the City of Novato that are managed by Hello Housing in a similar manner. As of 2020, MHA does not have any anticipated Section 8 contract expirations.

Conversion Risk

The units considered at-risk of conversion in the unincorporated County are all at risk based on the expiration of restrictions for low income use through various financing sources. However, while the units described in Table H-2.48 may meet the definition of at risk of conversion as described in Government Code Section 65583, the risk of conversion is low because they are all owned by non-profits with a mission of providing long term affordable housing. The existing owners all intend to maintain the affordability of the units. There are limited costs associated with rehabilitation as based on regular monitoring and inspections, all of the complexes are in good condition.

Preservation Resources

In order to retain affordable housing, the County must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities will be notified of any future possibilities of units becoming at risk. A list of

qualified entitles to acquire and manage at-risk units is available through HCD's website and will be relied upon to provide notification of units at risk. However, the majority of these properties are already owned by nonprofit organizations and therefore preservation by transferring ownership to other nonprofits is not necessarily an efficient strategy.

Funding is available to facilitate preservation through the County's Affordable Housing Trust Fund, Permanent Local Housing Allocation (PLHA), HOME and CDBG funds. Preservation is one of the County's priorities for use of these funds.

Costs of Replacement versus Preservation for Units At-Risk During the Planning Period

According to the California Housing Partnership Corporation website, one development is deemed at risk of conversion during the planning period, 56-unit Ponderosa Estates in Marin City which has 56 units funded through HUD's Section 8 program. However, additional research found that Ponderosa Estates renewed their agreement with HUD in 2004 for an additional 40 years and the current restrictions do not expire until 2044. The property is part of HUD's Property Disposition Program which provides financial assistance for HUD owned housing projects to maintain their affordability. Assistance is provided to existing projects in need of repair as well as projects already in decent, safe, and sanitary conditions. By providing funding for these projects, HUD helps preserve decent, safe, housing affordable for low income families and minimizes displacement.

A second project – 72-unit Parnow Friendship House – is also identified with a potential conversion date of 2024. However, this project is owned and operated by EAH Housing, a nonprofit organization committed to providing permanent affordable housing to low income households. The expiration of deed restriction does not present a risk of conversion.

The high cost of land and construction make affordable housing development in Marin difficult without substantial subsidy. Projects tend to be small in scale due to local zoning which favors lower density development and community opposition to larger housing projects. Small projects are not competitive for many State funding sources and are not able to benefit from economies of scale. This results in higher development costs per unit, and it also results in higher ongoing management costs per rental unit. An example of high development costs is a project currently developing 54 one-bedroom units of affordable housing in Marin with a per unit cost of over \$650,000.⁵⁰ Therefore, the cost to construct 128 new units is estimated at \$83.2 million.

Based on the limited supply of developable land, high cost of construction and lengthy approval process, rehabilitation of existing units instead of new construction is the most

⁵⁰ 2020-2024 Consolidated Plan.

economical way of providing housing. The cost of preservation is significantly less. For example, in 2015 the eight-unit Calle del Embarcadero Apartments in Stinson Beach was going to be sold and existing residents, including two tenants using Section 8 housing assistance vouchers, were likely to be displaced because the new owner was expected to raise rents to market rates. A collaboration between the County of Marin, Marin Community Foundation, Community Land Trust Association of West Marin (CLAM) and the Stinson Beach Affordable Housing Committee was formed to enable the creation of the first permanently affordable housing units in Stinson Beach. According to the Marin Community Foundation, mix of grants and loans totaling \$2.85 million was supplied to cover the cost of purchasing the Calle del Embarcadero Apartments by CLAM.⁵¹ Based on the information supplied by the Marin Community Foundation, the per unit cost for the acquisition of the apartments was \$356,250 per unit, about half of the costs for new construction. Therefore, the cost of preserve 128 units of high and very high risk units can be estimated at about \$45.6 million.

Disadvantaged Communities

SB 244, codified in Government Code Section 56375, requires cities and counties to identify the infrastructure and service needs of unincorporated legacy communities in their general plans at the time of the next Housing Element update. SB 244 defines an unincorporated legacy community as a place that meets the following criteria:

- Contains 10 or more dwelling units in close proximity to one another;
- Is either within a city Sphere of Influence (SOI), is an island within a city boundary, or is geographically isolated and has existed for more than 50 years; and
- Has a median household income that is 80% or less than the statewide median household income.

Per this definition, no disadvantaged communities are located within the unincorporated area of the County. The Marin Local Agency Formation Commission's Municipal Services Review (MSR) from October 2019 identified one disadvantaged community in several census tracts covering the Canal neighborhood of San Rafael Region that met the disadvantaged community criteria.⁵² However, given this neighborhood is entirely within the San Rafael city limits, it does not qualify as a disadvantaged community in the unincorporated County. The October 2020 reports for the Twin Cities Region, Novato Region, Upper Ross Valley, and Tiburon Peninsula did not identify any disadvantaged communities.

⁵¹ <https://www.marincf.org/buck-family-fund-grants/mcf-loan-fund/case-studies-stinson-beach-affordable-housing>

⁵² https://www.marinlafco.org/files/8fd4604a2/San+Rafael+Reg+MSR_Final+Post+Adoption+Oct.2019%5B2%5D.pdf

While the community of Marin City does not fall under the definition of SB 244, it still faces many of the same challenges. As discussed in the AFFH appendix, Marin City is defined as a “sensitive community” by the UC Berkeley Urban Displacement project. This means that the share of renters is above 40%, share of people of color is more than 50 % as well as a higher share of low income households and severely rent burdened households and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. The Housing Element focus group members were concerned about displacement for residents who cannot find affordable housing.

CHAPTER 3: HOUSING CONSTRAINTS

Nongovernmental Constraints

Many factors contribute to the cost of housing, including land and construction costs, financing, community resistance to new development, and available infrastructure capacity. These factors impact the availability of housing, especially affordable housing, in Marin County.

Land and Construction Costs

Nearly 84% of Marin County consists of lands used for open space, watersheds, tidelands, parks, and agriculture. Only 11% of the land area has been developed, and most of the remaining available land is in incorporated cities and towns.¹ The limited amount of land available for development, combined with the County's location in the Bay Area, makes land costs high. Land appraisals indicate how land costs impact overall development costs in Marin County. Land value varies significantly depending on location and development potential. Two key examples are as follows.

1. In November 2020, a 1.23-acre site in San Geronimo was determined to have a market value of \$1,920,000. The land area value was \$352 per square foot, and the unit valuation was \$210,000 per unit.
2. In September 2021, a site in Tomales was valued at \$800,000. The land area valuation was \$32 per square foot and the unit valuation was \$55,000 per unit (13 total units assumed on the property).

Construction costs include materials and labor. In general, land costs per unit can be lowered by increasing the number of units built. According to the Association of Bay Area Governments (ABAG), wood frame construction at 20 to 30 units per acre is generally the most cost-efficient method of residential development. However, local circumstances affecting land costs and market demand will impact the economic feasibility of construction types. The North Bay Fires and the COVID-19 pandemic also disrupted the supply chain and impacted the costs of construction materials.

One indicator of construction costs is Building Valuation Data, compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not account for regional differences nor

¹ Marin Countywide Plan. Prepared by the Marin County Community Development Agency. Adopted November 6, 2007.

include the price of the land upon which the building is built. The most recent Building Valuation Data, dated February 2021, reports the national average for development costs per square foot for apartments and single-family homes as follows:²

- Type I or II, R-2 Residential Multi-family: \$157.74 to \$179.04 per square foot
- Type V Wood Frame, R-2 Residential Multi-family: \$120.47 to \$125.18 per square foot
- Type V Wood Frame, R-3 Residential One- and Two-Family Dwelling: \$130.58 to \$138.79 per square foot
- R-4 Residential Care/Assisted Living Facilities generally range between \$152.25 to \$211.58 per square foot

Additionally, labor costs are influenced by the availability of workers and prevailing wages. State law requires payment of prevailing wages for many private projects constructed under an agreement with a public agency that provides assistance. As a result, the prevailing wage requirement substantially increases the cost of affordable housing construction. In addition, a statewide shortage of construction workers can impact the availability and cost of labor to complete housing projects. This shortage may be further exacerbated by limitations and restrictions due to the COVID-19 pandemic. In Marin County, many contractors who cannot afford to live here are not based in the county and travel from outside the area, potentially adding to labor shortages. Although construction costs are a significant factor in the overall cost of development, County of Marin staff has no direct influence over materials and labor costs.

A report in 2020 by the Turner Center for Housing Innovation at UC Berkeley found that materials and labor (also referred to as hard construction costs) accounted for approximately 63% of total development costs for multi-family projects in California between 2010 and 2019.³ The report also found that controlling for project characteristics, compared to the rest of the state, average materials and labor costs were \$81 more expensive per square foot in the Bay Area. The Bay Area has comparatively higher construction wages than elsewhere in California.⁴

In April 2022, the County's Affordable Housing Financial Assessment Study was published. This study looked at the costs of affordable housing production in Marin County, including funding gaps. As part of the analysis, several projects in Marin, Sonoma and Napa Counties were examined for development costs⁵. The following is a summary of the seven projects:

² <https://cdn-web.iccsafe.org/wp-content/uploads/BVD-BSJ-FEB21.pdf>

³ The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, Turner Center for Housing Innovation. March 2020.

⁴ Same as footnote 3.

⁵ Economic & Planning Systems, Inc. Affordable Housing Financial Assessment Study: Marin County Housing Element Technical Support Document. April 5, 2022.

- Average number of units in the project: 85
- Average dwelling units per acre: 63.27
- Average land costs: \$3,174,814; \$37/square foot
- Average construction costs: \$28,383,713; \$345/square foot
- Average project costs: \$47,179,443; \$564/square foot

Identified Densities and Delays in Requesting Building Permits

Requests to develop housing at densities below those anticipated in the Housing Element may be a non-governmental constraint to housing development, when the private sector prefers to develop at lower densities than shown in the housing element. Over the last housing cycle, none of the sites in the inventory were developed.

Non-governmental constraints can also affect the timing between project approval and requests for building permits. This may be due to delays in securing construction financing, finding contractors, or changes in the housing market since project approval.

In Marin County, provided the applicant 1) submits the building permit application on the next business day following their receipt of the discretionary approval, (2) provides the applicant submits complete and properly prepared plans and submittal documents, and 3) provides the applicant responds within five business days to any plan review corrections required, the estimated average timeline for building permit issuance is six weeks after discretionary review has been approved.

Financing Availability

The availability of financing affects a person's ability to purchase or improve a home. Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications. Through analysis of HMDA data, an assessment can be made of the availability of residential financing within Marin County.

Table H-3.1 illustrates the home purchase and improvement loan activity in Marin County in 2020. Data for just the unincorporated areas are not readily available. Of the 23,703 total applications processed in 2020, a majority (80%) were for refinance loans. Overall, the approval rating for all types of loans was 69%, while the denial rate was 10%; 21% were either withdrawn by the applicant or closed for incompleteness. The highest approval ratings were for home purchase loans at 78% for conventional loans and 76% for government-backed loans. Refinance loan approvals were next with a 68% approval rating, while home improvement loans had the lowest approval rating at 56%.

Table H-3.1: Disposition of Home Purchase and Improvement Loan Applications in Marin County (2020)

Loan Type	Total Applications	Approved	Denied	Other
Government-Backed Purchase	93	76.3%	3.2%	20.4%
Conventional Purchase	3,465	78.4%	5.6%	16.0%
Refinance	19,072	68.1%	9.4%	22.5%
Home Improvement	1,073	56.4%	29.6%	14.0%
Total	23,703	69.1%	9.8%	21.1%

Source: 2020 Home Mortgage Disclosure Data. <https://ffiec.cfpb.gov/data-publication/aggregate-reports>

Note: “Approved” loans include loans originated and applications approved but not accepted. “Other” includes loans withdrawn by the applicant or closed for incompleteness.

Community Resistance to New Development

A significant constraint to housing production in Marin County is community resistance to new housing developments at all income levels. Marin County’s infrastructure has been strained, and this creates a number of concerns voiced by County residents, such as: 1) new developments may cause increased traffic; 2) long-term sustainability of the local water supply limits new housing production; 3) potential impacts on schools and other local infrastructure; and 4) open space could be lost. Additionally, issues related to how affordable housing may impact property values, or how affordable housing should be distributed more evenly throughout the County are raised. Additionally, “community character” is often raised, such as how density may adversely affect the visual cohesiveness of the neighborhood or whether multifamily would fit in with existing uses. This is an unquantifiable term that is often found in County findings to approve or deny a Design Review, Master Plan or other development applications. Subjective terms like “neighborhood character” or “community character” can deny critical housing projects with no measurable reasoning. At times, there is tension between fair housing laws and a desire to provide preferential access to affordable housing for local community members and workers. In many cases, it is not possible to target housing to select groups. These concerns are often expressed during project review processes and can present significant political barriers to development.

The County of Marin seeks to address community opposition in a number of ways, including:

- Housing staff will continue to provide presentations and fact sheets about affordable housing. Concerns to be addressed include studies on property values and affordable housing, information on who lives in affordable housing, and traffic data on affordable developments, such as fewer vehicles owned, and fewer vehicle miles traveled by lower income households.
- This Housing Element includes programs for housing staff to continue to coordinate with local nonprofit developers on how to effectively work with community groups, County staff, and elected officials.
- This Housing Element includes programs intended to encourage and facilitate preliminary community planning of major developments to identify and address opposition at an early stage.

Infrastructure

Public infrastructure is generally sufficient to meet projected growth demands. Electric, gas, and telephone services have capacity to meet additional projected need. Transportation, water, and sewer infrastructure are discussed in greater detail below.

Transportation

The County has two main thoroughfares. Highway 101 transverses the County south to north, extending from the Golden Gate Bridge through the City-Centered Corridor to the Sonoma County border at the north end of Novato. Sir Francis Drake Boulevard is the primary east-to-west thoroughfare, extending from Interstate 580 in the east, crossing under Highway 101 and connecting to Highway 1 in the community of Olema. Highway 1 also connects south Marin to the coastal communities. As is the case throughout the Bay Area, the County is impacted by severe traffic conditions.

Marin County is served by a network of bus service, including Golden Gate Transit, which provides inter-county regional bus service, and Marin Transit Authority (MTA), which operates local service and shuttles. Marin County is also linked to San Francisco via ferry service from Larkspur, Sausalito, and Tiburon. As described in Appendix D of this element, there is a need to connect West Marin to the transportation hubs in North, Central, and South Marin. For this reason, MTA operates the West Marin Stagecoach which consists of two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Point Reyes and Inverness. The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the Northern Coastal West

Marin area does not have any public transit connection to the south. Bus transit only connects as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the County. Residents in some communities, such as Santa Venetia and Kentfield, have noted that bus service is not adequate.

In addition to its fixed routes, MTA offers several other transportation options, some of which are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes
- West Marin Stage – provides public bus service from West Marin to Highway 101 corridor, which connects with Marin Transit and Golden Gate Transit bus routes
- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days, and same hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles for people at least 80 years old, are 60 and unable to drive, or are eligible for ADA paratransit service.⁶

The Sonoma Marin Area Rail Transit (SMART) system started passenger service in August 2017. The current 45-mile corridor runs parallel to Highway 101. In Marin County, stations are located in Novato, San Rafael, and Larkspur. While no stations are located in unincorporated County areas, the commuter train system is expected to affect the County's interwoven urban corridor areas. Other transit connections, including bus service, are located adjacent to SMART stations.

The Marin County Community Development Agency (CDA) works closely with the Transportation Authority of Marin (TAM) and the ABAG to produce informative local data. Representatives from those agencies attend regular area planning directors' meetings.

The Countywide Plan and Inventory of Sites aims to address these conditions by facilitating development of higher density housing in areas which promote the minimization of vehicle miles traveled. These areas are typically in more urbanized locations with wider streets, close to city arterials and greater access to public transit systems. In addition to minimizing vehicle miles traveled, accommodating higher density housing in the more urban areas helps keep development in areas where emergency access and evacuation routes have greater capacity and Wildland Urban Interface (WUI) requirements for egress are more easily achieved. Lower density

⁶ County of Marin Analysis of Impediments to Fair Housing Choice. Prepared by the Marin County Community Development Agency. January 2020.

housing is promoted in the hillside and remote communities where emergency access is more limited and constrained.

Water

Marin County's water supplies include surface water, groundwater, recycled water, and imported water. Surface water is the main source of urban areas in the eastern portion of the County while groundwater and surface water are the primary sources for rural areas. There are approximately six water districts supplying water to Marin residents. The Marin Municipal Water District (MMWD) and the North Marin Water District (NMWD) are the principal entities managing and delivering water to residential and commercial consumers. The Marin Municipal Water District serves the largest customer base in Marin, providing water to the eastern corridor of Marin County from the Golden Gate Bridge northward up to, but not including, Novato, and encompasses an area covering 147 square miles. The NMWD serves the City of Novato and the Point Reyes and Olema areas of West Marin. Imported water is from the Sonoma County Water Agency (SCWA) which serves over 600,000 residents in Sonoma and Marin counties.

Water delivery in West Marin encompasses a range of scales, from the large water districts to small community water districts and smaller, individual systems. The small community water districts include Bolinas Community Public Utility District (BCPUD), Stinson Beach County Water District (SBCWD), Inverness Public Utility District (IPUD), and Muir Beach Community Services District (MBCSD). The community of Dillon Beach is served by two small independent water companies: the California Water Service Company (CWSC, Cal Water) and the Estero Mutual Water System (EMWS). SBCWD, MBCSD, and the Dillon Beach area primarily use groundwater for their water supplies, while IPUD and BCPUD rely mainly on surface water.

Marin County, along with the rest of the state has continued to face drought conditions over recent years; the water year that ended September 30, 2021 was the second driest on record, due to extreme heat and lack of rain and snow. As of the end of 2021, all 58 counties in California were under a drought emergency proclamation. Marin water agencies monitor local water storage levels, encourage conservation practices and apply various drought restrictions, water use limits and associated penalties as needed.

Analysis:

The Marin Countywide Plan, adopted in 2007 and most recently updated in 2022, supports a land use pattern intended to keep the majority of future dwelling units from environmentally sensitive lands, which are often on septic and/or use well water, to locations within the City-Centered Corridor and rural communities where public water and sewer systems are provided.

Accordingly, the Sites Inventory consists of properties mostly located in the City-Centered Corridor, where services are available, and it is most feasible to meet the County's current default density of 20 units per acre for sites suitable for lower income housing. This is likely to result in less water use per unit but some increase in overall water usage in the MMWD service area (see Table H-3.2 below). Housing may be developed in West Marin at lower densities as appropriate and may need to utilize wells and septic systems.

Table H-3.2: Water Capacity for New Development

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
MMWD	All cities and towns along the City-Centered Corridor from the Golden Gate Bridge to the southern border of Novato	22,497	4,284	6,067	28,564	No	MMWD is allowing new connections for development, however, there is a moratorium on new connections for irrigation.	1 St. Vincent's Dr. Los Ranchitos 251 N San Pedro Rd 935 Sir Francis Drake 018-152-12 (E Sir Francis Drake) 23 Reed Blvd 155 Marinwood Ave 190 A Donahue St 2 Jeannette Prandi Way 160 Shoreline 7 Mt Lassen Dr 139 Kent Ave 172-350-22 (Sir Francis Drake) 200 N San Pedro Rd 1565 Vendola Dr 1500 Butterfield Rd 329 Auburn St 200 Phillips Dr 300 Storer Dr 825 Drake Ave

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Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
								Forest Knolls Site Saint Cecelia Church Woodacre Fire Station MLK Academy School And others
NMWD Novato	Novato	3,229	1,456	872	4,101	No	NMWD is allowing new connections for development.	800 Atherton 2754 Novato Blvd 8901 Redwood Blvd 275 Olive Ave 300 Olive Ave 350 Atherton Ave 5, 11, 35, 50 &55 Harbor Dr 50 H Lane 618 Atherton Ave 654 Atherton Ave
NMWD West Marin	Point Reyes Station, Olema, Bear Valley, Inverness Park, Paradise Ranch Estates	861	390	232	1,093	No	NMWD is allowing new connections for development.	9840 State Route 1 2 Toby St 54 B St 10189 State Route 1 11445 State Route 1 100 Commodore Webster

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
								9 Giacomini 10905 State Route 1 60 Fifth St 510 Mesa 10979 State Route 1 11598 State Route 1 Shoreline Hwy
BCPUD	Bolinas	722	56	75	797	Yes	Currently at capacity. Due to current moratorium, future water demand anticipated to remain at or near current levels.	1 Olema Bolinas Road 32 Wharf Rd 193-020-38
SBCWD	Stinson Beach	899	27	26	925	No	Sufficient water capacity at present.	10 Willow Ave 28 & 108 Arenal Ave 122 Calle del Mar 195-193-35
IPUD	Inverness	623	186	24	647	Yes	Currently at capacity. Due to current moratorium, future water demand anticipated to remain at or near current levels.	12781, 12784 & 12786 Sir Francis Drake Blvd

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Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
MBCSD	Muir Beach	156	0	4	160	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	None
CSWS (Cal Water)	Dillon Beach	298	0	2	300	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	None
EMWS	Dillon Beach	145	0	28	173	N/A	Sufficient water capacity for existing units and to accommodate remaining number of units before buildout.	None
Unserviced Areas	Fallon, Inverness Park, Marshall, Nicasio, Tomales, Valley Ford	388	155	821	1,209	N/A	Water capacity dependent on availability of alternative sources, such as on individual groundwater wells, surface water, or small spring-based systems.	4299, 5600 Nicasio Valley Rd 102-080-19, 20, & 21 200 Valley Ave 29 John St 10979 & 11598 State Route 1

Water Service Area	Communities Served	Existing Units	Sites Inventory Units	Development Potential	Countywide Plan Buildout	Supply Deficits for Inventory	Notes / Description of Limitation	Inventory Sites
								B St parcel Mesa Rd parcels Shoreline Hwy parcels
Total	Unincorporated Marin	29,818*	6,554**	8,151++	37,969+	N/A	N/A	N/A

**EIR Buildout Numbers Summary*

***Sites Inventory*

+EIR Buildout Numbers Summary without bonus density

++Difference between Countywide Plan Buildout and Existing Units

Despite a limited water supply, water districts have historically indicated sufficient projected supply to meet demand, with the exception of Bolinas Community Public Utility District (BCPUD), where there is a moratorium on new water meters that has been in effect since 1971 and Inverness Public Utility District (IPUD), where the system is dependent upon day to day flows, has no storage system and is over design capacity. Availability of IPUD water declined below customer demand during the drought year of 2021 and a Water Shortage Emergency was declared. Currently, development in BCPUD and IPUD would be limited to redevelopment projects which can match or decrease demands to below existing usage within parcels that already have metered water supply.

While the likelihood to develop vacant parcels or increase housing density on already-developed parcels served by Districts such as BCPUD and IPUD is currently not feasible and, in the next 10 years, is lowered significantly due to current water shortages, the potential exists for change to occur. The drought can end, resulting in the lift of moratoriums. Infrastructure can be built or technologies can emerge which facilitate the supply, provision and conservation of water. The sites inventory for the 2022 Housing Element Update lists parcels within these districts and the Housing Plan chapter includes a program to help mitigate this constraint. Actions include promoting sustainability strategies and commission a water reuse study in 2023.

The environmental review conducted for the Marin Countywide Plan in 2007 determined that development to the point of buildout would have significant and unavoidable impacts with respect to water supply. However, the County's RHNA allocation of 3,569 units for this planning cycle and projected development into the future do not approach the 4,476 additional housing units calculated as future buildout for unincorporated Marin. Additionally, while four of Marin's water districts, including those that serve the largest customer bases, face capacity concerns given current supplies, alternative measures are being investigated as part of the districts' long-term plans. Alternative measures being investigated include, but are not limited to, expanding recycled water use, winter water from Sonoma County Water Agency, the construction of infrastructure to import water purchased from third parties and water from potential future permanent local or regional desalination facilities. At present, however, all but two of the districts have adequate capacity to serve the County's assigned regional housing needs.

Wells

Locales beyond the current municipal and community water service areas rely on individual groundwater wells, surface water, or small spring-based systems. These areas are subject to larger minimum lot requirements, partially in need to accommodate various setback requirements which exist to protect and operate water wells and septic systems. While the lots are larger, finding adequate locations to site wells and septic

systems in addition to the associated setback requirements limits the potential for construction of multi-family units. Sources for water must be perennial. Finding little to no groundwater or poor quality water in a parcel can further result in limited residential capacity. Accordingly, the Sites Inventory consists of properties mostly located in the City-Centered Corridor, where services are available.

Small water systems can be constructed where groups of parcels maintain common infrastructure for supply and draw water from one substantial source or contribute water from multiple sources to common storage. While a small water system will be reviewed in part by the local jurisdiction, approval of the small system ultimately rests with the State Water Resources Control Board. Technical reports must be provided including, but not limited to, analyzing the ability to connect to other public systems within 3 miles, in addition to quality of and the ability of the proposed water system to meet 20-year water demands under a variety of hydrologic conditions (Association of California Water Agencies (ACWA) New Water System Approval Fact Sheet). ACWA cautions that while lower up-front costs for small water systems seem attractive, the long-term maintenance and operating costs can affect housing affordability through potential future assessments. Addressing the stability of the water system in advance is critical.

The permitting process and associated costs for well construction, shown in Table H-3.3, do not constitute a constraint to development, as the costs are relatively minimal in relation to overall development costs.

Table H-3.3: Permit Application Costs for Wells

Permit Application / Task	Cost
Water Well Drilling - initial	\$1,279.00
Water Well Drilling – each additional	\$362.00
Water Well Repairs and Upgrades	\$1,205.00
Domestic Water Supply Permit (up to 5.75 hr)	\$1,256.00
State Small Water Permit (up to 6.5 hr)	\$1,651.00
State Small Water Permit – Annual Fee	\$894.00
Common Water System Permit (up to 6.25 hr)	\$1,309.00
Amended Domestic Water Supply Permit (up to 4 hr)	\$852.00

Source: Wells & Water Systems Permits & Fees effective 7/1/2019, Marin County Environmental Health Services

Sewer

There are twelve sanitary sewer districts and service areas, and six sewage treatment plants in the City-Centered Corridor. Two sewage treatment plants intercept wastewater from more than one sanitary district or service area. There are two districts in West Marin, each with sewer lines and a treatment facility. One of these districts, the Bolinas Community Public Utility District, has a moratorium on new sewer connections that has been in effect since 1985. (see Table H-3.4, below).

Table H-3.4: Sanitary Districts / Service Areas and Corresponding Sewage Treatment Plants

Sanitary District / Sanitary Service Area	Sewage Treatment Plant
City Centered Corridor	
Novato Sanitary District	Novato Sanitary District
Las Gallinas Valley Sanitary District	Las Gallinas Valley Sanitary District
San Rafael Sanitation District	Central Marin Sanitation Agency
Ross Valley Sanitary District	Central Marin Sanitation Agency
Sanitary District No. 2	Central Marin Sanitation Agency
City of Larkspur	Central Marin Sanitation Agency
Alto Sanitary District	Sewerage Agency of Southern Marin
Almonte Sanitary District	Sewerage Agency of Southern Marin
City of Mill Valley	Sewerage Agency of Southern Marin
Homestead Valley Sanitary District	Sewerage Agency of Southern Marin
Tamalpais Community Services District	Sewerage Agency of Southern Marin
Richardson Bay Sanitary District	Sewerage Agency of Southern Marin
Tiburon Sanitary District No. 5	Tiburon Sanitary District No. 5
Sausalito-Marín City Sanitary District	Sausalito-Marín City Sanitary District
West Marin	
Bolinas Community Public Utility District	Bolinas Community Public Utility District
Tomales Village Community Services District	Tomales Village Community Services District

Generally, the sewage treatment plants have adequate capacity to treat wastewater from their service areas. However, during, and for a period of time after rain events, the underground pipe systems collect surface water and groundwater, particularly where

the infrastructure is older. In the wastewater industry this is known as inflow and infiltration (I & I). There is typically I & I throughout the year, but when I & I increases during a storm event and is combined with normal wastewater flows, the total amount of effluent in the pipe systems has the potential to overwhelm the capacity of the treatment plants. Various sewage treatment plants in Marin have already or are in the process of completing improvement projects to address potential growth, wet weather capacity issues and more stringent state and federal regulations. For example, the Sausalito-Marín City Sanitary District completed upgrades to their treatment plant in Fall of 2021 and Novato Sanitary District finished construction and put a new treatment plant into service in 2011.

The sewage pipe systems throughout Marin County vary in whether they are under, or are of sufficient capacity. Where pipe systems are under capacity, reasons may include material age, material condition, I & I, and being undersized for the amount of development which ultimately occurred in a general area. Sanitary districts typically develop and periodically update plans for the maintenance and upgrade of their system infrastructure. Part of these plans address mitigating I & I which helps to address capacity issues in the pipeline systems and at the sewage treatment plants in addition to preparing to protect sewer infrastructure from potential below- and above-ground impacts from sea level rise. As properties are developed or redeveloped, analyses may be required to determine whether increases in housing unit density, above the density used for master planning of the districts' systems in that location, would necessitate infrastructure upgrade downstream of the site.

Large areas of the County are served by on-site wastewater (septic) systems. As described in greater detail below, the County Environmental Health Services office regulates septic systems.

Analysis:

As shown in Table H-3.5 below, Marin wastewater facilities are able to accommodate additional housing development above and beyond the RHNA allocation for this planning cycle. This excludes the Bolinas Community Public Utility District, which, as previously discussed, is not considered a service area for future housing development. All areas within the Housing Overlay Designation and New Religious and Institutional Facility Housing Overlay and Affordable Housing Combining District (AH) are within a sanitary district or a service district that is responsible for ensuring wastewater effluent is treated.

Table H-3.5: Existing Wastewater Treatment Capacity and Projected Wastewater Flows at Buildout

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
Sausalito-Marín City Sanitary District	Sausalito, Marin City, Tamalpais Valley, Marin Headlands, Muir Woods and surrounding areas	6 ^a	4.2 ^a	0.13	4.1	160 Shoreline 190 A Donahue 626 & 639 Drake 260 Redwood Hwy Frontage Alta Ave 205 Tennessee Valley Rd 101 Donahue 200 Phillips
Sewerage Agency of Southern Marin	Mill Valley, Richardson Bay, Tamalpais Valley, Almonte, Alto, Homestead Valley and surrounding areas	3.6	1.38 ^b	0.04	1.34	690, 800 Redwood Hwy Frontage 217, 375 Shoreline Hwy 70 N Knoll Rd Eagle Rock Rd 23 Reed Blvd 204 Flamingo 052-041-27 Shoreline Hwy 049-231-09 (Marin Dr)
Sanitary District No. 5	Tiburon, Belvedere and surrounding areas	unknown	unknown	0.03	unknown	N/A

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
Central Marin Sanitation Agency	San Rafael, Ross Valley, Larkspur, Corte Madera, Kentfield, Greenbrae, Ross, San Anselmo, Fairfax, Sleepy Hollow, Murray Park, San Quentin and surrounding areas	10.0c	unknown	0.18	unknown	329 Auburn St 25 Bayview 700, 935, 2400, 2410 Sir Francis Drake 071-132-11 (Sir Francis Drake) 139 Kent Ave 177-011-13 (Fawn Dr) 215 Bon Air 1111, 1125, 1129 Sir Francis Drake 022-071-05 (Tamalpais Rd) 4, 60 & 100 Sacramento Ave 177-220-41 (San Francisco Blvd) 404 San Francisco Blvd
Las Gallinas Valley Sanitary District	San Rafael, Marinwood, Terra Linda, Santa Venetia, Smith Ranch Road, Lucas Valley and surrounding areas	2.9d	unknown	0.18	unknown	Los Ranchitos 2 Jeannette Prandi 155 Marinwood 1565 Vendola North San Pedro Road parcels 1 St. Vincents Dr 530 Blackstone Dr 1501 Lucas Valley Rd 7 Mt Lassen Dr

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Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
						180-261-10 Oxford Dr San Pablo Ave parcels Edgehill Way
Novato Sanitary District	Novato and surrounding areas	7.05f	3.77g	0.46	3.31	350, 618, 654 & 800 Atherton 2754 Novato Blvd 8901 Redwood Blvd 275 & 300 Olive Ave 5, 11, 50 & 55 Harbor Dr 50 H Lane
Bolinas Community Public Utility District	0.065h	0.01h	0.02	-0.01	0.065h	1 Olema Bolinas Rd 32 Wharf Rd 193-020-38
Tomales Village Community Services District	0.038i	0.016i	0.040	-0.024	0.038i	102-080-10, 13, 19, 20 & 21 (State Route 1) 26825, 27235, 27275 State Route 1 200 Valley Ave 29 John St 102-062-01 (Dillon Beach Rd) 102-075-02, 06 & 07 (Shoreline Hwy) 290 Dillon Beach Rd

Wastewater Treatment Agency	Communities Served	Treatment Capacity (MGD, dry-weather flow)	2022 Remaining Capacity (MGD, dry-weather flow)	Additional Flow at Buildout (MGD)	Remaining Capacity after Buildout (MGD)	Inventory Sites
N/A: On-site wastewater treatment	Point Reyes Station, Nicasio, San Geronimo Valley, Stinson Beach	N/A	N/A	0.3	N/A	9840, 10189, 10905, 10979, 11445, 11598 State Route 1 172-350-22 5800, 6001, 6760, 6900, 7120, 7282, 12781, 12784, 12785, 12786, 12852 13270, 13271 Sir Francis Drake 2 Toby St 54 B St Balmoral Way parcels 4299, 4449 & 5600 Nicasio Valley Rd 100 Commodore Webster 9 Giacomini 60 Fifth St 510 Mesa Rd & Mesa Rd parcels 10 Willow Ave 28 & 108 Arenal Ave 122 Calle del Mar 23 Reed Blvd B St Shoreline Hwy parcels 428 W Cintura 33 Castle Rock

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- a. Sausalito-Marín City Sanitary District Sewer System Management Plan. SMCS D services population of 18,000. $(18,000 \times 100 \text{ (gal/capita)/day} = 1.8 \text{ MGD})$ Remaining Capacity = 6 mgd – 1.8 mgd = 4.2 mgd
- b. Sewerage Agency of Southern Marin Wastewater Treatment Plant Master Plan: WWTP capacity 3.6mgd average dry weather flow (ADWF). Observed ADWF in 2014 was 2.22 mgd. Remaining Capacity = 3.6 mgd – 2.22 mgd = 1.38 mgd. Anticipated that ADWF will increase to 2.34mgd by 2035 due to population projections used for their Master Plan.
- c. CMSA 2017 Facilities Master Plan Final Report – October 2018
- d. Las Gallinas Valley Sanitary District website “Our Service Area”: <http://www.lgvsd.org/about-us/our-service-area/>
- e. Las Gallinas Valley Sanitary District Sewer System Management Plan Capacity Assessment Sept 2008: Wastewater flow projections for 2020
- f. Novato Sanitary District Sewer System Management Plan rev. July 2020
- g. Novato Sanitary District Wastewater Collection System Master Plan October 2019. NSD projection for 20 years is that base flow will increase to 4.14 mgd
- h. BCPUD Sewer System Management Plan. Difference between Maximum Treatment Capacity and average peak dry weather flow on peak generation day.
- i. The Tomales Village Community Services District Sewer System Management Plan Final 2012
- j. Design flows vary by district. For this analysis $[315\text{gpd/unit} = (3.5 \text{ persons/residence})(90\text{gpd/person}) = 315\text{gpd}]$ from Novato Sanitary District Standard Specifications was applied to estimate flows generated in each district.

Housing development in areas not served by sanitary sewers generally require more land per dwelling unit to accommodate construction of septic systems within the parcel. Finding adequate locations to install septic systems, combined with septic system setback requirements can limit the potential for construction of multi-family units in the Inland Rural and Coastal Corridors. Properties near streams, baylands, and in the lowlands of the Inland Rural Corridor are heavily constrained by high groundwater, which can result in limited residential capacity. To increase residential density within a property, site specific septic investigation in coordination with planning for improvements, sometimes including wells, would be needed to determine how many units the land could feasibly accommodate. Alternatively, if the property is in proximity to a sewer district service area, and connection to the district's pipeline system is feasible, annexation into the sewer district's service area could be explored.

Septic

Septic systems are utilized on properties throughout the County (see Countywide Plan Map 2-8 for parcels with buildings and septic systems). Septic use is typical in the rural areas of West Marin and low-density residential areas such as the northern side of the Tiburon Peninsula and parts of unincorporated Novato. The County utilizes a permitting procedure for the design of new septic systems that requires review of engineering plans. There are two types of septic systems – standard and alternative – available to address a range of site-specific factors. Both types of septic systems are subject to the County's permitting process for wastewater treatment and disposal. Standard septic system design is based on accepted design principles that are assumed to ensure proper functioning of the system for extended periods. Because standard systems are expected to operate properly with property owner maintenance, there is no County inspection process after the initial inspection. Older septic systems within the County are standard septic systems. Alternative septic systems may be necessary when site conditions do not lend themselves to installation of a standard type of system. However, because these are based on newer technologies, ongoing inspections are required to ensure proper operation. County Environmental Health Services strives to respond to requests for septic system permits within 30 days of submission of the septic system design. The permitting process and associated costs, shown in Table H-3.6, do not constitute a constraint to development, as the costs are relatively minimal in relation to overall development costs and are necessary to protect the health and safety of the community and environment. However, a discretionary permit (Coastal Development Permit, CDP) through the Coastal Commission, is required to install septic systems in Coastal zones. CDP permits can take up to 120 days. The numbers in Table H-3.6 only reflect fees associated with septic system installation and do not account for design and construction costs.

Table H-3.6: Permit Application Costs for Septic Systems

Permit Application Task	Standard Septic System Cost	Alternative Septic System Cost
Site Evaluation (soil profiles) (up to 5.5 hr)	\$1,138.00	\$1,138.00
Percolation Test (pre-soak and test) (up to 7 hr)	\$1,460.00	\$1,460.00
Pre-Application Fee (Septic Permit)	\$1,009.00	\$1,009.00
New System. Upgrade	\$3,326.00	\$4,826.00
Repair (Standard up to 10 hr) (Alternative up to 20 hr)	\$2,084.00	\$4,361.00
Operating Permit (Residential w/Consultant Inspection) (Annual Biennial Monitoring Fee)	\$505.00	\$505.00
Field Review	\$490.00	\$490.00

Source: Septic Systems Permits & Fees effective 7/1/2019, Marin County Environmental Health Services

Development setbacks and the preservation of riparian vegetation can minimize the adverse effects of wastewater discharge. The County maintains information on its website for community members about septic systems and maintains a database to help improve the management of septic systems throughout the County.

Many of the sites in the Housing Element inventory are located in areas with existing services. However, the Housing Plan in this Element includes a program to help explore options for multi-family development that is constrained by septic systems. Actions include developing standards for multi-family development in septic areas and updating the County's methodology for calculating septic capacity. These actions will help resolve potential constraints that may occur with sites being proposed in areas with septic systems.

Environmental Constraints

Remaining vacant lands in the unincorporated County zoned for residential uses tend to have significant environmental constraints which either substantially increase construction costs or preclude development altogether, including sites with steep slopes or wetland habitats. Some of these constraints are described below.

Flood Control and Management

Stream Conservation Areas

The Marin Countywide Plan has established a Stream Conservation Area (SCA) ordinance to protect streams and their adjacent habitats from the impacts of development. The SCA policies are applied to projects that require discretionary entitlements (Planning Permits). The SCA ordinance helps to preserve habitat areas for plants and animals as well as provide areas to absorb and slow waters discharged from development. The SCA ordinance also provides and helps to preserve floodplain and overflow areas to “distribute flood waters and help prevent damage to structures, property, and natural habitat during substantial flood events” (Land Owner Resource Guide for Properties near Streams, County of Marin, May 2016).

In City-Centered corridors, the SCA setback distance varies by the size of the lot (see Table III-7).

Table H-3.7: SCA Distances in City-Centered Corridors

Lot Size	SCA Distance
Greater than 2 acres	100 feet
½ acre to 2 acres	50 feet
Less than ½ acre	20 feet

Source: Land Owner Resource Guide for Properties near Streams 5/2016, County of Marin

In the Baylands, Inland-Rural Corridors and Coastal Zone, the SCA is delineated as described in Table H-3.8. With the exception of certain limited instances, development is prohibited in the SCA. Development within the SCA may be allowed subject to discretionary review and approval. When merging multiple properties in the City-Centered Corridors which are subject to the lesser SCA distances in their original size, constraints to providing housing could be encountered when the size of the lot increases so that the development within would be subject to larger SCA distances. In the Baylands, Inland-Rural Corridors and Coastal Zones, and generally within any developable parcel near a stream, the footprint of available land outside of the SCA setback may limit the number of housing units to less than the number allowed by the density assigned to the parcel.

The draft SCA Ordinance for San Geronimo Valley has more restrictive requirements for activities in the SCA than for other areas of Marin. However, the draft Ordinance also includes exceptions to facilitate development on lots which are completely within the SCA and when development on the portion of a parcel outside of the SCA is infeasible. Additionally, the proposed ordinance allows development of Category 1 Accessory

Dwelling Units within the SCA with ministerial approval and subject to specific size and siting requirements.

Table H-3.8: SCA Distances in Baylands, Inland-Rural Corridors, Coastal Zone and San Geronimo Valley

Lot Size	SCA Delineation Baylands, Inland-Rural Corridors (excluding San Geronimo Valley) and Coastal Zone	SCA Delineation Draft Stream Conservation Area (SCA) Ordinance for San Geronimo Valley
Any	The greater of 100 feet from the stream bank or 50 feet from the outer edge of riparian vegetation.	100 feet or more Site Assessment required for all projects. Specific Activities and Development Types allowed in SCA Buffer Permit Review Procedures and Requirements

Sources: *Land Owner Resource Guide for Properties near Streams 5/2016, County of Marin and Marin County Community Development Agency Stream Conservation Ordinance webpage: <https://www.marincounty.org/depts/cd/divisions/planning/stream-conservation-area-ordinance>*

The Countywide Plan also has goals, policies and implementation programs for the protection of wetland buffers and ridge upland greenbelts. While these buffers help to protect environmental features, they do result in constraining development. The Governmental Constraints section below looks at how y CWP policies restrict development.

Flooding During Extreme Precipitation Events

Government Code 65302 requires all cities and counties to assess their flood hazard and to prepare for potential flooding. In particular, it requires all cities and counties:

- to review and update the flood, fire hazard and climate adaptation sections of the Safety Element of the General Plan upon each revision of the housing element or local hazard mitigation plan, and
- to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources (DWR), effective January 1, 2008.

Marin County Code 23.09.010 addresses statutory authorization for the enforcement of Government Code Section 65302 (Ord. 3293§1, 1999). Marin County is in compliance with §65302.d.3, §65302.g.2, §65302.g.3, and §65302.g.4 of the California Government Code, and no revisions were found to be necessary for the safety element of the Countywide Plan with respect to flood hazards, as outlined in Appendix J of the Safety Element.

Housing projects, and generally all development projects, are studied during the municipal review process for the potential to be damaged by flooding and the potential for the development to worsen flooding in an area. Development proposed in flood zones identified in the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM's) are subject to specific requirements for floor elevations and for the various types of spaces within and under the buildings. These existing procedures will help to limit potential conflicts with any sites in the housing element inventory which are located in flood zones.

One constraint that may be encountered to providing housing in flood zones is the cost of hydraulic analyses, municipal, state and potential federal review and permitting, and construction of the project to meet the required design standards. Affordable housing projects may encounter rigorous processing requirements and restrictions, or prohibitions related to various aspects of construction, especially if receiving federal funds and subject to NEPA. Whether a project develops in a flood zone may affect the project being able to receive federal funds for development assistance.

An additional constraint which may be encountered is that the inundation depicted in the FEMA Flood Insurance Rate Maps may change due to sea level rise or related adaptation improvements. The inundation shown in current FIRMs does not account for sea level rise.

Sea Level Rise

Flooding due to sea level rise is anticipated to be a potential constraint to providing housing in the lower-elevation areas of the County adjacent to the ocean and bays. See Table H-3.9, below for the number housing units within the candidate housing sites which are potentially affected by sea level rise.

Table H-3.9: Number of Housing Units Potentially Affected by Sea Level Rise

Sea Level Rise Height ^a	Number of Potential Housing Units which begin to be affected ^{b, c}
1 foot	799
2 feet	2518 ^d
3 feet	49
4 feet	681
5 feet	142

a. As the parcel is viewed with Sea Level Rise layers in www.marinmap.org.

b. Includes Bonus Density

c. All housing units proposed for a site are included in tally once the Sea Level Rise footprint encroaches within the parcel. Ultimate plans for development may further delay sea level rise encroachment to some or all of housing units affected, depending on the sea level rise encroachment and how housing is sited within the parcel(s).

d. Includes St. Vincent's Candidate Housing Site (2430 units).

The County and some of the rural towns and communities are already planning and implementing projects in response to sea level rise.

Project consideration should include the timeframe for flooding to occur (i.e., near-term, long-term) and whether regional projects have the potential to be completed in the future to protect and preserve existing development in an area. There are many areas in the County along the bays and the coast which are projected to be permanently under water as sea levels rise. It is anticipated that projections will be adjusted as predictive models are updated based upon observed rates of rise. The potential exists for inundation mapping around a parcel to change in response to adjustments in these projections. Additionally, inundation mapping may change as protective and adaptive strategies and improvements are implemented regionally to respond to sea level rise.

Proposed housing in low areas which could be affected by sea level rise are in neighborhoods where housing already exists, and other homes will also be affected. If access is predicted to be cut off in the medium to long-term time frame, and there is time to potentially plan and construct improvements to protect the entire area before sea levels rise, then housing does have the potential to be viable and could be constructed.

Emergency Access and Evacuation Routes

As described in the Natural Systems and Agricultural Element of the CWP, with most easily buildable land already developed, construction increasingly is being proposed on the remaining marginal lots with difficult access and steep hillsides, which are subject to slope instability and are vulnerable to rapid changes in fire behavior. Bluff erosion is threatening coastal homes built when bluff edges seemed safely distant. Vegetation that can fuel fires has increased because natural fires have been suppressed, and residential development continues to encroach on wildlands. Proliferation of impermeable surfaces, alteration of natural drainage patterns, and the effects of climate change have increased the frequency and severity of flood events (as described above).

Ensuring adequate access for emergency vehicles and evacuation in areas with hazard potential can reduce risks to people and property. Appropriate placement and engineering of foundations can render buildings less prone to ground shaking and liquefaction. Adequate site clearing and construction techniques such as fire sprinklers can help reduce the threat of fire. County zoning and development standards help mitigate flood damage by limiting what can be built in flood-prone areas. Special attention must be paid to land use activities at the urban-wildland interface zone, where people and property may be particularly susceptible to environmental hazards. For the Housing Element sites inventory, evacuation routes were considered as part of the site selection process any many of the larger sites have more than one access point. In addition the County's existing procedures described above and additional actions included in this element will help to minimize constraints between environmental hazards and the sites included in the housing element inventory.

Governmental Constraints

While the unincorporated County covers a large land area, most of the land is not zoned for residential development, as it is publicly owned as parkland, watershed, or open space. Agricultural conservation easements and related zoning also limit the ability to develop vacant lands. The most suitable land for residential development has already been developed.

Regulatory standards provide consistency and foster a high-quality and cohesive built environment. Standards may also present conflicts in land use objectives and pose constraints to the production of multifamily and affordable housing. The following discussion analyzes land use regulations, procedures, and fees to identify possible solutions to policy conflicts. Government Code Section 65583(a)(5) requires that local agencies analyze governmental constraints that hinder the agency from meeting its Regional Housing Needs Allocation.

Transparency in Development Regulations

To increase transparency and certainty in the development application process as required by law (Government Code section 65940.1), the County provides a range of information online for ease of access. Examples of some information that is provided includes:

- Countywide Plan
https://www.marincounty.org/media/files/departments/cd/planning/currentplanning/publications/county-wide-plan/cwp_2015_update.pdf
- Local Coastal Plan
<https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/local-coastal-program>
- Development Code, including the County's affordable housing requirements
https://library.municode.com/ca/marin_county/codes/municipal_code?nodeId=TIT22DECO
- Community Area Plans
<https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations/community-and-area-plans>
- Single Family and Multi Family Residential Design Guidelines
<https://www.marincounty.org/depts/cd/divisions/planning/plans-policies-and-regulations>
- Planning Application Guidelines, Fee Schedule and Forms
<https://www.marincounty.org/depts/cd/divisions/planning/planning-applications-and-permits>

- Building Permit Forms and E-Permit Filing
<https://www.marincounty.org/depts/cd/divisions/building-and-safety/forms>
- The County also posts impact fees and other exactions, the current year and five previous fee and financial reports required by 66000(b) and 66013(d) and Impact and cost of service studies since 1-1-18.

Land Use Controls

Countywide Plan

Adopted in 2007, the Marin Countywide Plan is the guiding land use document for the unincorporated County. The Countywide Plan divides the County into four corridors:

- The Coastal Corridor – Adjacent to the Pacific Ocean, this corridor is designated for federal parklands, recreational uses, agriculture, and the preservation of existing small coastal communities.
- The Inland Rural Corridor – Located in the central and northwestern part of the county, this corridor is designated for agriculture and compatible uses and for the preservation of existing small communities.
- The City-Centered Corridor – This corridor runs along U.S. Highway 101 in the eastern part of the county near San Francisco and San Pablo bays and is designated for urban development and protection of environmental resources. This corridor is divided into six planning areas that correspond with distinct watersheds.
- The Baylands Corridor - Encompassing tidal and largely undeveloped historic baylands along the shoreline of San Francisco and San Pablo bays, the corridor provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources.

As a strategy for dealing with the environmental constraints described above, the County has adopted policies in the Countywide Plan that promote opportunities for reuse of underutilized commercial centers, support mixed-use development, and encourage more dense development along transit routes. Marin County also encourages residential development in more urbanized areas or within villages in the Inland Rural and Coastal Corridors.

Countywide Plan Goals and Policies Regarding Development Densities

Many goals, policies and implementation programs in the CWP that aim to limit development to the lowest end of the permitted range. These include policies to protect streams, Ridge and Upland Greenbelt Areas, wetlands, riparian areas and the Baylands. Limiting development to the lowest end of the permitted range is also encouraged in the CWP for locales beyond the current municipal and community water service areas and rely on individual groundwater wells, surface water, or small spring-based systems.

Only allowing development at the lowest end of the permitted range constrains new housing, including the potential for affordable housing projects to be permitted at a higher density. However, the CWP exempts affordable housing projects from the lowest end of the density range requirements.

In addition, On October 9, 2019, Gov. Gavin Newsom signed the Housing Crisis Act of 2019 (HCA) into law, commonly known as Senate Bill (SB) 330. HCA restricts the adoption of land use or zoning amendments that would result in the reduction of allowed residential density or intensity of land uses than what is allowed under the regulations in effect on January 1, 2018. The law defines “less intensive use” to include, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing. SB 330 affects portions of Marin.⁷

Countywide Plan Land Use Categories

The Countywide Plan establishes the land use designations for the unincorporated County (see Table H-3.10 below). As described in the County’s 2020 Multi-Family Land Use Policy and Zoning Study, while there are a variety of land use designations, 75% of parcels in the unincorporated area have Single-Family Countywide Plan land use designations. In contrast, significantly fewer parcels are designated with other land uses, including eleven percent of parcels designated with multi-family land uses, seven percent of parcels designated with agriculture/conservation land uses, and three percent or less designated with business/institutional, open space/park, Housing Overlay Designation and New Religious and Institutional Facility Housing Overlay, and floating home land uses. The predominance of single-unit land use designations is a constraint for promoting other types of residential uses, including those can serve residents of all income categories.

Table H-3.10: Marin Countywide Plan Land Use Categories

Type of Land Use	Countywide Plan Land Use Designation	Minimum Lot Size/Density Ranges	Notes
Agricultural and Conservation	Agricultural and Conservation 1 (AGC 1)	1 du/31 to 60 acres	
	Agricultural and Conservation 2 (AGC 2)	1 du/10 to 30 acres	

⁷ SB 330 sunsets on January 1, 2030.

Type of Land Use	Countywide Plan Land Use Designation	Minimum Lot Size/Density Ranges	Notes
	Agricultural and Conservation 3 (AGC 3)	1 du/2 to 9 acres	
Agriculture	Agriculture 1 (AG 1)	1 du/31 to 60 acres	
	Agriculture 2 (AG 2)	1 du/10 to 30 acres	
	Agriculture 3 (AG 3)	1 du/1 to 9 acres	
Very Low Density Residential	Single-Family 1 (SF1)	20 to 60 acres	Established for development on large properties in rural areas where public services are very limited or nonexistent and where significant physical hazards and/or natural resources significantly restrict development.
	Single-Family 2 (SF2)	5 to 19 acres	
Rural/Residential	Single-Family 3 (SF3)	1 to 5 acres	Established in areas where public services are limited and on properties where physical hazards and/or natural resources restrict development.
	Single-Family 4 (SF4)	1 to 2 du/acre	
	Planned Residential (PR)	1 unit per 1 to 10 acres	
Low Density Residential	Single-Family 5 (SF5)	10,000 to 20,000 sq. ft. lots 2 to 4 du/ac	Established for single-family and multi-family development in areas where public services and some urban services are available. Properties are not typically limited by physical hazards or natural resources.
	Single-Family 6 (SF6)	Less than 10,000 sq. ft. lots 4 to 7 du/ac	
	Multi-Family 2 (MF-2)	1 to 4 du/ac	
Low to Medium Density Residential	Multi-Family 3 (MF3)	5-to 10 du/ac	Established where moderate density single-family and multi-family residential development
	Multi-Family 3.5 (MF3.5)	5 to 16 du/ac	

Type of Land Use	Countywide Plan Land Use Designation	Minimum Lot Size/Density Ranges	Notes
			can be accommodated in areas accessible to a range of services including major streets, transit services and neighborhood shopping.
Medium to High Density Residential	Multi-Family 4 (MF4)	11 to 30 du/ac	Established within the City-Centered Corridor and in communities or villages where multi-family development can be accommodated with easy accessibility to a full range of urban services.
	Multi-Family 4.5 (MF4.5)	11 to 45 du/ac	
Commercial/Mixed-Use	General Commercial/Mixed Use (GC)		The Countywide Plan includes criterial for residential uses in mixed-use development. In general, the residential uses are permitted under the floor area ratios of the land use designation. However, projects consisting of low and very low income affordable units may exceed the FAR to accommodate additional units for those affordable categories.
	Neighborhood Commercial/Mixed Use (NC)		
	Office Commercial/Mixed-Use (OC)		
	Recreational Commercial (RC)		
	Industrial (IND)		
Planned Designation	Planned Designation-Agricultural and Environmental Resource area (PD-Agricultural and Environmental Resource Area)		
	Planned – Designation-Reclamation Area (PD-Reclamation Area)		
Public Facility and Open Space	Public (PF)		
	Open Space (OS)		
	Quasi-Public Facility		

Source: Marin Countywide Plan, Adopted November 6, 2007.

Housing Overlay Designation (and New Religious and Institutional Facility Housing Overlay)

The 2007 Countywide Plan update established a Housing Overlay Designation (HOD) as a mechanism to accommodate a range of housing types, sizes, and prices for special needs populations and workers employed in Marin County. The purpose of the HOD is to encourage affordable housing on sites close to transit and services. Underlying land uses may include Multi-family (MF), General Commercial (GC), Neighborhood Commercial (NC), Office Commercial (OC), Recreational Commercial (RC), and Public Facilities (PF). The HOD policy identifies 11 specific sites that must be developed per HOD specifications should any development occur on the site. Additional projected HOD development may be distributed to other qualifying sites throughout urban areas within the City Centered Corridor, to a maximum of 658 residential units.

In 2018, the Board of Supervisors adopted revisions to parking standards for the Overlay Designation. Refer to the Parking Standards section of this chapter below for further details. No development proposals were received on HOD sites during the 2015-2023 planning period. Due to the lack of results from this overlay designation, this Housing Element includes a program to create a new Religious and Institutional Facility Housing Overlay. The program includes conducting outreach to religious and institutional facilities regarding the Overlay opportunity.

Growth Control Measures

The County has no growth control measures that limit the number of permits issued for housing, act as a cap on the number of housing units that can be approved, or limit the population of the County.

Community Plans

To help implement the Countywide Plan while also recognizing the unique character of the local communities, the County has adopted 22 Community Plans and Area Plans. While many of these plans were adopted in the 1980s and 1990s, three new plans have been adopted since 2015: Black Point Community Plan (2016), Green Point Community Plan (2016), and the Santa Venetia Community Plan (2017). While the community plans help to address the specific characteristics of the respective area, many community plans have policies that are a barrier to multifamily housing. Due to the need of this type of housing in the unincorporated County, the community plan policies should not override or supersede development policies set forth in the CWP. This Housing Element includes a program to amend the CWP to clarify that all development, including that located in community plan areas must comply with density policies in the CWP. This

amendment is anticipated to be completed concurrent with the Housing Element adoption.

Local Coastal Plan

The updated Marin County Local Coastal Program (LCP) Land Use Plan was adopted by the Board of Supervisors in 2018 and certified by the California Coastal Commission in 2019. The LCP is the primary document that governs land development in the Marin County Coastal Zone and may modify the Countywide Plan and Community Plans. This Coastal Zone is a strip of land and water defined by the California Coastal Act of 1976 that extends along the Pacific Ocean coastline and extends seaward from the shore a distance of three miles and a variable distance landward depending on the topography⁸. While there is no growth boundary in effect at a countywide level, there are village limit boundaries (VLBs) in effect in the nine Coastal Zone communities of Muir Beach, Stinson Beach, Bolinas, Olema, Point Reyes Station, Inverness Ridge, Marshall, Tomales, and Dillon Beach. The VLBs were established to preserve agricultural lands for agricultural use while at the same time allowing for reasonable growth within village areas in accordance with the Coastal Act.

The primary tool for implementing the LCP is the coastal development permit. The County Community Development Agency is responsible for implementing the LCP and reviewing coastal permit applications. Some types of projects, such as those that involve work on tidelands around the margin on Tomales Bay, require a permit from the California Coastal Commission.

Housing in the Coastal Zone

California Government Code Section 65588(c) requires each revision of the Housing Element to include the following information relating to housing in the Coastal Zone:

- 1) The number of new housing units approved for construction within the coastal zone since January 1, 1982
- 2) the number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone as a replacement for the conversion or demolition of existing coastal units occupied by low or moderate income persons
- 3) The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982, in the coastal zone
- 4) The number of residential units for persons and families of low or moderate income that have been required for replacement units

⁸ Marin County Local Coastal Program. Prepared by the Marin County Community Development Agency. Certified by the California Coastal Commission on February 6, 2019.

Between 1980 and 2020, a total of 4,559 housing units have been added to unincorporated Marin's housing stock (Table H-3.11). Since the last Housing Element revision (2015), there have been 421 total units (11 very low income units, 17 low income units, 7 moderate income units and 386 above moderate income units) constructed and 113 units demolished for a net increase of 308 units.

Pursuant to Government Code (GC) Section 65590, "the conversion or demolition of existing residential dwelling units occupied by persons and families of low or moderate income...shall not be authorized unless provision has been made for the replacement of those dwelling units with units for persons and families of low or moderate income." However, the GC further stipulates several exemptions to the replacement requirement. Specifically, GC 65590(b)(3) provides the following exemption:

- 1) The conversion or demolition of a residential structure which contains less than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units.
- 2) The conversion or demolition of a residential structure for purposes of a nonresidential use which is either "coastal dependent," as defined in Section 30101 of the Public Resources Code, or "coastal related," as defined in Section 30101.3 of the Public Resources Code.
- 3) The conversion or demolition of a residential structure located within the jurisdiction of a local government which is within the area encompassing the coastal zone, and three miles inland therefrom, less than 50 acres, in aggregate, of land which is vacant, privately owned and available for residential use.
- 4) The conversion or demolition of a residential structure located within the jurisdiction of a local government which has established a procedure under which an applicant for conversion or demolition will pay an in-lieu fee into a program, the various provisions of which, in aggregate, will result in the replacement of the number of dwelling units which would otherwise have been required by this subdivision.

The new construction included mostly for-sale housing developments not subject to the replacement requirements. A minimum of 20% of the units developed in the Coastal Zone must also be affordable, in accordance with the Mello Act.

Table H-3.11: Coastal Zone Development (1982-2022)

Year	Units Constructed	Units Demolished	Net Gain
1988-2002	56	0	56
2003-2010	10	3	7
2010-2022	9	1	8
Total	75	4	71

Source: Marin County, June 2022

Residential Development Standards

Three primary types of uses are allowed on private properties in unincorporated Marin County: 1) agricultural, 2) commercial, and 3) residential. Zoning regulations for each of these groups are outlined in Title 22 of the Marin County Code (the Development Code), which describes uses, design standards, and requirements.

The Marin County Development Code implements the Countywide Plan and Community Plans for the unincorporated areas outside of the Coastal Zone. Under the State housing density bonus laws, housing development projects with five or more units that provide affordable units can exceed the density of the zoning district as long as the project density falls within the density range established by with the Countywide Plan Community Development Element.

Zoning Districts

Two fundamental types of zoning districts apply in unincorporated Marin: conventional and planned.

Conventional Zoning

Conventional zoning districts have specific numerical subdivision and development standards, including minimum lot area, minimum setbacks, height limits, and floor area ratio limits. Provided a development project conforms to those standards, no discretionary development applications are required. For conventional zoning, a “B” district can be combined with the base zoning. This “B” district is intended to establish lot area, setback, height, and floor area ratio (FAR) requirements for new development that are different from those normally applied by the primary zoning district applicable to a site and to configure new development on existing lots, where desirable because of specific characteristics of the area.

Currently, no conventional zones permit multi-family (MF) housing. This restriction continues the current development pattern single-family housing as the predominant choice in the unincorporated County. According to the County's 2020 Multi-Family Land Use Policy and Zoning Study, only 10% of parcels in the unincorporated County are zoned for multi-family, compared to 72% zoned for single-family uses. This Housing Element addresses this constraint by proposing that the Zoning Code be amended to allow for a multi-family zone under the conventional zoning options. Also, a program has been added for the efficient use of multi-family land, which will establish minimum densities for multi-family and mixed use zones.

Planned Zoning

Planned districts allow more flexible site designs than do conventional districts, but all sites in these districts go through discretionary approval. Flexibility is permitted to enable house design and siting that respect natural site features. Planned districts do not have specific setback requirements or minimum lot areas to encourage clustering. Ultimate development potential is based on the maximum density allowable by the zoning district and Countywide Plan. Contrary to the land use control approach used in conventional zoning districts, planned districts have few specific numerical standards. Instead, they encourage development to be clustered in the areas most suitable for development on a given site to conserve a larger portion of that site in its natural state. No minimum lot areas are established for subdivisions in planned districts, but the number of lots allowed on a property is governed by a density standard specific to that district. As a result, subdivision applications in planned districts are likely to have smaller lot sizes, with a larger percentage of the original lot left as open space, compared to subdivisions in conventional districts where lot sizes are governed by the minimum lot areas applicable to that particular district. The distinction between conventional and planned zoning districts is most important in governing the subdivision and development of properties.

Table H-3.12 below shows a list of zoning designations for the conventional and planned zoning districts by land use type.

Table H-3.12: Marin County Conventional and Planned Zoning Districts

Land Use Category	Conventional Zoning Districts	Planned Zoning Districts
Primary Agriculture	A (Agriculture and Conservation)	C-ARZ (Coastal, Agricultural Production Zone)
Mixed Agriculture/Single Family	A2 (Agricultural, Limited)	ARP (Agricultural, Residential Planned) C-ARP (Coastal, Agricultural, Residential Planned)
Single-Family	R1 (Residential, Single-family) C-R1 (Coastal, Residential, Single-family) RA (Residential, Agriculture) C-RA (Coastal, Residential, Agriculture) RR (Residential, Restricted) RE (Residential, Estate)	RSP (Residential, Single-Family, Planned) C-RSP (Coastal, Residential, Single-Family, Planned) RF (Floating Home Marina)
Two-Family	R2 and C-R2 (Residential, Two-family) C-R2 (Coastal, Residential, Two-family)	
Multi-Family		RMP (Residential, Multi-Family, Planned) C-RMP (Coastal, Residential, Multi-Family, Planned) RX (Residential, Mobile Home Park)
Business/Commercial and Mixed-Use	VCR (Village Commercial, Residential) C-VCR (Coastal, Village Commercial, Residential) C1 (Retail Business) AP (Administrative and Professional) H1(Limited Roadside Business) C-H1 (Coastal, Limited Roadside Business) RCR (Resort and Commercial Recreation)	CP (Commercial, Planned) C-CP (Coastal, Commercial, Planned) RMPC (Residential /Commercial Multiple, Planned) C-RMPC (Coastal, Residential /Commercial Multiple, Planned) OP (Office, Planned) IP (Industrial, Planned)

Land Use Category	Conventional Zoning Districts	Planned Zoning Districts
	C-RCR (Coastal, Resort and Commercial Recreation)	

Source: Marin County Municipal Code Chapter 22.10

*Notes: *In RA, RR, RE, R1 and R2 districts, the minimum lot area and setback standards may change when such district is combined with a B district in compliance with the provisions of Section 22.14.050.*

Special Purpose and Combining Zoning

The County has several special purpose and combining districts. The special purpose districts are for land uses that are unique in character or applicability. The combining districts are applied to property together with one of the other zoning districts to highlight important characteristics that require attention in project planning.

OA (Open Area) Zoning/Combining District

The OA zoning district is intended for areas of the County committed to open space uses, as well as environmental preservation. The OA zoning district is consistent with the Open Space, and Agriculture and Conservation land use categories of the Marin Countywide Plan.

PF (Public Facilities) Zoning/Combining District

The PF zoning/combining district is applied to land suitable for public facilities and public institutional uses, where a governmental, educational, or other institutional facility is the primary use of the site. The PF zoning district implements with the Public and Quasi-Public land use categories of the Marin Countywide Plan.

The PF district may be applied to property as a primary zoning district where the Board determines that the facility is sufficiently different from surrounding land uses to warrant a separate zoning district, and as a combining district where a publicly owned site accommodates land uses that are similar in scale, character, and activities to surrounding land uses.

B and BFC Combining Districts

The Minimum Lot Size "-B" combining district is intended to establish lot area, setback, height, and FAR requirements for new development that are different from those normally applied by the primary zoning district applicable to a site, and to configure new development on existing lots where desirable because of specific characteristics of the area. The Development Standards subsection below outlines those that specifically apply to properties with the "B" combining district.

As described in the County's Development Code, the Bayfront Conservation (BFC) Combining District is intended to: 1) prevent destruction or deterioration of habitat and environmental quality, 2) prevent further loss of public access to and enjoyment of the bayfront, 3) preserve or establish view corridors to the bayfront, 4) ensure that potential hazards associated with development do not endanger public health and safety, and 5) maintain options for further restoration of former tidal marshlands. The Development Code outlines the requirements for development applications in this district and includes environmental assessments and design guidelines.

Affordable Housing Combining District

The AH combining district allows affordable housing development at a density of 20 units per acre and offers development incentives on sites that are otherwise governed by a lower density zone. This approach allows compact development to occur on portions of parcels and encourages affordable housing over market rate housing on key sites. Table H-3.13 shows the current sites under this designation.

Table H-3.13: Affordable Housing Combining District Sites

Site Name	Acres by Parcel	Acres Total	Countywide Plan 2007	Zoning 2014	AH-Combining District*
St. Vincent's / Silveira	244.768 221.71 72.66 20.22 2.82	55 developable	PD- Agriculture and Env Resource	A2:AH	AH zone - limited to 3.5 acres at 30 du/ac
Marin City Community Development	4.06	4.06	MF-2	RMP- 4.2:AH	AH zone - limited to 0.5 acres at 30 du/ac
Golden Gate Seminary	50.00 23.61	73.61	MF-2	RMP- 2.47:AH	AH zone - limited to 2 acres at 30 du/ac

Source: Marin County Community Development Agency, 2021

Development Standards

The County Development Code includes standards for residential, mixed use, and agriculture residential development. These standards are in the tables below (see Table H-3.14, Table H-3.15, and Table H-3.16).

Housing is encouraged in commercial districts in the unincorporated County. The Development Code contains standards for certain commercial districts and mixed-use standards for the Commercial Planned (CP), Retail Business (C1), Administrative Professional (AP), and Limited Roadside Business (H1) commercial districts. For lots larger than two acres, at least 50% of the new floor area must be developed with new housing. For lots smaller than two acres in size, at least 25% of the new floor area must be developed with housing. Residential density in those districts is a maximum of 30 units per acre. Unit sizes are restricted to a minimum of 220 square feet and a maximum of 1,000 square feet per unit to encourage more affordable housing types. However, this unit size limit may be restrictive for families with children. Housing should be accessory to the primary commercial use, except affordable housing. A program is being included

in the Housing Element that will, at a minimum allow 100% residential use in mixed use zones and examine the allowable average unit size.

Table H-3.14: Residential Development Standards in Planned Zoning Districts (Non-Coastal)

Zoning District	Density Requirements (dwelling units per acre)	Maximum Height		Development Standards	Applicable Code Sections
		Main	Detached		
RSP (Residential, Single-Family Planned District)	0.05 = 1 unit/20 acres 0.10 = 1 unit/10 acres	30 feet	16 feet	Determined by site constraints and implemented through discretionary review (Master Plan/Design Review)	Chapters 22.10, 22.16 and 22.44
RMP (Residential, Multiple -family Planned District)	0.20 = 1 unit/5 acres 0.25 = 1 unit/4 acres				Chapters 22.12, 22.16 and 22.44
RMPC (Residential/Commercial Multiple Planned District)	0.5 = 1 unit/2 acres 1.0 = 1 unit/acre 2.0 = 2 units/acre				Chapters 22.08, 22.16 and 22.44
ARP (Agricultural, Residential Planned District)	2.0 = 1 unit/2 acres 10 = 1 unit/10 acres 30 = 1 unit/30 acres 60 = 1 unit/60 acres				Chapters 22.12, 22.16 and 22.44, and Section 22.32.150
CP (Planned Commercial District)	1 unit per 1,450 square feet of lot area				

Zoning District	Density Requirements (dwelling units per acre)	Maximum Height		Development Standards	Applicable Code Sections
		Main	Detached		
OP (Planned Office District)	Determined by site constraints and implemented through discretionary review (Master Plan/Design Review)				Chapters 22.12, 22.16 and 22.44
IP (Industrial Planned District)					
RCR (Resort and Commercial Recreation District)					
RF (Floating Home Marina District)	10 floating homes per acre maximum density	16 feet		Refer to Section 2.32.075.B	Chapters 22.10, 22.32 and 22.46
RX (Residential, Mobile Home Park District)	Refer to Section 22.32.110 and Chapters 22.10, 22.16 and 22.44				

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Table H-3.15: Residential Development Standards in Conventional Zoning Districts

Zoning District	Minimum Lot Area	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
R-1 (Residential, Single-Family)	7,500 sq ft	25	6	10	20% of lot depth/25 ft maximum	30	16	30%
R-2 (Residential, Two-Family)								
R-A (Residential, Agricultural)								
R-R (Residential, Restricted)								
R-E (Residential, Estate)								
A-2 (Agriculture, Limited)	2 acres							
A (Agriculture and Conservation)	3 acres to 60 acres	See Table 2-2 in Section 22.08.040 for minimum setbacks						5%
C-1 (Retail Business)	7,500 sq ft (refer to	0	6 feet adjacent to residential	Not applicable	12 feet adjacent to residential			Refer to CWP Land Use Designation
H-1 (Limited Roadside Business)		30						

Zoning District	Minimum Lot Area	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
	Section 22.32.150)		district, none otherwise		district, none otherwise			and Section 22.32.150
A-P (Administrative and Professional)		25	6 feet for 1-story bldg.	10 ft for multi-story bldg. or on street side	20			

County of Marin Development Code, Revised Date: March 10, 2021

Table H-3.16: Residential Development Standards for Properties in a “B” Combining District

Zoning District	Minimum Lot Area (square feet)	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
B-1	6,000	25	5	10	20% of Lot Depth/25 maximum	30	16	30% (unless specified otherwise by the CWP and/or Community Plan)
B-2	10,000	25	10	10				
B-3	20,000	30	15	10				
B-4	1 acre		20	20				
B-5	2 acres							
B-6	3 acres							

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The current development standards may result in constraints in development, particularly related to density, building height, and the discretionary planning review process. Specifically, a 30-foot height limit may constrain the development of multi-family and mixed-use development at 30 units per acre.

The Objective Development and Design Standards (underway), design guidelines and accessory dwelling units will add additional development opportunities and flexibility in single-unit zones and additional opportunities for multifamily development.

Open Space and Lot Coverage Requirements

No minimum open space or maximum lot coverage standards apply to development projects in Marin County. However, in conformance with the Quimby Act, a parkland dedication of three acres for every 1,000 people in a project area is required for subdivisions or equivalent in-lieu fee is required. See further discussion in the Fees and Exactions section below.

Parking Standards

Marin County's parking standards are based on the type of residence and number of bedrooms. Table H-3.17 below outlines current parking requirements.

In December 2018, the Board of Supervisors adopted amendments to County parking standards to be in alignment with the Housing Element and Countywide Plan. Parking space requirements were reduced for residential uses across the board and reflected state regulations for affordable housing and other developments located near public transit, tandem parking for residential uses, increased requirements for bicycle parking and access, and the allowance for electric vehicle parking to count toward traditional parking space needs⁹.

⁹ Ordinance of the Marin County Board of Supervisors No. 3703, Revising Chapter 24.04, Division III, Parking and Loading to Align with Housing Element and Countywide Plan, December 18, 2018.

Table H-3.17: Parking Standards

Type of Residential Unit	Minimum Parking Spaces Required per Section 24.04.340
Detached Single Family and Duplex	2 spaces per unit
Studio units	1 space per unit plus one guest space per 5 dwelling units
One bedroom units	1.25 spaces per unit plus one guest space per 5 dwelling units
Two bedroom units	1.5 spaces per unit plus one guest space per 5 dwelling units
Three or more bedroom units	2 spaces per unit plus one guest space per 5 dwelling units

Source: Marin County Municipal Code, Section 24.04.340

Reductions in Residential Parking Standards

The standards in the table above may be reduced under the following circumstances:

Senior housing - The amount of parking required for senior housing (senior housing refers to age-restricted housing designated for and occupied by seniors and consistent with definitions in California Civil Code Section 51.2, 51.3, and 51.4) may be reduced by up to 50% of that required as the base standard, where deemed appropriate by the agency and where the applicant can demonstrate that a reduction is warranted based on the type of senior citizen housing proposed.

Housing overlay designation - The amount of parking required for projects in the housing overlay designation, as defined in the 2007 Marin Countywide Plan, may be reduced by up to 50% of that required as the base standard, where deemed appropriate by the agency and where the applicant can demonstrate that a reduction is warranted based on the type of housing proposed.

Since underground parking or mechanical parking can be cost prohibitive, the Development Code Amendment program in this Housing Element will reduce the County's parking requirements to match those allowed by state density bonus law.

Design Guidelines

The County has adopted design guidelines to establish clear and comprehensive guidelines for different types of development.

Single-Family Residential Design Guidelines

Adopted by the Board of Supervisors in July 2005, the Single-Family Design Guidelines apply to individual single-family residences, as well as multiple single-family residences that may be proposed as part of a larger project (e.g., Master Plan or Subdivision). The guidelines cover the following topics: the site design process, building envelopes and relationships between properties and streets, neighborhood compatibility, reduction of visual bulk, and green and universal building designs.

As stated in the document, "the Design Guidelines are particularly relevant to development proposals that are subject to the County's Design Review process by clarifying and reinforcing the public policy objectives articulated in the Design Review findings of the Marin County Development Code. The guidelines provide visual instructions and examples of the development requirements, including grading, site lines, building envelopes, etc. At the same time, the guidelines "should not hinder creative efforts and should be applied in a reasonably flexible manner as circumstances warrant". While the guidelines apply to all single-family homes, they encourage flexible outcomes on case-by-case basis.

Marin County's Single-Family Residential Design Guidelines have had a demonstrable impact in the design review process. They assist applicants in planning site and architectural design, increase design certainty, and help minimize design revisions. These guidelines are flexible and are available on the Community Development Agency's website.

Multi-Family Residential Design Guidelines

Adopted by the Board of Supervisors in December 2013, the Multi-Family Residential Development Guidelines are intended to assist project applicants during the project design phase and County staff and decision makers in the review and approval process. While the guidelines are not objective and cannot be enforced, they do provide design criteria to assist in decision-making.

The document has several "place-based guidelines" to address the various development environments in the County, including rural towns, residential neighborhoods and mixed-use corridor/town centers. These different place-based guidelines provide for flexibility. Design principles in the document include sustainability, livability and providing a mix of housing for the County's workforce, seniors, low-wage earners and disabled residents. The guidelines also aim to "reduce

the potential cost of the County’s development review process for projects that provide homes for people from a broad range of socioeconomic backgrounds”.

Objective Design and Development Standards

The Objective Design and Development Standards, or Form-Based Code (FBC), which will be adopted by the end of 2022, will implement the Marin County Countywide Plan for ministerial projects and projects permitted by right or that fall under the SB 35 streamlined ministerial approval process. The FBC applies a context-sensitive approach to Marin County utilizing the following context types: Natural, Walkable, and Auto-Oriented Suburban. These contexts are further broken down into three types of areas: areas at or near the core, suburban areas, and areas at the edge of the community. The FBC zones will provide flexibility in design standards in these areas.

For applicable projects, the FBC will be combined with the Municipal Code for a hybrid approach to development. The FBC places an emphasis on form and architectural style and allows a range of uses carefully chosen to maximize compatibility between uses. The FBC provides information on allowable building types in each form-based zone and includes provisions for privacy standards, parking, building materials, a fenestration.

The FBC is intended to remove constraints by providing objective design standards for the streamlined review of housing developments and to provide the objective standards required by the Housing Accountability Act, SB 35, and other state housing laws.

Local Ordinances

The following section examines local ordinances related to housing that have been adopted by the County. The Board of Supervisors adopted Ordinance 3745 in January 2021 that included updates and revisions to the County’s Density Bonus provisions. These included changes to achieve consistency with the State’s Density Bonus Law, including incentives and concessions, waivers and reductions of development standards, and reduced parking requirements.

Density Bonus

The County Board of Supervisors adopted an ordinance in 2021 that was consistent with state density bonus law at that time. However, since then, there have been some additional statutory changes. This Housing Element includes a program for the County’s Density Bonus ordinance to be amended to be consistent with state law.

The current density bonus provisions outlined in Section 22.24.030 of the County Development Code are calculated as follows:

1. A housing development project is eligible for a 20% density bonus if the applicant seeks and agrees to construct any one of the following:
 - a. 10% of the units at affordable rent or affordable ownership cost for low income households;
 - b. Five% of the units at affordable rent or affordable ownership cost for very low income households; or
 - c. A senior citizen housing development of 35 units or more as defined in Section 51.3 of the Civil Code.
2. The density bonus for which the housing development project is eligible shall increase if the percentage of units affordable to very low, low, and moderate income households exceeds the base percentages established in California Government Code Section 65915(f).
3. For an affordable housing development project in which at least 80% of the units are for lower income households with any remainder for moderate income households, the following shall apply:
 - a. The maximum density bonus for which the affordable housing project is eligible shall increase up to 80%, subject to the findings included in Section 22.24.030.E (Review of application).
 - b. If the project is located within one-half mile walking distance of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code: (1) The project shall receive a height increase of up to three additional stories, or 33 feet; and (2) The project shall be exempt from any maximum controls on density.

If the project is located within a one-half mile walking distance or farther of a major transit stop and receives a waiver from any maximum controls on density, the project shall not be eligible for, and shall not receive, a waiver or reduction of development standards other than density, parking, and height requirements.
4. A housing development in which units are for sale where at least 10% of the total dwelling units are reserved for persons and families of moderate income, provided that all units in the development are offered to the public for purchase, shall be eligible for a density bonus based on the percentage of moderate income units shown in the sliding scale provided in Government Code Section 65915(f)(4).
5. Density bonuses may also be granted for childcare facilities and land donation in excess of that required by Chapter 22.22 (Affordable Housing Regulations), pursuant to Government Code Sections 65915(g), 65915(h) and 65915(i).

Parking Standards

Pursuant to Government Code Section 65915(p), an applicant for a housing development project that is eligible for a density bonus pursuant to Section 22.24.020 may request that on-site vehicular parking ratios, inclusive of accessible and guest parking not exceed the following standards:

1. For zero to one bedroom dwelling units: One on-site parking space
2. For two to three bedrooms dwelling units: Two on-site parking spaces
3. For four or more bedrooms dwelling units: 2.5 on-site parking spaces
4. On-site parking may include tandem and uncovered parking

Additional parking provisions for projects located near transit or consisting solely of rental units are outlined in the density bonus provisions of the Development Code.

Inclusionary Housing

Marin County has had an inclusionary housing requirement since 1980. Section 22.22.090 of the Development Code requires that residential subdivisions provide 20% of the total units or lots for affordable housing. A fee may be required in addition to inclusionary units or lots in cases where the inclusionary requirement includes a decimal fraction or a unit or lot or when a combination of both inclusionary units and in-lieu fees is required. Mixed-use developments proposing residential units are required to pay a Jobs/Housing linkage fee for the non-residential component. All inclusionary units must be income restricted in perpetuity. Units should be provided within the development, although the ordinance allows for flexibility; the review authority may grant a waiver if the alternative proposal demonstrates a better means of serving the County in achieving its affordable housing goals than the requirements. Waiver options may be units constructed off-site, real property may be dedicated, or 125% of the in-lieu fee may be paid.

In response to the Governor's approval of AB 1505 (2017), which renewed the County's authority to extend its inclusionary zoning policy to rental housing units, the Board adopted an amendment to its Development Code to renew that application of its inclusionary zoning policy to the rental housing development projects.

The County is working with other Marin cities and towns regarding updates to their inclusionary programs to provide more consistency across jurisdictions and to ensure that the policies are aligned with best practices and current market conditions.

Further information about the in-lieu fee is provided in the Fees and Exactions section of this chapter.

Provision for a Variety of Housing Types

Development opportunities for a variety of housing types promote diversity in housing price, designs, and sizes, and contribute to neighborhood stability. Marin County's Development Code accommodates a variety of housing types, including single-unit, two-units and multi-units, accessory dwelling units, single room occupancy, manufactured housing, supportive housing, housing for agricultural workers, transitional housing, and emergency shelters. Table H-3.18 through Table H-3.20 show which housing types are permitted in the different residential, commercial, and agricultural zones. These uses are all discussed below.

Table H-3.18: Use Regulations in Residential Districts

Uses	RA	C-RA	RR	RE	R1	C-R1	RSP	C-RSP	R2	C-R2	RMP	C-RMP	RX	RF
Single-family Dwellings	P	P	P	P	P	P	P	P	P	P	P	P	---	P
Two Family Dwellings	---	---	---	---	---	---	---	---	P	P	P	P	---	---
Multi-family Dwellings	---	---	---	---	---	---	---	---	---	---	P	P	---	---
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Worker Housing	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Mobile Home Park	---	---	---	---	---	---	---	---	U	---	U	---	P	---
Group Homes (6 or fewer)	P		P	P	P		P		P		P		P	P
Group Homes (7 or more)	U		U	U	U		U		U		U		U	U
Medical Services – Extended Care	U		U	U	U		U		U		U		---	---
Residential Care Facilities	P		P	P	P		P		P		P		P	P
Single Room Occupancy (SRO)	---		---	---	---		---		---		P		---	---
Transitional and Supportive Housing	P		P	P	P		P		P		P		P	P
Emergency Shelters	---		---	---	---		---		---		---		---	---

Source: Marin County Municipal Code, 2021.

Notes: "P" means principally permitted, "U" means conditionally permitted subject to Use Permit approval, "---" means prohibited.

Table H-3.19: Use Regulations in Commercial/Mixed Use Districts

Uses	VCR	C-VCR	RMPC	C-RMPC	C1	CP	C-CP	AP	OP	H1	C-H1	RCR	C-RCR	IP
Single-family Dwellings	P	P	P	P (MP)	P(1,2)	P(2)	MP	P(2)	P	P(2)	U	U	MP	---
Two Family Dwellings	U	U	P	P (MP)	P(1,2)	---	MP	P(2)	P	P(2)	U	U	MP	---
Multi-family Dwellings	U	U	P	P (MP)	P(2)	P(2)	MP	P(2)	P	P(2)	U	U	MP	---
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	U	P	P	---
Agricultural Worker Housing	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Mobile Home Park	---	---	---	---	---	---	MP	-----	---	---	---	---	MP	---
Group Homes (6 or fewer)	P		P		---	---		---	P	U		---		---
Group Homes (7 or more)	U		U		---	---		---	U	U		---		---
Medical Services – Extended Care	U		U		U	P		---	P	U		---		---
Residential Care Facilities	P		P		---	P		---	P	U		---		---
Single Room Occupancy (SRO)	---		P		---	---	MP	P	P	P		---	MP	---
Transitional and Supportive Housing	P		P		P	P		P	P	P		P		U
Emergency Shelters	---	---	---	---	P	P	---	---	---	---	---	---	---	---

Source: Marin County Municipal Code, 2021.

Notes: "P" means principally permitted, "U" means conditionally permitted subject to Use Permit approval, MU and MP means Master Plan approval "---" means prohibited

¹ Dwellings allowed above the first floor only. First floor shall be reserved for non-residential use.

² Dwellings, except for affordable housing, shall be accessory to the primary commercial use.

Table H-3.20: Use Regulations in Agricultural and Special Purpose Districts

Uses	A2	A3 to A60	ARP	C-APR	OA	C-OA	PF
Single-family Dwellings	P	P	P	P	U ⁽¹⁾	---	P ⁽²⁾
Two Family Dwellings	---	---	---	---	U ⁽¹⁾	---	P ⁽²⁾
Multi-family Dwellings	---	---	---	---	U ⁽¹⁾	---	P ⁽²⁾
Accessory Dwelling Units/Junior Accessory Dwelling Units	P	P	P	P	P	---	P
Agricultural Worker Housing (up to 12 employees)	P	P	P	P	P	P	---
Mobile Homes	---	---	---	---	---	---	---
Group Homes (6 or fewer)	P	P	P		---		---
Group Homes (7 or more)	U	U	U		---		---
Medical Services – Extended Care	U	U	U		---		---
Residential Care Facilities	P	P	P		---		---
Single Room Occupancy (SRO)	---	---	---		---		---
Transitional and Supportive Housing	P	U	P		---		U
Emergency Shelters	---	---	---	---	---	---	---

Source: Marin County Municipal Code, 2021.

Notes: "P" means principally permitted, "U" means conditionally permitted subject to Use Permit approval, MU and MP means Master Plan approval "----" means prohibited

(1) Only dwellings for teachers or custodial staff, or dwellings clearly accessory to the primary use of the site for agricultural purposes are allowed.

(2) Housing is permitted in combined districts that allow housing, such as PF-RSP, PF-RMP, and PF-ARP. Single-family, two-family, and multi-family dwellings are principally permitted only on the Countywide Plan's Housing Overlay Designation sites.

Single-family Dwelling Units

Single-family residential uses are permitted in all residential zones, with the exception of the mobile home park zone (RX). Single-family uses are permitted or conditionally permitted in most of the mixed-use/commercial and agricultural zones. According to the Marin County Community Development Agency's 2020 *Multi-Family Land Use Policy and Zoning Study*, approximately 72% of parcels in the unincorporated County are zoned with a primary single-family zoning type. To promote the development of needed multi-family development in the County, this Element proposes the following program:

Efficient Use of Multi-Family Land: Establish density minimums. This will ensure efficient use of the County's multi-family land and prohibit the construction of new single-family homes on multi-family land. Existing single-family homes on multi-family land can remain (as legal nonconforming use). However, rebuilding or expansion of the existing single-family home would only be permitted if the expansion does not exceed more than 25% of the value of the home or rebuilding due to damage sustained during disasters or fires.

Multi-Family Dwellings

Multi-family dwellings as the primary use are permitted in the RMP and C-RMP zones. Two-family dwellings are also permitted in the R2 and C-R2 zoning categories. As described in the County's Multi-Family Land Use Policy and Zoning Study, "the number of properties zoned to allow duplex (two-family), multi-family, or mixed business/institutional land uses are significantly less than the number of properties that allow for single-family use." The study found that only 10% of parcels in the unincorporated area are zoned for primarily multi-family uses and less than one percent are zoned for two-family dwellings. As part of this Housing Element update, the County has identified areas to rezone for multi-family residential uses. Please refer to the Conventional Zoning section earlier in this chapter regarding programs proposed in this Element regarding multi-family housing.

While increasing residential densities in some locations may be feasible, several environmental and infrastructure constraints may make this a challenge in other areas. The infrastructure section of this chapter looks at potential constraints and potential ways to help continue to permit affordable housing in the unincorporated County.

Commercial/Mixed-Use Development

As shown in Table H-3.19, a variety of mixed-use zoning designations allows for different housing options, including multi-family housing, in the business areas. The residential uses are allowed with a conditional use permit or part of a planned development. Projects allowed by-right included as part of this Housing Element will be subject to the new ODDS.

Accessory Dwelling Units/Junior Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are independent housing units that are either detached or attached to an existing single-family residence. Due to their relatively small size and location on currently developed property, they may be affordable by design. ADUs can provide housing options for family members, seniors, students, and other small household types.

The State legislature has passed a series of bills aimed at encouraging the development of ADUs. These bills have required jurisdictions to adopt regulations to facilitate their production and streamline their approval. Marin County has adopted Development Code amendments to comply with State law, with the most recent ordinance (No. 3745) being adopted by the Board of Supervisors in January 2021. This ordinance established four categories of ADUs, each with different standards. The following provisions apply to all four categories:

- Only one ADU is allowed on a lot restricted to single-family residential development.
- An ADU may be rented but shall not be sold or otherwise conveyed separately from the primary dwelling unit.
- ADUs can only be rented for terms longer than 30 consecutive days.
- Parking standards: 1 space for a studio or one-bedroom unit and 2 spaces for a two- or more bedroom unit.

The Development Code includes provisions for Junior ADUs (JADUs), which are defined as units no larger than 500 square feet. JADUs may have a kitchenette but not a full kitchen, and there must be a separate entrance from the main entrance to the building. No minimum parking spaces are required for JADUs.

ADUs are allowable in any zoning district where primary residences are allowable. No discretionary review of ADUs or JADUs are required outside of the coastal zone. There are four categories of ADUs in unincorporated Marin County, each with different standards that apply. Category 4 ADUs require compliance with all applicable zoning requirements including Master Plan criteria and discretionary review. Categories 2 and 3 do not require discretionary review but do require an ADU permit. When creating an ADU in the coastal zone requires a Coastal Permit, it can usually be issued administratively with no public hearing. However, if the project involves unrelated development that independently requires a Coastal Permit or a change from an agricultural or commercial use to a residential ADU, then a public hearing will be required.

Marin County has seen an increase in ADU development in recent years. Since 2018, the County has issued 119 building permits for ADUs:

- 2018 – 15 building permits issued
- 2019 – 37 building permits issued
- 2020 – 32 building permits issued
- 2021 – 35 building permits issued

On May 25, 2021, the Board of Supervisors approved an extension to the Accessory Dwelling Unit Fee Waiver Program, which offers property owners fee waivers for the development of ADUs in unincorporated Marin County. This program offers a tiered fee waiver structure to support the development of additional affordable rental housing stock by further incentivizing the development of second units that are rented to low and moderate income households. The waiver program is in place through December 31, 2023. The fees waived may include Community Development Agency fees such as planning, building and safety, and environmental health services, and Department of Public Works fees such as traffic mitigation. Additional information about the waiver program is available on the County’s website.

As part of the SB2 grant program, a partnership was established between ten cities and towns and the County called “ADU Marin.”. This partnership aims to promote the development of ADUs and includes a variety of information sources on the County website (<https://adumarin.org>), including interactive workbooks and webinars to assist interested property owners through all aspects of the ADU process.

This Housing Element includes a program to facilitate the development of ADUs and monitor the trend of development.

Agricultural Worker and Employee Housing

As discussed in the Needs Assessment chapter of this element, Marin County’s agricultural history remains a strong value and source of pride, particularly in the Coastal and Inland Rural Corridors. According to the United States Department of Agriculture (USDA), Marin County farms and ranches encompass approximately 140,075 acres, or about 41% of the County’s total land area; land in farms decreased by 18% from 2012 to 2017.¹⁰ Rural west Marin has an economic base of cattle ranches, dairies, organic vegetable farms, poultry, mariculture, and tourism. Of the 343 agricultural operations in Marin County, the majority are third- to fifth-generation family-

¹⁰ 2017 Census of Agriculture Marin County Profile,

owned farms and are not large by California standards, with an average size of 408 acres.

Agricultural workers are significantly impacted by the high cost of living in Marin County, especially housing costs that are influenced by vacation rentals and high-end tourism. To promote a vibrant and economically sound agriculture base as part of Marin County's future, quality affordable housing for agricultural workers and their families is needed.

Almost all agriculturally zoned land in Marin County is located within unincorporated County areas, so presumably the data available on the agricultural worker population in the County are representative of the unincorporated County. The 2017 USDA Census reported that in Marin County, 1,274 persons were hired farmworkers, which accounts for less than one percent of the Marin County workforce.¹¹

Distinct from other agricultural regions of the State, much of the County's agricultural production primarily requires a year-round, permanent workforce. As a result, the County does not experience a significant influx of seasonal workers during peak harvest times.

As stated in the Development Code, agricultural worker housing providing accommodations for 12 or fewer employees is considered a principally permitted agricultural land use in the following zoning districts: A2, A3 to A60, ARP, C-ARP, O-A, and C-OA, and are allowed by Articles II (Zoning Districts and Allowable Land Uses) and V (Coastal Zone Development and Resource Management Standards). Any temporary mobile home not on a permanent foundation and used as living quarters for seven to 12 agricultural workers is permitted subject to the requirements of the State Department of Housing and Community Development. Any temporary mobile home providing living quarters for six or fewer agricultural workers requires Use Permit approval and is counted as one dwelling unit for purposes of compliance with the zoning district's density limitations. These provisions are not consistent with the State Employee Housing Act (Section 17021.6 of the Health and Safety Code), which specifies the following:

“Any employee housing consisting of no more than 36 beds in a group quarter or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee

¹¹ Civilian employed population 16 years and over. American Community Survey Five-Year Estimates, 2015-2019. Table S2403.

housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.”

The Employee Housing Act also requires that employee housing serving six or fewer workers must be treated like a dwelling serving one family or household and permitted in all zones that permit residences. Zones permitting residences must also permit employee housing serving up to six employees.

This Housing Element Plan chapter includes a program for the County to develop strategies for addressing farmworker housing. The County will amend the Development Code to comply with the State Employee Housing Act for agricultural workers and employees.

The County acquired the U.S. Coast Guard Facility in the fall of 2019. Located in Point Reyes Station, the 32-acre site contains 36 multi-bedroom housing units and other community facilities. The renovation of the site will be accomplished by two nonprofit housing agencies, the Community Land Trust Association of West Marin and Eden Housing. The project will convert the existing housing to affordable housing, including housing for agricultural workers and their families.

In 2020, CDA staff began exploring the possible development of Agricultural Worker Housing on a County-owned site in Nicasio. As of early 2022, a Phase I study and biological assessment had been conducted to help determine suitability for a 16-unit lower income residential development.

CDA staff convenes the Agricultural Worker Housing Collaborative, including the Marin Community Foundation, the Community Land Trust of West Marin, Marin Agricultural Land Trust, UC Cooperative Extension, West Marin Community Services, local ranchers, and ranch workers to address the needs of agricultural worker housing. The Agricultural Worker Housing Collaborative is expanding to include agricultural workers and their families, as well as representatives of the Park Service, the collaborative will continue its work to expand housing choices and quality of, housing for agricultural workers and their families.

See “Housing in the Coastal Zone” for additional information on agricultural worker housing.

Mobile Home Parks and Manufactured Homes

Mobile homes make up approximately 2% of the housing stock in County areas. The Residential, Mobile Home Park (RX) zoning designation permits mobile homes and mobile home parks. Both mobile homes and mobile home parks can be part of a master plan in the C-CP and C-RCR zones. Mobile home parks are conditionally permitted in the R2, RMP, and C-ARP zones. Three mobile home parks exist in unincorporated Marin

County as of 2022: Dillon Beach Resort Trailer Court (25 units)¹², Novato RV Park (82 units) and Forest Knolls Trailer Courts (20 units).

Manufactured homes installed on permanent foundation and meeting State standards are considered single-family homes and permitted as single-family uses.

Group Homes (Six or Fewer and Seven or more residents), Medical Services – Extended Care and Residential Care Facilities

The following definitions are from the Marin County Development Code:

Group Homes:

This land use consists of a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Includes: children's homes; rehabilitation centers; self-help group homes. Medical care may be provided in conjunction with group homes that provide alcoholism or drug abuse recovery or treatment services. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

Medical services – Extended Care:

This land use consists of the provision of nursing and health-related care as a principal use, with in-patient beds. This land use includes: convalescent and rest homes; extended care facilities; and skilled nursing facilities that are licensed or supervised by any Federal, State, or local health/welfare agency. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care Facilities," and "Group Homes."

Residential care facility:

This land use consists of a dwelling unit licensed or supervised by any Federal, State, or local health/welfare agency which provides 24-hour nonmedical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. This land use includes licensed senior care facilities. For purposes of calculating residential densities, a unit that contains a food preparation area is not counted as a separate residential unit if meal service is provided at least twice a day as part of the residential care component.

¹² These units are not permanent housing units. They are used as nightly hotel rooms.

Small group homes (six or fewer residents) and residential care facilities are permitted in all residential zones. Large group homes (seven or more residents) may apply for a conditional use permit in any residential zoning district. The 2023-2031 Housing Element includes a program to evaluate the CUP findings required for large group residential care facilities, and to amend the provisions if found to be a constraint.

According to the California Department of Social Services (CDSS) website, one adult residential facility is licensed in the unincorporated County. Cedars of Marin in Ross provides residential and day programs for people with developmental disabilities. The facility is licensed for 55 beds. In terms of assisted living facilities, the unincorporated County has one small and two large facilities, including Windchime of Marin in Kentfield. This 55-bed facility serves those with dementia or related illnesses. Lastly, the Tamalpais Retirement Community located in Greenbrae is a 341-person continuing care retirement community. It should be noted that the CDSS website has many more licensed residential care and assisted living facilities located in incorporated cities within Marin County.

Single Room Occupancy (SRO)

Single room occupancy units are typically small one-room units that may have shared kitchen or bathroom facilities. In Marin County, SROs are permitted in the RMP residential zone district as well as the following commercial/mixed-use districts: RMPC, AP, OP, and H1. In the C-CP and C-RCR zones, SROs are permitted when part of a master plan. Design review is required for an SRO permit and SROs are also subject to the Multi Family Design Guidelines. Per the Development Code, the density for SROs may be no more than 30 dwelling units per acre, and all rents must be affordable to households with income qualifying as low, very low, or extremely low income (Marin County Development Code Chapter 22.22 and 22.24).

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of individuals and families experiencing homelessness to permanent housing. Typically, supportive housing is permanent housing linked with social services. Marin County treats transitional and supportive housing in the same manner as any other residential use and does not require supportive and transitional housing to obtain any additional types of permits and approvals other than those required of any other residential development. Residential uses, including transitional and supportive housing, are permitted in the following zones: Agricultural and Resource-Related Districts, Single-Family Districts, Multi-Family Districts, Commercial Districts and Planned Office Districts.

In accordance with State law (Chapter 633 of Statutes 2007, SB 2), transitional and supportive housing are considered residential uses of property and are subject only to

those restrictions that apply to other residential dwellings of the same type in the same zone. In 2018, the State legislature adopted new requirements (AB 2162) which mandate jurisdictions to permit supportive housing developments of 50 units or fewer, meeting certain requirements, by right in zones where mixed-use and multi-family development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. The County will comply with state law in reviewing any proposed facility and will amend the Development Code in compliance with these provisions.

Emergency Shelters and Low Barrier Navigation Centers

An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. In accordance with SB2 (2007), Marin County amended the Development Code in 2012 to 1) accommodate the permitting of emergency homeless shelters within Planned Commercial (CP) and Retail Business (C1) districts and 2) establish standards in Section 22.32.095 to allow the approval of homeless shelters as a use through a ministerial action by the Agency Director. Shelters are subject to the same development and management standards as other residential or commercial uses within the zone.

The following are current standards in Section 22.32.095 of the Development Code:

1. A homeless shelter shall not provide more than a maximum of 40 beds or serve more than 40 persons total.
2. The number of parking spaces required on-site for residents shall be based on 25% of the total beds and staff parking shall be the total number of beds divided by ten.
3. Shelters shall provide five square feet of interior waiting and client intake space per bed. Waiting and intake areas may be used for other purposes as needed during operations of the shelter.
4. Management. On-site management must be provided during hours of operation.
5. Proximity to other emergency shelters. Emergency shelters shall be at least 300 feet apart, but will not be required to be more than 300 feet apart.
6. Maximum length of stay. Maximum of six months.

AB 139, adopted by the State legislature in 2019, limits the standards that local jurisdictions may apply to emergency shelters. Per AB 139, cities and counties may set forth standards regulating: the maximum number of beds; the size and location of onsite waiting and intake areas; the provision of onsite management; proximity to other emergency shelters, provided that shelters are not required to be more than 300 feet

apart; length of stay; lighting; and security during hours of operation. Additionally, a city or county may only require off-street parking to accommodate shelter staff, provided that these standards do not require more parking than what is required for other residential or commercial uses in the same zone. The Housing Element Development Code amendment program will review the emergency shelter provisions to ensure they are consistent with these provisions. Parking standards are part of the Municipal Code Title 24 and will need to be amended separately.

The 2019 Point-in-Time Count of the homeless population estimated that 172 unsheltered homeless are residing in the unincorporated areas. Based on the County's maximum shelter size (40 beds), five shelters will be required to accommodate the unsheltered homeless population. Overall, 91 parcels in the unincorporated areas have designated 53.92 acres of land for Planned Commercial (CP) and Retail Business (C1) uses. Within the CP zoning district, the average lot size is 0.69 acres. A land use analysis found that CP is the most feasible district given the adjacent uses, proximity to transit, general location, and status of available land. There is realistic potential for redevelopment or reuse within the C1 and CP zones as there are both vacant and underutilized parcels.

Also adopted in 2019, AB 101 (Government Code Sections 65660 et seq.) requires counties to permit Low Barrier Navigation Centers by right in areas zoned for mixed-use and nonresidential zones that permit multi-family uses if the center meets certain requirements. AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." AB 101 is effective through the end of 2026, at which point its provisions may be repealed. This Housing Element includes a program to update the County's Development Code to comply with AB 101.

The County has taken several steps to implement a "housing first" approach to homelessness. Marin County has partnered with Homeward Bound of Marin and the Marin Community Foundation to transform the Mill Street Emergency Shelter in San Rafael into a Housing-Focused Shelter. This includes hiring a new housing-focused case manager to help all clients with individual housing plans. The Housing and Federal Grants Division participates as a voting member in bimonthly Homeless Policy Steering Committee (HPSC) meetings. Staff also participate in Opening Doors, an organization with a focus on solving chronic homelessness. In 2020, local match funds of \$2,395,000 were used to leverage \$9,214,948 in State Homekey 1.0 funding to acquire a former motel and commercial building to create 63 units of interim housing which will be converted to permanent supportive housing with wraparound services earmarked for individual who have recently experienced homelessness. The County is partnering with

Episcopal Community Services (ECS) for Project Homekey 2.0. The potential site, located at 1251 S. Eliseo in the City of Larkspur, is a former skilled nursing facility that could create 43 to 50 new permanent homes with wraparound supportive services. The Project Homekey 2.0 funds were awarded by the State on February 10, 2022. The Marin Homeless Outreach Team (HOT) is an effort of local public and non-profit entities to assist those in greatest need to access permanent housing. HOT has two parts: case management and case conferencing. Case conferencing is a biweekly meeting of HOT partners to address system barriers preventing clients from accessing permanent housing. The Marin County website has information, resources and contact related to homeless services.

Housing in the Coastal Zone

In August 2021, the County's LCP was updated to include many new and improved policies and code provisions. The following policies were adopted as part of the LCP update to address affordable housing within the coastal zone:

Policy C-HS-1 Protection of Existing Affordable Housing.

Continue to protect and provide affordable housing opportunities for very low, low, and moderate income households. Prohibit demolition of existing deed restricted very low, low, and moderate income housing except when:

1. Demolition is necessary for health and safety reasons; or
2. Costs of rehabilitation would be prohibitively expensive and impact affordability of homes for very low, low, and moderate income households; and
3. Units to be demolished are replaced on a one-for-one basis with units of comparable rental value on site or within the immediate Coastal Zone area.

Policy C-HS-2 Density for Affordable Housing.

Allow the maximum range of density for deed-restricted housing developments that are affordable to extremely low, very low, or low income households and that have access to adequate water and sewer services.

Policy C-HS-3 Affordable Housing Requirement.

Require residential developments in the Coastal Zone consisting of two or more units to provide 20% of the total number of units to be affordable by households of very low or low income or a proportional "in-lieu" fee to increase affordable housing construction.

Policy C-HS-4 Retention of Small Lot Zoning.

Preserve small lot zoning (6,000 – 10,000 square feet) in Tomales, Point Reyes Station, and Olema for the purposes of providing housing opportunities at less expense than available in large-lot zones.

Policy C-HS-5 Second Units.

Consistent with the requirements of California Government Code Section 65852.2 and this LCP, continue to enable construction of well-designed second units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Ensure that adequate services and resources, such as water supply and sewage disposal, are available consistent with Policy C-PFS-1 Adequate Services.

Policy C-HS-6 Regulate Short-Term Rental of Primary or Second Units.

Regulate the use of residential housing for short term vacation rentals.

Program C-HS-6.a Vacation Rental Ordinance

1. Work with community groups to develop an ordinance regulating short-term vacation rentals.
2. Research and report to the Board of Supervisors on the feasibility of such an ordinance, options for enforcement, estimated program cost to the County, and the legal framework associated with rental properties.

Policy C-HS-7 Williamson Act Modifications to the Development Code.

Allow farm owners in a designated agricultural preserve to subdivide up to 5 acres of the preserved land for sale or lease to a nonprofit organization, a city, a county, a housing authority, or a state agency in order to facilitate the development and provision of agricultural worker housing. Section 51230.2 of the Williamson Act requires that the parcel to be sold or leased must be contiguous to one or more parcels that allow residential uses and developed with existing residential, commercial, or industrial uses. The parcel to be sold or leased shall be subject to a deed restriction that limits the use of the parcel to agricultural laborer housing facilities for not less than 30 years. That deed restriction shall also require that parcel to be merged with the parcel from which it was subdivided when the parcel ceases to be used for agricultural laborer housing.

Policy C-HS-8 Development of Agricultural Worker Housing Units in Agricultural Zones.

Support policy changes that promote development of agricultural worker units in agricultural zones.

Program C-HS-8.a Administrative Review for Agricultural Worker Housing Units.

Establish an administrative Coastal Permit review process for applications for agricultural worker units in order to expedite the permitting process and facilitate development of legal agricultural worker units.

Policy C-HS-9 Density Bonuses.

Provide density bonuses for affordable housing in the Coastal Zone consistent with Government Code Section 65915 and Coastal Act Section 30604(f), to the extent that such increases in density are consistent with the provisions of the LCP.

Processing and Development Permit Procedures

Types of Planning Applications

Marin County's planning permit review process includes three categories of applications: ministerial projects, projects subject to administrative or quasi-judicial approvals, and projects that require legislative action.

Ministerial Actions

Ministerial actions are taken by planning and building and safety division staff for projects that involve the imposition of predetermined and objective criteria. Ministerial actions taken by planning staff include approvals of accessory dwelling units, daycare facilities, and homeless shelters. Ministerial actions also apply to projects that are eligible for review under SB 35 (Gov't Code Section 65913.4) and SB 9 (Gov't Code §§ 65852.21 and 66411.7) provisions.¹³ Building and safety division staff issue building permits. Ministerial actions are by far the most common type of decision made by the County and are a routine part of development throughout the State. Ministerial actions are the most cost-effective means for regulating land use and development at the County's disposal and provide developers with high levels of certainty because the standards applied are clear and objective. Ministerial permits are not subject to CEQA or to appeal.

Administrative (Quasi-Judicial) Actions

Administrative, or quasi-judicial, actions are decisions on planning permits that involve the application of preexisting laws and standards to a specific project and may be taken by planning staff, the Planning Commission, or the Board of Supervisors. Discretionary planning permits are far more common than legislative actions and are required for projects that vary considerably in their size and complexity. Permit processing requires an evaluation of an application based on substantial evidence in the record and approvals can only be issued for projects that meet predetermined findings related to the County's policies, regulations, and guidelines. Under the Housing Accountability Act,

¹³ SB 35 - Marin County is subject to the streamlined ministerial approval process (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. The proposed development must be on an infill site and comply with existing residential and mixed use zoning. Source: www.hcd.ca.gov
Senate Bill (SB) 9 (Chapter 162, Statutes of 2021) requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. SB 9 contains eligibility criteria addressing environmental site constraints (e.g., wetlands, wildfire risk, etc.) Source: www.hcd.ca.gov

if a housing development project complies with all objective standards, it may only be denied or the density reduced if the project would cause a “specific, adverse impact,” based on adopted health and safety standards, that cannot be mitigated. For certain types of applications, including use permits and tentative maps, public hearings are required by State law. Provided an application is categorically exempt from CEQA, a decision will be issued within three months of the date that a complete application is submitted. If environmental review is required for the project, a negative declaration will normally take an additional six months and an environmental impact report (EIR) will normally take an additional year. Quasi-judicial planning permits may be appealed to the Planning Commission and subsequently to the Board of Supervisors.

Legislative Actions

Legislative actions are actions that involve adoption of generally applicable laws or basic policies. These actions are made by the Board of Supervisors. Legislative actions are usually initiated to achieve long-term planning goals, and the process for their approval is commensurately complex and time consuming. Legislative actions are subject to CEQA. In Marin County, legislative actions include general plan, community plan, and code amendments and adoption of master plans. As part of the implementation of the Housing Element, the County will adopt the zoning required to permit development on designated housing sites, so that no legislative approvals should be required for housing consistent with the Housing Element.

Coastal Permits

For properties within the Coastal Zone, a Coastal Development Permit is required. This discretionary permit is subject to standards certified by the California Coastal Commission in Marin County’s LCP. Coastal permits are unusual in that they regulate both development and use, even when a particular use is principally permitted within a given zoning district. For this reason, very few projects are exempt from discretionary review in the Coastal Zone. Risks, costs, and delays associated with the coastal permit process are further increased because most coastal permit approvals are appealable to the California Coastal Commission, except for principally permitted uses outside of a geographic appeal jurisdiction. Affordable housing projects are not exempt from coastal permit requirements. However, LCP amendments fully certified in February 2019 establish affordable housing as a principally permitted use in coastal residential and commercial/mixed-use districts. This means a coastal permit approval for an affordable housing project in one of these districts would only be subject to appeal to the Coastal Commission if proposed within the Commission’s geographic appeal area.

Planning Application Assistance

The County's Planning Division provides a variety of options to help applicants through the process. These steps are highly encouraged and are outlined in the County's Planning Application Guide, which was developed in 2017 and is available on the County's website.

Property Information Packet

A Property Information Packet (PIP) is a summary of a property's permit history. The PIP provides an applicant with copies of all final decisions and exhibits for planning applications that have been submitted for the property in the past. Also included is some basic planning information and an aerial photo of the site.

Planning Consultation

A Planning Consultation application covers two hours of time spent by a planner to answer questions. They are useful for a number of different purposes, including general questions about the planning process or particular policies. The most common reason people apply for consultations is to get an early idea of what planning considerations may affect their project. In these types of consultations, a planner will identify the policy and regulatory documents that will apply to the project, check County maps for background information, and meet with an applicant to go over the project. The planner will let the applicant know what planning documents to review, indicate whether environmental review is likely, and suggest what the path of least resistance may be for the applicant to consider.

Another common reason people request a consultation is because they have obtained a planning permit for development but want to make changes to the design during building permit review. A consultation is an opportunity for applicants to ask a planner whether the changes they want to make would substantially conform to the approved planning permit.

Preapplication

Pre-applications are much more in depth than consultations and are typically reserved for larger-scale projects. While the services provided are to some degree up to the applicant, a Preapplication review would usually include transmitting a proposal to other departments and organizations and collecting their comments, as well as a report on what staff has found in their research. Typically, the report will focus on policies and regulations that may affect the project, application and submittal requirements, and environmental review. This service is useful because it provides direct written feedback to a specific project, and general information about the regulatory process and development standards applicable to the property.

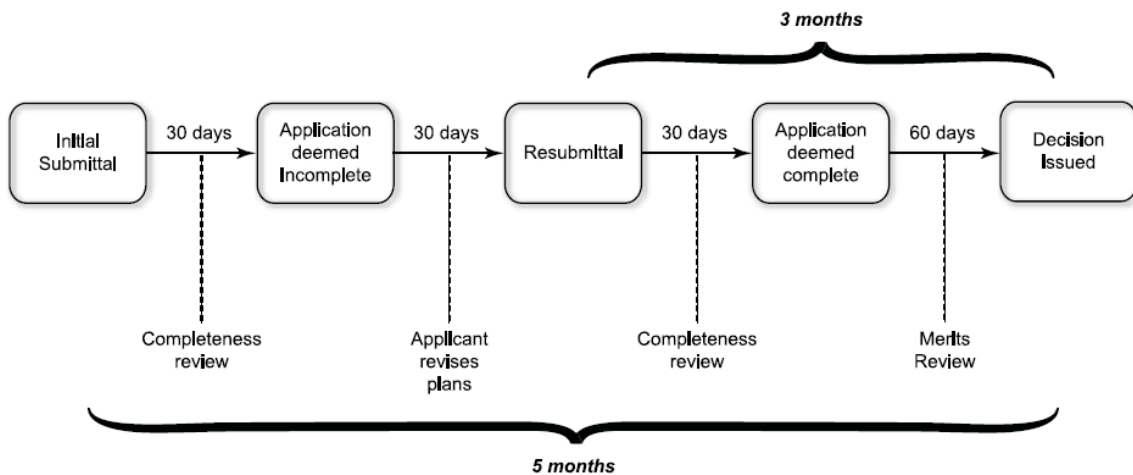
Presubmittal Plan Review

A Presubmittal Plan Review entails a cursory review of the plans for a project before an official planning application is submitted. A planner reviews the application materials to determine if they meet the basic submittal requirements.

Timing for Permit Processing

Time requirements for review of the merits of a project are contingent on project complexity and environmental impacts. If a house design meets County standards and Uniform Building Code requirements in a conventionally zoned agricultural or urban zoning district, a building permit can be granted without further review. Figure H-3.1 below shows the typical timeline for a discretionary review application that is not subject to CEQA analysis. These include some design reviews, site plan reviews, variance, etc. Once a complete application is submitted, the County will issue a decision within three months. Projects that include more complex applications, such as a rezoning, or require CEQA analysis will have a longer review period.

Figure H-3.1: Typical Discretionary Review Timeline in Marin County (No CEQA Review)



Source: County of Marin Planning Application Guide, Prepared September 2017.

Permit Processing for Affordable Housing

In conjunction with its analysis and preparation of streamlined review procedures pursuant to SB 35, staff initiated an exploration of potential procedures to expedite review for affordable housing projects. The new Objective Design and Development

Standards (described earlier in this Constraints section), was developed in collaboration with cities and towns to streamline the development of housing, including affordable housing.

AB 1397 requires that housing to be developed on reuse or rezone sites be provided ministerial review if the project includes 20% lower income units. This is part of the Housing Element's adequate sites program (please see Chapter 5).

Streamlining Building Permit Review

to make the zoning compliance process as efficient as possible, the County's 2021 Development Code amendments included changes to the building permit review. These changes included:

1. Community Plan policies and discretionary standards would no longer modify the Design Review exemptions.
2. Recent work under separate building permits would no longer prevent Design Review exemptions from applying to new work.
3. Second story porches would be exempt from Design Review as long as they meet certain setbacks.
4. The installation of power generators would be exempt from Design Review as long as they meet 10-foot side and rear yard setbacks (or the setbacks required in the governing conventional zoning districts).

Fees and Exactions

Planning Fees

The County collects various fees from development to cover the costs of processing permits, including planning review, environmental review, engineering, and plan review and building permits, among others. Table III-21 shows the 2021 Planning Fee Schedule, available on the County's website. Most jurisdictions, the County of Marin among them, establish fees designed to cover the costs of staff time charged on an hourly basis and materials, consistent with California law. The fees noted in the fee schedule are minimum fees to be paid at the time of application filing to cover the average County cost of review. Should actual costs exceed the amount of any fee, the applicant is billed for additional costs and if the initial fees submitted exceed the cost of reviewing the application, then the fees remaining are refunded to the applicant.

Table H-3.21: Planning Fees

Permit Type	Fee Amount (Deposit)
Accessory Dwelling Unit	\$500
Coastal	
Regular	\$5,804
Minor/Amendment	\$3,482
Exclusion	\$164
Design Review	
Residential – Regular	\$4,643
Residential – Minor	\$1,741
Environmental Review	
Initial Study	\$17,411
Environmental Review Contract Overhead	30%
Master Plans	
Regular	\$23,214
Minor/Amendment	\$11,607
Plan Amendment	\$35,861
Property Modification	
Lot Line Adjustment	\$2,321
Merger	\$361
Tentative Map – Major	\$23,214
Tentative Map – Minor	\$11,607
Rezoning	\$23,214
Site Plan Review	\$2,086
Use	
Master Use Permit	\$8,125
Major	\$8,125
Regular/CUP Amendments	\$4,643
Variance	
Regular	\$4,643
Minor Amendment	\$2,086

Source: Marin County Community Development Agency, 2019 Fee Schedule

Table H-3.22 illustrates the cost of two development scenarios incurred from fees assessed by Marin County in 2021. The first scenario is a 2,400-square-foot, three-bedroom, single-family home on a 10,000-square-foot lot with a 400-square-foot garage at a density of four units per acre. The second scenario is a multi-family condominium development with 10 1,200-square-foot, two-bedroom units on 0.5-acre site. Line item fees related to processing, inspections, and installation services are limited by California law to the cost to the agencies of performing these services.

It should be noted that there are different types of design review applications. Assuming regular residential design review, the current fee is \$4,643. For Scenario B, County fees account for \$18,304.30 per unit, or about 3.6% of the sales price. Fees from other agencies (water, sewer, etc) are addressed in the Permit Fees – Outside Agencies section below.

Table H-3.22: Permit Fees Assessed by Marin County (2021)

Permit Type / Impact Fee	Scenario A: Single-family house, 2400 sq ft, 3 bedrooms. 10,000 sq ft lot, 4 units/acre. Construction \$8500,000/unit. Sale \$1,500,000/unit.	Scenario B: 10-unit condo development, 1,200 sq ft, 2 bedrooms. 0.5 acre lot, 20 units/acre. Construction \$700,000/unit. Sale \$1,000,000/unit.
Design Review		
Building Permit	\$6,100	\$7,052.75
Plan Review	\$16,204.53	\$18,734.24
Title 24 Energy Fee	Included	Included
BSC "Green" Tax	\$60	\$600.00
Seismic Tax	\$195	\$1,950
Affordable Housing Impact Fee	\$16,680	\$0
Technology Fee	\$1,262.69	\$1,459.81
Engineering Plan Check	Included	Included
Planning Zoning Review	\$2,020.00	\$2,020.00
Plumbing/Gas Permit	Included	Included
Electrical Permit	Included	Included
Mechanical Permit	Included	Included
General Plan Surcharge	\$2,104.48	\$2,433.02

Permit Type / Impact Fee	Scenario A: Single-family house, 2400 sq ft, 3 bedrooms. 10,000 sq ft lot, 4 units/acre. Construction \$8500,000/unit. Sale \$1,500,000/unit.	Scenario B: 10-unit condo development, 1,200 sq ft, 2 bedrooms. 0.5 acre lot, 20 units/acre. Construction \$700,000/unit. Sale \$1,000,000/unit.
Other	\$4,840.31	\$5,595.94
Roads	\$15,000	\$150,000
In-Lieu Park Dedication Fee**	See note	See note
TOTAL COUNTY FEES	\$41,887.01	\$183,043.01 (\$18,304.30 per unit)

Source: Marin County Community Development Agency, 2022

**The in-lieu park dedication fee applies when you subdivide property and is calculated by multiplying the number of dwelling units by the number of acres of parkland required per dwelling unit multiplied by the fair market value per buildable acre by 1.20. This fee is paid at the time a Parcel or Final Map is recorded. Please refer to Section 22.98.040 of the Marin County Development Code* for more information.*

Affordable Housing Impact Fees

Several fees are included as are part of the County’s Affordable Housing Program. The County adjusts its Affordable Housing Impact, In-Lieu Housing, and Rental Housing Impact fees annually based on the higher of either the Consumer Price Index (CPI) or Shelter for the Construction Cost Index (CCI) published by the Engineering-News Record. The County’s Jobs/Housing Linkage Fees for Residential Care Facilities and Skilled Nursing Facilities are likewise updated. During calendar year 2020, the Marin Housing Trust fund collected \$507,041 in impact, inclusionary, and jobs/housing linkage fees.

Affordable Housing Impact Fee

Because the majority of homes constructed in Marin County consist of custom-built, high-end units, most residential development is not subject to the Inclusionary Housing requirement. The County found it appropriate to establish a fee on single-family home development to address the shortage of low income homes in the community. A nexus study was conducted in 2008 to determine the appropriate amount for an affordable housing impact fee to be charged on new single-family home development that would mitigate the impact of an increase in demand for affordable housing due to employment growth associated with the new single-family development.

The Affordable Housing Impact Fee, adopted in October 2008, applies to all new single-family homes greater than 2,000 square feet. Teardowns and major remodels that would result in over 500 square feet of new space and a floor area of greater than 2,000 square feet are also subject to the Affordable Housing Impact Fee. The fee is either waived or reduced when a second unit is included as part of the proposed project. Fees are assessed as shown in Table H-3.23 below.

Table H-3.23: Affordable Housing Impact Fee

Example Home Size	Fee Per Square Foot	Housing Impact Fee (\$5 and \$10 per sq ft)	If proposed project includes second unit or agricultural worker unit
< 2,000	\$0	\$0	\$0
2,500	\$6.95	\$2,500	\$0
> 3,000	\$10	\$10,000	\$5,000
3,500	\$14.74	\$15,000	\$7,500
4,000	\$10	\$20,000	\$10,000

Source: Marin County Ordinance No. 3500, adopted 10/14/2008

In-Lieu Housing Fee

An in-lieu housing fee is required for the portion of subdivisions or multi-family development that results in a fractional share of less than 0.5 of a unit. This fee is paid at the time the subdivision map is recorded or at the time a building permit is issued (if the project consists of the construction of multiple-family units). The County adjusts its in-lieu housing fee annually based on the higher of either CPI for CCI published by the Engineering-News Record.

Jobs/Housing Linkage Fee

Per Section 22.22.100 of the County Development Code, development with no residential component must pay a jobs/housing linkage fee. This fee is based on the development type and floor areas of the development and is collected at the time a Building Permit is issued. Alternatively, an applicant for a non-residential development may propose to provide the number of new affordable units required by the Development Code.

Building Code and Enforcement

Marin County adopts the California Building Standards Code (Title 24, CCR) that establishes minimum standards for building construction. The County has amended two

specific provisions contained in the State codes which can impose additional costs on residential development: 1) fire sprinklers are required in any residential addition or substantial remodel that exceeds 50% of the area of the original structure, and 2) Class A roofing is required because of potential fire hazard. The standards may add material and labor costs but are felt to be necessary minimum standards for the health and safety of firefighters, those occupying the structures, and the general public.

In February 2020, the Board of Supervisors adopted an ordinance updating building permit fees. These fees had only increased once since 2009. The fee increases were needed to provide the necessary revenue to support ongoing Building Division services including permit issuance and inspections.

The County also enforces local provisions related to energy conservation and green building. While these requirements have been strengthened over time resulting in increased construction costs, greater energy efficiency results in lower operating costs for the resident and lower greenhouse gas production resulting from the construction process. For additional information on the County's energy efficiency efforts, refer to Section IV: Sites Inventory and Analysis.

The County's code enforcement program is complaint driven. The County has four staff dedicated to building and zoning code enforcement while additional staff is dedicated to septic system monitoring and enforcement. Most complaints are resolved voluntarily through corrective action by the property owner, although some require additional actions through hearings and assessment of fines. In instances where work is done without building permits, additional fees and penalties are assessed and the work must meet minimum code standards.

Code enforcement staff have been trained on available resources and make referrals when appropriate. For example, they make referrals to Marin Housing Authority for the rehabilitation loan program, to the Marin Center for Independent Living for accessibility rehabilitation needs, and to the Department of Health and Human Services for support services. The County has adopted policy consistent with Health and Safety Code Section 17980(b)(2), and code enforcement staff use these guidelines in their enforcement activities.

On/Off-Site Improvement Standards and Exactions

Administered by the Department of Public Works and the Community Development Agency, standards for on- and off-site improvements are detailed in the County Code. Requirements are generally set for street improvements, driveways, landscaping, easements, drainage, parkland dedication and fees, sewage disposal, and water supply.

Overall, the purpose of on- and off-site requirements is to ensure the health and safety of residents. While required on- and off-site improvements may add to the cost of

housing on affected properties, it is not evidenced that these requirements and associated costs represent a higher standard than other jurisdictions in the County and beyond. For example, the required width of public utility easements is no less than 10 feet for the unincorporated County, San Rafael, and Novato. Parkland dedications and fees are calculated in an identical fashion to San Rafael and Novato. Additionally, street and driveway widths and grades in the County's Development Code are on par with the requirements set forth in Novato's and San Rafael's codes. On- and off-site improvement requirements do not constitute extraneous requirements, with the exception perhaps of landscaping and parkland dedication requirements.

The County's requirements are not onerous, and the additional cost associated with these requirements may enhance property value and minimize the constraint presented by community opposition to new development. Parkland dedication fees are waived for affordable housing developments. Therefore, the County's improvement requirements do not pose constraints to the development of housing. However, there are inconsistent off-site requirements among communities within the unincorporated County. To facilitate development, the County will be establishing objective off-site improvement requirements so developers would have a clear understanding in the County's expectations.

Permit Fees – Outside Agencies

Unincorporated Marin County's water and sanitary disposal needs are serviced by 20 separate water, sanitation, community service, and public utility districts. Upon adoption of the 6th Cycle Housing Element, the Community Development Agency will inform all districts of the Housing Element update through written correspondence. Per Government Code Section 65589.7, the letter will detail:

- The need to accommodate new residential units per the Regional Housing Needs Allocation at the prescribed income levels.
- The requirement that water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower- income households.

Upon adoption, the Community Development Agency will provide a copy of the Housing Element to water and sewer providers.

Fees from outside agencies constitute a significant share of the total fees charged to a project. While the County does not control outside agency fee schedules, a program is included to work with these agencies to encourage fee waivers for affordable and special needs housing.

Water Connection and Impact Fees

Water fees are determined by each water district. Unincorporated Marin County is served primarily by two districts: North Marin Water District and Marin Municipal Water District. This fee analysis continues using the two previously described housing scenarios of a 2,400-square-foot house and a 10-unit condo development.

Table H-3.24 below summarizes typical water fees for new residential developments. It includes installation fee, connection fee, meter charge, and any other initial fees required prior to the commencement of service. Monthly service fees and any other ongoing charges are not included.

Recognizing that water connection fees may serve as a constraint to affordable housing development, the Marin Municipal Water District (MMWD) offers a 50% fee reduction for qualified affordable housing projects (affordable to low and moderate income households for at least 30 years, with at least 50% of the project affordable to low income households), as well as to second units deed-restricted to rents affordable to lower income households for a minimum of 10 years.

Table H-3.24: Average Water Fees

Service Area	Water District	Single-family Home	10-Unit Condo Development
Belvedere	Marin Municipal Water District	\$23,040	\$16,000 plus \$7,720 per meter
Corte Madera			
Fairfax			
Larkspur			
Mill Valley			
Ross/Kentfield			
Tiburon			
San Anselmo			
San Rafael			
Novato	North Marin Water District*	\$28,600	\$172,000 (\$17,200 per unit)

Source: Marin Municipal Water District and North Marin Water District, 2022

*Facilities reserve charges

Sewer Connection and Impact Fees

Unincorporated Marin is served by approximately 16 sanitary districts. Each sanitary district categorizes and calculates sewer fees using a different method. A new residential development may be subject to fees for permits, inspections, connection, and impact. Terminology between districts is not standardized. The average fees provided in Table H-3.25 summarize typical sewer fees for new residential developments. The tables include installation fees, connection fees, inspection fees, and any other initial fees charged prior to the commencement of service. Monthly service fees and any other ongoing charges are not included. Despite the number of sanitary districts and charging methods, sewer fee levels are remarkably consistent across the surveyed jurisdictions.

Table H-3.25: Average Sanitary Fees

Sanitary District	Single-Family	Small Multi-Unit (2-4 units), per project	Large Multi-Unit (5+ units), per project
Almonte	\$4,000	\$4,000	\$4,000
Alto	\$7,414	\$9,268+	\$16,684+
District #1 (Ross Valley)	\$15,773.16+	\$30,738.32+	\$75,753.80+
District #2 (Corte Madera)	\$9,281	\$11,884.42+	\$21,493.42+
District #5 (Tiburon/Belvedere)	~\$6,500	~\$13,000+	~\$32,500+
Homestead Valley	\$4,000	\$4,000+	\$4,000+
Las Gallinas Valley	\$7,166	\$13,832+	\$33,830+
Novato	\$12,990	\$12,990	\$12,990
San Rafael	\$10,482.42	\$20,964.84+	\$52,412.10+
Tamalpais CSD	\$17,231	\$22,796+	\$48,213+
Tomales Village CSD	\$10,000	\$10,000	\$10,000
Richardson Bay	\$12,990.00	\$12,990.00	\$12,990.00
Sausalito/Marin City	\$6,130	\$6,130	\$6,130
Bolinas Community Public Utility District*	N/A	N/A	N/A

Source: Survey of Marin County sanitary districts, 2022

*Since 1985, BCPUD has a moratorium on new connections to their sewer system.

Incentives for Affordable Housing – Providing Incentives and Removing Barriers

Amendments to the Marin County Development Code in 2008 and 2012 clarified incentives for affordable housing development. Chapter 22.24 clearly outlines a range of incentives, such as density bonuses, technical assistance, site development alternative standards, and fee waivers to encourage and facilitate the development of affordable homes. Many of these incentives and programs were described earlier in this Constraints section.

Incentives for inclusionary and 100% affordable housing include:

- Density for affordable housing projects. For affordable housing located in all districts that allow residential uses, allowable density will be established by the maximum Marin Countywide Plan density range, subject to all applicable Countywide Plan policies.
- County density bonus. An increase in density of up to 10% of the number of dwelling units normally allowed by the applicable zoning district in a proposed residential development or subdivision.
- Interior design. The applicant may have the option of reducing the interior amenity level and the square footage of inclusionary units below that of large market-rate units, provided that all of the dwelling units conform to the requirements of County Building and Housing Codes and the Director finds that the reduction in interior amenity level will provide a quality and healthy living environment. The County strongly encourages the use of green building principles, such as the use of environmentally preferable interior finishes and flooring, as well as the installation of water and energy efficient hardware, wherever feasible.
- Unit types. In a residential project that contains single-family detached homes, inclusionary units may be attached living units rather than detached homes or may be constructed on smaller lots.
- On-site inclusionary housing for commercial and industrial development. As an inducement to include on-site inclusionary housing in a commercial or industrial development, the County may grant a reduction in the Development Code's site development standards or in architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission in compliance with State law (Health and Safety Code Sections 18901 et seq.), including, but not limited to, setbacks, coverage, and parking requirements.
- Affordable housing on mixed-use and industrial sites. In commercial/mixed-use and industrial land use categories, as designated in the Countywide Plan, the floor-

area ratio may be exceeded for income-restricted units that are affordable to very low, low, or moderate income persons, subject to any limitations in the Countywide Plan.

- Impacted roadways. In areas restricted to the low end of the density range due to vehicle Level of Service standards, affordable housing developments may be considered for densities higher than the low-end standard in the Countywide Plan.
- Fee waivers. The County may waive any County fees applicable to the affordable or income-restricted units of a proposed residential, commercial, or industrial development. In addition, for projects developed pursuant to Housing Overlay Designation policies and for income-restricted housing developments that are affordable to very low or low income persons, the Director may waive fees or transfer In-Lieu Housing Trust funds to pay for up to 100% of Community Development Agency fees.
- Projects developed pursuant to Housing Overlay Designation policies. Residential development projects developed in conformance with Housing Overlay Designation policies may be granted adjustments in development standards, such as parking, floor area ratio, and height, as provided in the Countywide Plan.
- Technical assistance. To emphasize the importance of securing affordable housing as a part of the County's affordable housing program, the County may provide assistance to applicants in qualifying for financial subsidy programs.
- Priority processing. The County shall priority process projects developed pursuant to Housing Overlay Designation policies and affordable housing developments that are affordable to very low or low income persons.

The Community Development Agency has also increasingly taken the opportunity to connect applicants for affordable housing projects and community groups in the pre-application process by noticing, facilitating, or funding community engagement and visioning exercises.

Housing for People with Disabilities

As noted in the Special Needs section of the Housing Needs Assessment, persons with disabilities have specific housing needs related to affordability, accessibility, access to transportation and services, and alternative living arrangements (such as Single Room Occupancy units and housing that includes supportive services). The County ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility.

Reasonable Accommodation

A series of Federal and State laws have been enacted to prohibit policies that act as a barrier to individuals with disabilities who are seeking housing. Among such laws are the Federal Fair Housing Amendments Act of 1988, California's Fair Employment and Housing Act, the Lanterman Developmental Disabilities Services Act (§5115 and §5116) of the California Welfare and Institutions Code, California's AB 686 to Affirmatively Further Fair Housing, and additional components of Housing Element law. Additionally, the U.S. Department of Housing and Urban Development (HUD) requires that localities utilizing Community Planning and Development funds such as CDBG and HOME funds administer programs in a manner that affirmatively further fair housing. Taken together, these pieces of legislation require jurisdictions to take affirmative action to eliminate regulations and practices that deny housing opportunities to individuals with disabilities.

Procedures for Ensuring Reasonable Accommodations

Ordinance 3668 establishes a procedure for making requests for reasonable accommodation in land use, zoning and building regulations, and practices and procedures of the County of Marin to comply fully with the intent and purpose of fair housing laws. Requests for reasonable accommodation shall be reviewed by the Director of the Community Development Agency and a written decision shall be issued within 30 business days of the date of the application being deemed complete and may grant, grant with modifications, or deny a request using the following criteria:

1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;
2. Whether the requested accommodation is necessary to make use or enjoyment of housing available to an individual with disabilities protected under fair housing laws;
3. Whether the requested accommodation would impose an undue financial or administrative burden on the County;
4. Whether the requested accommodation would require a fundamental alteration in the nature of the County's land use and zoning or building program; and
5. Whether there is an alternative accommodation which may provide an equivalent level of benefit to the Applicant.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any local discretion for review of small group homes for persons with disabilities (six or fewer clients plus the owner's household) which must be treated like one family or household occupying a dwelling unit. The County does not impose additional zoning, building code, or permitting procedures other than those allowed by

State law. There are no County initiated constraints on housing for persons with disabilities caused or controlled by the County. The County also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements through reasonable accommodation requests. Further, the County works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Please see Ordinance 3668 provisions above.

County Housing and Federal Grants Division staff actively refer tenants in need of assistance making reasonable accommodation requests in the private housing market to the Marin Center for Independent Living (MCIL) and Fair Housing Advocates of Northern California (FHANC). Both organizations were supported in their work by CDBG funding. MCIL received funding to its home modification program for homes occupied by low income individuals with disabilities. FHANC received funding to support its fair housing monitoring and assistance.

Zoning and Other Land Use Regulations

The County has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of housing for these individuals. Examples of the ways in which the County facilitates housing for persons with disabilities through its regulatory and permitting processes include:

- The County permits group homes of all sizes in all residential districts. All of the County's commercial zones also allow group homes. The County has no authority to approve or deny group homes of six or fewer people, except for compliance with building code requirements, which are also governed by the State.
- The County does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its zoning ordinances.
- The County permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the County. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permitting Procedures

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Requirements for building permits and inspections are the same as for other residential projects. Staff is not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities. As discussed above, County Code allows group homes of six or fewer persons by right, as required by State law. No use permit or

other special permitting requirements apply to such homes. The County does require a use permit for group homes of more than six persons in all residential and commercial zones that allow for residential uses. The County does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are necessary for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for other new residential structures. The permit process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where the project became no longer feasible.

CHAPTER 4: RESOURCES

Land Characteristics of Marin County: Development Policy and Objectives

Marin County includes a total area of approximately 606 square miles of land and water. Nearly 84% of the County consists of open space, watersheds, tidelands, parks, and agricultural lands.¹ Significant public amenities include the Federally protected Golden Gate National Recreation Area, the Marin Islands National Wildlife Refuge, the Muir Woods National Monument, the Point Reyes National Seashore, and the San Pablo Bay National Wildlife Refuge. About 11% of Marin County's area has been developed, primarily within cities and towns, near services, and along major transportation corridors. Much of the additional land potentially available for development (approximately 5% of the County) is in incorporated cities and towns.

As discussed in Section Three of the Housing Element (Constraints), the Marin Countywide Plan (2007) recognizes four separate environmental corridors present in the County, based on specific geographic and environmental characteristics and natural boundaries formed by north-south running ridges.

- The Baylands Corridor, encompassing lands along the shoreline of San Francisco, San Pablo, and Richardson Bays, provides heightened recognition of the unique environmental characteristics of this area and the need to protect its important resources. The area generally contains marshes, tidelands, and diked lands that were once wetlands or part of the bays, and adjacent, largely undeveloped uplands. Less than 1% of the County's residents live in the Baylands Corridor.
- The City-Centered Corridor, along Highway 101 in the eastern part of the County near San Francisco and San Pablo bays, is designated primarily for urban development and for the protection of environmental resources. This corridor is divided into six planning areas, generally based on watersheds, and is intertwined with Marin's 11 cities and towns. Nearly 96% of Marin County's population lives in the City Centered Corridor, where the majority of development is concentrated.
- The Inland Rural Corridor in the central and northwestern part of the County is designated primarily for agriculture and compatible uses, as well as for the preservation of existing small communities. Less than 2% of Marin County's population lives in the Inland Rural Corridor.
- The Coastal Corridor is adjacent to the Pacific Ocean and is designated primarily for agriculture, Federal parklands, recreational uses, and the preservation of

¹ Marin Countywide Plan, Built Environment Element, pages 3-10.

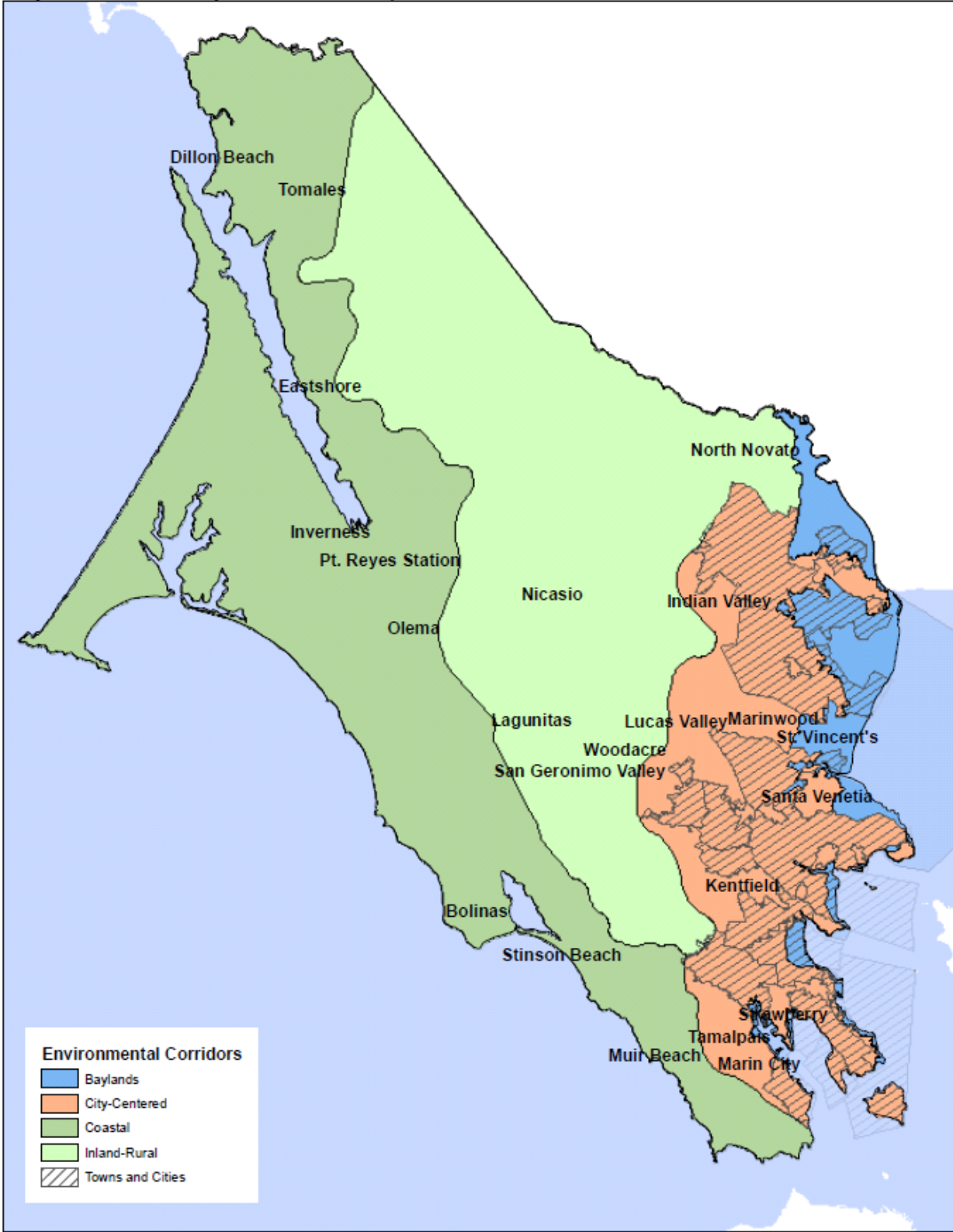
existing small coastal communities. Approximately 2% of Marin County residents live in the Coastal Corridor.²

As a result of policies in the Countywide Plan, community plans, and the Local Coastal Program, residential development in Marin County is primarily directed to the City-Centered Corridor and limited in the Inland Rural and Coastal Corridors. Development of moderate densities is most compatible with the City-Centered Corridor, close to transit, services, and Marin's cities and towns.

The Inland Rural and Coastal communities recognize the need and advocate for, housing affordable to visitor-serving employees, agricultural workers, and other local workers in their communities. Multi-family or moderately dense development permitted in the coastal areas is directed as infill within the various villages.

² General Demographic Characteristics for Marin County California Cities and Places, Marin County Community Development Agency

Figure H-4.1: Marin County and its Unincorporated Communities



Affordable Housing in Marin County

As of March 2020, there were approximately 6,125 households benefiting from deed restricted affordable housing throughout Marin County's 12 jurisdictions.³ These units typically target renter-households earning 60% of area median income or below and serve populations including low and very low income families, households with disabilities, formerly homeless adults, and older adults.⁴ Affordable homeownership units typically serve moderate income and below. Affordable housing developers and developers with nonprofit arms manage approximately 4,100 of these units. Nearly 3,000 of these units are assisted through the Marin Housing Authority's Section 8 and public housing programs. Of the public housing units, 296 units serve families and 200 units serve senior and disabled households. The 6,125 units consist of the following types:

- 496 Public Housing Units
- 1,126 Senior Units
- 2,771 Family Housing Units
- 207 units for Persons with Disabilities
- 832 Home Ownership Units⁵
- 337 Permanent Supportive Housing Units
- 336 Transitional and Shelter Units

Of these 6,125 units restricted to moderate, low, very low, and extremely low income households, 761 are located in the unincorporated County, not including Section 8 vouchers. The Marin Housing Authority manages 340 Below Market Rate (BMR) home ownership units throughout Marin County that are preserved by deed-restriction, of which 90 units are in the unincorporated County. The Marin Housing Authority processes all sales of new units, resales of existing units, refinances, capital improvement evaluations, down payment assistance, and monitoring of the portfolio for compliance with BMR Program requirements. MHA also works with developers at the initial stage to formulate Developer Agreements determining the affordability range and construction requirements for these BMR units. The majority of affordable housing is in the City-Centered Corridor, although there are several deed restricted rental and ownership properties in the villages of West Marin and the Inland Rural Corridor. These developments demonstrate the future potential for affordable housing in a range of communities and geographic locations throughout the diverse environs of unincorporated Marin.

³ Marin County 2020-2024 Consolidated Plan

⁴ Some communities have deed-restricted moderate income households, While tax credit projects are aimed at 60% of median or below, inclusionary ordinances are often aimed at 80% and below.

⁵ These affordable homeownership units typically serve moderate income households

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key part of State housing element law (Government Code Section 65580) and is a central factor in satisfying periodic required updates of the housing element. Every city and county in the State of California has a legal obligation to respond to its fair share of the existing and projected future housing needs in the region in which it is located. Housing element law requires local governments to update land use plans, policies, and zoning to accommodate projected housing growth. The RHNA figure is not a projection of residential building permit activities, but of housing need based on regional growth projections and regional policies for accommodating that growth. On December 16, 2021, the Association of Bay Area Governments (ABAG) Executive Board adopted the Final RHNA Plan: San Francisco Bay Area, 2023-2031. Table H-4.1 summarizes the Regional Housing Needs Allocation for all jurisdictions in Marin County. All Marin jurisdictions saw a significant increase in the 2023-2031 RHNA allocation from the 2014-2022 allocation.

Table H-4.1: Regional Needs Housing Allocation, 2023-2031 Planning Period

Jurisdiction	RHNA Units Needed By Income Category				2023-2031	2015-2023
	Very Low (0-50% AMI)†	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (120%+ AMI)		
Belvedere	49	28	23	60	160	16
Corte Madera	213	123	108	281	725	72
Fairfax	149	86	71	184	490	61
Larkspur	291	168	145	375	979	132
Mill Valley	262	151	126	326	865	129
Novato	570	328	332	860	2,090	415
Ross	34	20	16	41	111	18
San Anselmo	253	145	121	314	833	106
San Rafael	857	492	521	1,350	3,220	1,007
Sausalito	200	115	114	295	724	79
Tiburon	193	110	93	243	639	78
Unincorporated	1,100	634	512	1,323	3,569	185
TOTAL	4,171	2,400	2,182	5,652	14,405	2,298

Source: https://abag.ca.gov/sites/default/files/documents/2022-04/Final_RHNA_Methodology_Report_2023-2031_March2022_Update.pdf

† Extremely Low Income (ELI) units are assumed to be 50% of the Very Low (VL) income RHNA figure, or 27 units, for the unincorporated County.

Every housing element must demonstrate that the local jurisdiction has made adequate provisions to support the development of housing at various income levels (extremely low, very low, low, moderate, and above moderate) to meet its ‘fair share’ of the existing and projected regional housing need. However, because local jurisdictions rarely, if ever, develop and construct housing units, the RHNA numbers establish goals that are used to guide planning, zoning, and development decision-making. Specifically, the numbers establish a gauge for determining whether the County is allocating adequate sites at a range of densities to accommodate the development of housing— meeting the County’s RHNA. In particular, the County must identify adequate sites for lower income households that will allow residential uses at least 20 units per acre. Appendix B includes an evaluation of the County’s progress toward its 2015-2023 Regional Housing Needs Allocation.

Strategies for Meeting RHNA

This section of the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2, which require the County to provide an inventory of sites suitable for housing development that can accommodate Marin County’s short-term housing development objectives, as determined by the Regional Housing Needs Assessment (RHNA) for the Housing Element planning period of June 30, 2022, and ending December 31, 2030.

Methodology to Satisfy the Regional Housing Needs Allocation

Marin County’s housing needs will be met through the implementation of a variety of strategies. The primary method for addressing the adequate sites requirement is the identification of available vacant and underutilized sites that are appropriately zoned and likely to develop within this planning period.

The analysis includes a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community as well as potential rezone sites.

The RHNA projection period began on June 30, 2022. Therefore, projects that have been approved or entitled but have not received permits as of June 30, 2022, can be credited against the RHNA. Furthermore, jurisdictions are allowed to project the number of Accessory Dwelling Units (ADUs) that might be developed over eight years based on development trends during the current planning cycle to help satisfy the RHNA requirements.

Table H-4.2 shows that there were not enough appropriately zoned sites, units being developed, and ADUs to meet RHNA needs, with a shortfall of 2,380 units. The County has identified 136 rezone sites that have the capacity for 2,983 units to meet the RHNA. Rezoning of these sites to meet the RHNA is being conducted concurrent with the Housing Element update and is expected to be completed by the end of 2022. Therefore, before the statutory deadline of the Housing Element update (January 31,

2023) and by the time of the 6th cycle Housing Element adoption, the County will have provided an adequate inventory of sites to fully meet the County’s RHNA by all income categories.

Table H-4.2: Strategies to Meet RHNA

	Housing Units by RHNA Income Categories				Total
	Lower		Mod (80-100% AMI)	Above Mod (>100% AMI)	
	Very Low (0-50% AMI)	Low (50-80% AMI)			
RHNA	1,100	634	512	1,323	3,569
Approved/Entitled	39	184	115	87	425
Accessory Dwelling Units	84	84	84	28	280
Sites not Requiring Rezoning	324		44	160	528
Surplus/(Shortfall)	(1,019)		(269)	(1,048)	(2,336)
Sites Requiring Rezoning	1,331		358	988	2,677

Approved or Entitled Projects

A jurisdiction may credit units from entitled projects, approved projects, or projects under construction and not expected to be finalized prior to June 30, 2022, toward its RHNA. These units can be credited against the RHNA to determine the balance of site capacity that must be identified. The list of approved projects is included in Table H-4.3. In total, the County has approved 425 units (39 very low, 184 low, and 115 moderate, and 87 above moderate), that are expected to be constructed during the 6th Cycle planning period. The affordability of the units was determined based on the affordability specified on the project proposal as approved by the County.

Table H-4.3: Credits toward RHNA - Approved or Entitled Projects

	RHNA Unit Credits by Income Level					Description of affordability
	Very Low (0-50% AMI)	Low (50-80% AMI)	Mod (80-100% AMI)	Above Mod (>100% AMI)	Total	
Entitled/Approved Projects						
150 Shoreline	0	2	0	8	10	2 units at 60% based on County's inclusionary requirement
825 Drake	37	37	0	0	74	100% affordable SB 35 project w/ tax exempt bonds, Section 8 PBV and County Housing Trust funds, and Regulatory Agreement
Albion Monolith	0	1	0	8	9	1 unit at 60% based on County's inclusionary requirement
Aspen Lots	0	2	0	0	2	Local community land trust, County funds, and Regulatory Agreement restrict at 80% AMI
Downtown Project	2	7	0	0	9	Local community land trust, County funds, and Regulatory Agreement restrict 2 at 30% AMI, 7 at 50% AMI.
North Coast Seminary	0	18	0	71	89	18 units at 60% based on County's inclusionary requirement
Overlook Lots	0	2	0	0	2	Local community land trust, County funds and Regulatory Agreement restrict at 80% AMI
San Quentin Adjacent Vacant Property	0	115	115	0	230	State excess sites program County funds, 50% of units at or below 60% AMI, remaining units at low to moderate
<i>Total Credits</i>	39	184	115	87	425	

Source: Marin County, May 2022.

Accessory Dwelling Units

In addition, pursuant to State law, the County may credit potential ADUs to the RHNA requirements by using the trends in ADU construction to estimate new production. According to ABAG’s “Using ADUs to Satisfy RHNA” Technical Memo,⁶ the estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2019 when state law made it easier to construct the units.

There is a small amount of flexibility in the calculations. If numbers were low in 2019 but were high in 2020, 2021, and 2022, a jurisdiction could potentially use 2020-2022 as the baseline. This rationale would be bolstered if there was a logical explanation for the change, e.g., the jurisdiction further loosened regulations in 2020. Since 2019, the County has issued an average of 35 building permits for ADUs:

- 2019 – 37 building permits issued
- 2020 – 32 building permits issued
- 2021 – 35 building permits issued

Assuming the annual average of 35 ADU permits per year since 2019, the County is projecting 280 ADUs being permitted over the eight-year planning period and is using ABAG’s survey data to distribute the projected units by income category as shown in Table H-4.4.

Table H-4.4: Projected ADUs during 6th Cycle Planning Period

	RHNA Unit Credits by Income Level				
	Very Low	Low	Moderate	Above Moderate	Total
Assumed Affordability	30%	30%	30%	10%	--
Projected ADUs	84	84	84	28	280

Based on these calculations, the County is able to meet approximately 705 of its RHNA through credit units and ADUs, and must accommodate another 2,864 units on the sites detailed in the sites inventory (Table H-4.5).

⁶ <https://abag.ca.gov/sites/default/files/documents/2022-03/ADUs-Projections-Memo-final.pdf>

Table H-4.5: Remaining Need After Credit and ADU Units

	Housing Units by RHNA Income Categories				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA	1,100	634	512	1323	3,569
Approved/Entitled (Credits)	39	184	115	87	425
Accessory Dwelling Units	84	84	84	28	280
Total Credits + ADU	123	268	199	115	705
Remaining Need	977	366	313	1,208	2,864

Sites Inventory

Government Code Section 65583.2(c) requires that local jurisdictions determine their realistic capacity for new housing growth by means of a parcel-level analysis of land resources with the potential to accommodate residential uses. The analysis of potential to accommodate new housing growth considered physical and regulatory constraints, including: lot area and configuration, environmental factors (e.g. slope, sensitive habitat, flood risk), allowable density, and other development standards such as parking requirements and building height limits.

The following summarizes the methodology to identify available sites with near-term development potential pursuant to State adequate sites standards and to the calculate the potential housing units for the Marin County 6th Cycle Housing Element is found in Appendix C. The County identified six types of sites and assessed their suitability for development as described below. Figure H-4.2 illustrates the general location of these sites. Detailed sites information is included in Appendix C: Sites Inventory.

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. The Residential Multiple Planned (RMP) and Residential Commercial Multiple Planned (RCMP) designations allow residential development at a density of 20 to 45 units per acre. Based on the intensity of designations and the potential for the development of non-residential uses, the realistic capacity assumptions are set forth as follows:

- **Residential, Multi-Family Planned (RMP).** The RMP designation provides locations for multi-family residential development at densities from 20 to 30 units per acre. To account for land use controls, infrastructure capacity environmental constraints, and site improvements, realistic capacity is calculated based on a 20% reduction on the maximum allowable density, 16 units per acre for maximum density at 20 units per acre, or 24 units per acre for maximum density at 30 units per acre. This is a conservative estimate; more recent multi-family, affordable developments in Marin County have exceeded this density estimate. On a site-by-site basis, this realistic capacity may even be lower due to slope, wildfire, sea-level rise, and natural resource constraints. Sites with no access to sewer infrastructure but require septic systems with leach field, are applied densities at 20 units per acres. The Walnut Place affordable housing project, located in Point Reyes Station, includes 24 units built on 1.5-acre property (built density is 17 dwelling units per acre). . A portion of the property land area is devoted to the septic leach field. The use of 20% reduction of the maximum density, plus additional reductions based on physical constraints establishes conservative density estimate for projects within the County.
- **Residential/Commercial Multiple, Planned (RMPC).** The RMPC designation provides for a mix of residential and non-residential uses on a single development site, with an emphasis on high-density residential uses. All-residential developments are allowed, and non-residential uses are allowed in a subordinate capacity. The RMPC designation has a density of 20 of 45 dwelling units per acre. Because RMPC allows for combined residential/non-commercial uses in a manner that protects the maximum density and facilitates development of affordable units at higher densities, a 24-unit per acre realistic capacity is feasible. In larger commercial center under the RMPC, realistic capacity was calculated by identifying a portion of the center that could accommodate residential units. In many cases, the analysis included identifying parking areas, vacant lots, vacant buildings, or underutilized buildings that could be redeveloped into residential units.

Vacant Sites

Vacant sites are sites with no buildings, structures, or improvements (e.g., parking lots or storage facilities). Vacant sites include parcels that were identified as unimproved properties by the County Assessor data. To identify vacant sites that could be developed for housing development, a constraints analysis was conducted to yield realistic sites that could be developed into housing by either removing sites entirely or reducing a portion of the site that cannot be developed.

Vacant sites that were excluded as potential housing sites include sites with agricultural zoning designations or that are under Williamson Act contracts within rural areas, are under habitat conservation easements or ownership to protect natural resources or recreational access, include extensive environmental constraints, are sites not located near community services, or very small infeasible sites.

Many vacant sites include steep terrain and natural resource constraints to development, including wetlands, wildfire areas, susceptibility to sea-level rise, ridge and upland greenbelt, and stream conservation areas. Sites with significant constraints were reduced in development capacity by removing constrained areas and identifying the developable portions of the site that could accommodate clustering of housing units. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 25% to 75%. Each site capacity percentage varies based on the extent of the constraint.

Sites identified in rural or inland areas that do not have access to sanitary sewer facilities were reduced in density to accommodate on-site wastewater treatment. These sites do not have densities that exceed 20 dwelling units per acre.

Overall, 54 vacant sites are included in the sites inventory. However, only 183 lower income units can be accommodated on vacant sites. The total number of lower income units that can be accommodated by vacant sites, ADU construction, and credit units is 443 units, or 25.5% of the County's 1,734 lower income RHNA. Therefore, approximately 75% of the County's lower income RHNA must be accommodated on non-vacant sites.

Underutilized Residential Sites

Underutilized residential sites are residential properties that are considered underutilized (e.g., older buildings that have not been improved in many years based on Marin County Assessor building and land assessed values) or have the zoning potential for additional residential units. The analysis does not consider potential SB9 units or ADUs beyond those projected above.

All sites selected for Underutilized Residential Sites include only one existing unit, have a building-to-land value ratio less than 2.00, include lots one acre in size or larger, and have existing residential main buildings built prior to 1980. Sites with residential buildings older than 1940 or structures 80 years or older were also removed for historical considerations. This threshold was applied under the assumption to remove

the oldest structures that could be replaced or developed by new housing development. In some cases, buildings that could be rehabilitated or adaptively reused for housing were considered.

Underutilized sites within the Baylands and City Center areas were designated as multi-family or mixed-use designation with a density of 30 dwelling units per acre. If the sites fall within the 0.5- to 10-acre range, they were designated as a Lower income site. Underutilized sites within Coastal and Inland areas were designated between 7.3 to 15 dwelling units per acre. These sites were designated for Moderate to Above Moderate income categories.

Environmental constraints were factored into the sites. If there were sea-level rise, steep terrain, natural resources, or wildfire constraints, a lower realistic development percentage was applied. Sites with wildfire constraints averaged 52% reduction of the development capacity. Housing sites that included sea-level rise constraints averaged a 60% reduction of the housing capacity. Sites with natural resources constraints, such as wetlands or adjacent to natural streams, typically averaged a 53% reduction of development capacity. Sites with steep terrain constraints, with slopes greater than 10 percent, typically averaged a 65 reduction of development capacity.

Underutilized Nonresidential Sites

Underutilized nonresidential sites are sites with commercial, office, or similar uses that are considered underutilized (e.g., older buildings that have not been improved in many years based on Marin County Assessor building and land assessed values) and are not meeting their full economic or land use potential.

For large commercial shopping center, sites have been identified by selecting areas that have the potential for housing development. Large parking areas or commercial buildings with vacancies were identified for redevelopment. Based on the developable areas, these sites were reduced in capacity by 15% to 85%. This reduction allows for commercial uses to remain under mixed use development. The reductions vary by each commercial center.

County or Public Site

County or public sites are publicly owned sites that are currently underutilized or vacant and could accommodate residential development. Sites with public ownership were identified, including properties owned by Marin County and the State of California. Both sites (052-041-27 Shoreline Highway and 018-152-12 Sir Francis Drake Boulevard) owned by the State of California are identified as excess state-owned property that could be potentially suitable for affordable housing development. Sites with development opportunities were selected and counted for housing sites. Vacant site capacities were calculated with a 20% to 50% reduction based on constraints (e.g., terrain). Some sites were identified as underutilized and have a portion of the property available for housing development and only those areas were counted.

Religious Institution

Religious institutions sites are sites with churches or other religious institutions, with excess vacant property or large parking lots, that could accommodate residential development. Only the portion of the vacant or parking area is used as a candidate housing site. All religious properties in the unincorporated county were reviewed. Sites with the largest parking areas or surrounding vacant areas were selected or that could yield at least a half an acre when half of the property was calculated. In rural and inland areas, vacant lots appear to be used as parking areas. Half of the parking lot or vacant area (50 percent) was calculated toward housing units. Vacant areas with terrain constraints were either excluded or not selected from the analysis.

School Site

School sites are properties with schools, with underutilized or unused areas, or sites considered surplus by the school district that could accommodate residential development. Only the portion of the site considered underutilized or unused, or the entire “surplus” site, is considered a candidate housing site. Additionally, some school sites include buildings or recreational amenities that could or are currently being used as neighborhood amenities. These buildings and facilities were removed from the housing calculation analysis. Some school sites have development potential limited by environmental constraints such as flooding, sea-level rise, and terrain. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 15% to 75% and vary by each site.

Sites Summary

The County has identified a total of 3,205 units through a combination of vacant, underutilized residential sites, underutilized nonresidential sites, County and public sites, religious institution sites, and school sites. In combination with the 425 credit units (approved/entitled projects), the County’s total sites inventory has 3,630 units 1,878 lower income, 517 moderate income, and 1,235 above moderate income. A detailed parcel by parcel summary is in Appendix C.

Community	Lower	Moderate	Above Moderate	Total
Black Point-Green Point	0	0	111	111
Inverness	0	0	27	27
Kentfield	130	92	3	225
Lagunitas-Forest Knolls	42	0	14	56
Lucas Valley-Marinwood	238	32	0	270
Marin City	20	117	75	212
Nicasio	16	0	4	20
Point Reyes Station	153	3	4	160
San Geronimo	0	15	0	15

Community	Lower	Moderate	Above Moderate	Total
Santa Venetia	561	13	311	885
Stinson Beach	0	0	13	13
Strawberry	146	0	86	232
Tamalpais-Homestead Valley	0	12	36	48
Tomales	0	13	47	60
Woodacre	0	10	0	10
Other- North Marin	109	38	249	396
Other-Central Marin	172	12	131	315
Other-Southern Marin	0	0	32	32
Other-West Marin	68	45	5	118
Total Sites Identified	1,655	402	1,148	3,205
Credit Sites	223	115	87	425
Total Sites Inventory	1,878	517	1,235	3,630

Table H-4.7 shows the breakdown of the RHNA sites requiring rezone and not requiring rezone by income level. Of the 3,205 units identified, only 528 do not require rezoning. This means that the County has a shortfall of 2,336 units, as shown in Table H-4.2. To accommodate the City’s remaining shortfall RHNA, the County needs to rezone 1,445 acres (109 parcels) that could allow for potentially 2,677 units. **Table H-4.8** shows a breakdown of the rezone RHNA units by existing zoning, acreage, number of sites, and RHNA units.

Table H-4.7: Sites Requiring Rezone by Income Level

	Lower	Moderate	Above Moderate	Total
Sites requiring rezone	1,331	358	988	2,677
Sites not requiring rezone	324	44	160	528
Total	1,655	402	1,148	3,205

Table H-4.8: Rezoning for RHNA

Existing Zoning	Acreage	Parcels	RHNA Units
Agriculture and Conservation	288	3	275
Agriculture Limited	339	11	911
Agriculture Residential Planned	84	4	127
Planned Commercial	4	1	100
Public Facilities	46	7	224
Residential Agriculture	10	3	31
Residential Commercial Multiple Planned	16	20	241
Residential Multiple Planned	616	14	245
Residential Single Family	10	14	156
Residential Single Family Planned	29	28	293
Resort and Commercial Recreation	1	1	36
Retail Business	2	2	36
Village Commercial Residential	0	1	2
Total	1,445	109	2,677

Local Funding Opportunities

Affordable Housing Trust Fund

The County's Affordable Housing Trust Fund was established in 1980 by Resolution 88-53, along with the inclusionary housing program. Projects throughout Marin County, which serve low, very low and extremely low income households, are eligible for funding, but priority is given to rental projects located in the unincorporated County that serve the lowest income levels. Funding is to be used for land and property acquisition, development, construction, or preservation of affordable units. Applications are submitted to the Community Development Agency, and staff makes funding recommendations to the Board of Supervisors as grant requests are received. The Affordable Housing Trust Fund is primarily funded through residential in-lieu fees, commercial linkage fees, and, since 2009, the Affordable Housing Impact Fee (discussed later in this Chapter). In recent years, the Board of Supervisors has allocated \$250,000 annually from the general fund to the Affordable Housing Trust Fund. In the last twenty years, the Housing Trust has been a major funder of every affordable housing development in the unincorporated County. During the Fifth Cycle Housing Element period (2013-2021), \$13,545,980 from the Housing Trust Fund was dispersed and helped develop 120 units and rehabilitate 83 units. As of April 30, 2022, the Fund's balance is \$10,822,352.60

Restricted Affordable Housing Fund

The Community Development agency also oversees this fund, which resulted from the excess funds of mortgage revenue bonds. The Restricted Affordable Housing Fund may be used solely for the purposes of residential development or preservation for low and moderate income households. Eligible projects shall include ones that create new affordable units through new construction, or through acquisition and/or rehabilitation of existing structures, or that preserve existing affordable housing units threatened by expiration of affordability restrictions, or market forces. As of April 30, the Funds balance is \$2,241,808.47.

Priority Development Areas

Marin County is participating in the FOCUS regional planning initiative facilitated by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Authority (MTC). Two areas within the unincorporated county, within one-half mile of Highway 101, have been designated as Priority Development Areas (PDAs): Cal Park and Marin City. The objectives of the program are to foster the valuable relationship between land use and transportation and to promote compact land use patterns. Funding is available periodically through regional sources for housing projects or planning activities within PDAs.

HUD Community Planning and Development Grants

The County is the lead agency for purposes of receiving HUD Community Planning and Development entitlement grants on behalf of all jurisdictions within the County. Annually the County receives approximately \$1.6 million in Community Development Block Grants (CDBG) and \$800,000 in HOME Investment Partnership (HOME) funds for a variety of housing and community development activities.

The CDBG program provides funds for a range of community development projects that benefit low- to moderate-income people. The program can fund a variety of activities such as: acquisition and/or disposition of real estate or property, public facilities and improvements, public services, relocation, rehabilitation of housing, and homeownership assistance.

HOME funds can be used for activities that provide affordable housing opportunities for low to moderate income households, such as development of new affordable units, owner-occupied housing rehabilitation, homebuyer assistance, and tenant-based rental assistance. The County uses HOME funds to gap-finance affordable housing projects throughout the County. However, the County has signed a voluntary agreement to avoid an overconcentration of affordable units in areas of minority concentration, including Marin City and the Canal neighborhood.

Permanent Local Housing Allocation (PLHA)

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. For the second year and onward, 70% of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). SB2 PLHA funds can be used to:

- Increase the supply of housing for households at or below 60% of AMI
- Increase assistance to affordable owner-occupied workforce housing
- Assist persons experiencing or at risk of homelessness
- Facilitate housing affordability, particularly for lower and moderate income households
- Promote projects and programs to meet the local government's unmet share of regional housing needs allocation

The County anticipates receiving between \$750,000 to \$1,500,000 in PLHA annually and has committed funds to projects for allocations received to date.

Opportunities for Energy Conservation

Housing elements are required to identify opportunities for energy conservation. Since the deregulation of energy companies in 1998, the price of energy has skyrocketed. With such an increase in prices, energy costs can account for a substantial portion of housing costs. There are a number of programs offered locally, through the local energy distributor (PG&E), Marin's own clean energy provider (MCE Clean Energy), the Bay Area Regional Energy Network (BayREN), and through the State of California that provide cost-effective energy savings. The County makes information regarding energy conservation available to the public on its website.^[1]

Effective energy conservation measures built into or added to existing housing can help residents manage their housing costs over time and keep lower income households' operating costs affordable. There are several significant areas in which the County of Marin is encouraging energy conservation in new and existing housing:

- All residential projects requiring discretionary planning review must comply with the County's green building ordinance which includes additional energy efficiency measures.
- The Housing Rehabilitation Loan Program assists low income owners in the rehabilitation of older housing units, which can include energy efficiency improvements.
- The County has sponsored various incentives, such as free solar and green building technical assistance programs that assist owners in converting to green energy technologies and green building techniques.
- Land use policies in the 2007 Countywide Plan promote more compact neighborhoods, encourage in-fill development, and promote cluster development.
- MCE Clean Energy and the BayREN offers tenants of multi-family properties, Homeowners, and renters of single-family units no-cost walk-through energy assessments to identify potential energy and cost savings opportunities and incentives to assist with energy upgrades to the common area and units. Additionally, both programs offer no-cost energy savings kits for residents that include LED lamps, smart power strips, faucet aerators, and more.
- The County-led Electrify Marin program offers free technical assistance and rebates to encourage homeowners to replace natural gas burning appliances such as space and water heating and cooking appliances with high efficiency electric units. The replacement units use less energy and improve the indoor air quality of the home. The Electrify Marin rebates can also be combined with

^[1] <https://www.marincounty.org/residents/environment/conservation-and-energy>

incentives provided by BayREN and the state.

- The BayREN Home+ program provides single family homeowners no-cost technical assistance and rebates for energy efficiency and electrification projects. Measures eligible for rebates include insulation, air sealing, duct sealing/replacement, and HVAC and water heater upgrades.
- MCE Clean Energy offers an income-qualified single family energy efficiency program. MCE Home Energy Savings program provides income-qualifying residents with free in-person or virtual home energy assessments, free upgrade projects including attic insulation, gas furnace replacement, and water heater replacement, and a complimentary energy-saving toolkit. Income guidelines are set at 200% to 400% above federal poverty line.
- Peninsula Energy Services is the current provider in Marin for the federally funded Low-Income Heating and Energy Assistance Program (LIHEAP). LIHEAP provides no-cost weatherization and other energy efficiency home improvements to income-qualified residents. LIHEAP income guidelines are up to 200% federal poverty line.
- MarinCAN is a community-driven campaign to dramatically reduce greenhouse gas (GHG) emissions, prepare for climate change impacts, and meaningfully address and integrate equity. MarinCAN works with Marin County residents, businesses, organizations, agencies, and local governments to design and implement local climate change solutions in 6 Focus Areas: Renewable Energy, Transportation, Buildings and Infrastructure, Local Food and Waste, Carbon Sequestration, Climate Resilient Communities.
- Energy Efficiency Programs for Renters: People who rent their homes face challenging barriers when it comes to making energy efficiency improvements. Most projects that require a building permit (furnace, water heater, or window replacement, insulation upgrades, and more) also require property owner approval. Additionally, most renters do not want to pay for property improvements to a home they do not own. The County encourages renters to have discussions about equipment upgrades and share resources with their property owners. For these types of upgrades, the County recommends renters inform their property owners of rebate program opportunities when discussions are being held around replacing old equipment. The MCE Clean Energy and BayREN energy savings kits programs are open to renters in single family homes.

Through these and other conservation measures, the County seeks to help minimize the proportion of household income that must be dedicated to energy costs, as well as to minimize the use of nonrenewable resources.

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CHAPTER 5: GOALS, POLICIES, AND PROGRAMS

Overview

State law requires each jurisdiction to address how it will satisfy the objectives for new residential units as represented by the Regional Housing Needs Allocation (RHNA). Means of achieving the development of these units should be outlined through policies and programs in the Housing Element.

Marin County's housing policies and programs have been revised to reflect the major themes identified through the County's community outreach process and a critical evaluation of the programs and policies from the 2015 Housing Element (found in Appendix B: Evaluation of 2015 Housing Element Programs). Implementing programs are grouped by the housing goals described below. Additionally, under State law to Affirmatively Furthering Fair Housing (AFFH), policies and programs must be examined under the lens of affirmatively furthering fair housing and a commitment to specific meaningful actions (Appendix D: Affirmatively Furthering Fair Housing).

Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and implement smart and sustainable development principles.

Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Goal 3: Ensure Leadership and Institutional Capacity

Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Goal 4: Combat Housing Discrimination, Eliminate Racial Bias, Undo Historic Patterns of Segregation

Lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

Policies are organized around these four central goals, with an emphasis on facilitating development of housing affordable to lower and moderate income households in Marin. Strategies to aid in achieving these goals include:

- Provide clear standards and incentives for affordable and special needs housing developments to minimize risk and costs to funders and developers.
- Minimize discretionary review; streamline the permitting process.
- Establish programs appropriate to various Marin locations (urban vs. rural) and be responsive to the needs of communities.

These ideas have been carried through in the Housing Element update to be implemented with a series of programs.

Upon adoption, the County will provide the Housing Element to all water and sewer service districts and notify all districts of the requirement to prioritize water and sewer service allocation for new affordable housing development (Government Code Section 65589.7).

Goals and Policies

Housing Goal 1: Use Land Efficiently

Use Marin's land efficiently to meet housing needs and to implement smart and sustainable development principles.

Policy 1.1: Land Use

Enact policies that encourage efficient use of land to foster a range of housing types in our community.

Policy 1.2: Regional Housing Needs Assessment

Maintain an adequate inventory of residential and mixed-use sites to fully accommodate the County's RHNA by income category throughout the planning period.

Policy 1.3: Housing Sites

Recognize developable land as a scarce community resource. Protect and expand the supply and residential capacity of housing sites, particularly for lower income households.

Policy 1.4: Development Certainty

Promote development certainty and minimize discretionary review for affordable and special needs housing through amendments to the Development Code.

Policy 1.5: Design, Sustainability, and Flexibility

Enact programs that facilitate well designed, energy efficient development and

flexibility of standards to encourage outstanding projects.

Housing Goal 2: Meet Housing Needs through a Variety of Housing Choices

Respond to the broad range of housing needs in Marin County by supporting a mix of housing types, densities, affordability levels, and designs.

Policy 2.1: Special Needs Groups

Expand housing opportunities for special needs groups, including seniors, people living with disabilities (including mental, physical, and developmental disabilities), agricultural workers and their families, individuals and families experiencing homelessness, single-parent families, large households, lower income (including extremely low-income) households, and other persons identified as having special housing needs in Marin County.

Policy 2.2: Supportive Services

Link housing to Department of Health and Human Services programs in order to coordinate assistance to people with special needs.

Policy 2.3: Workforce Housing

Implement policies that facilitate housing opportunities to meet the needs of Marin County's workforce, especially those earning lower incomes.

Policy 2.4: Incentives for Affordable Housing

Continue to provide a range of incentives and tools to ensure development certainty and cost savings for affordable housing providers.

Policy 2.5: Preserve Existing Housing

Protect and enhance the housing we have and ensure that existing affordable housing remains affordable and residents are not displaced.

Policy 2.6: Preserve Permanent Housing Inventory

Preserve our housing inventory for permanent residential uses. Discourage or mitigate the impact of short-term rentals and units unoccupied for extended periods of time.

Housing Goal 3: Ensure Leadership and Institutional Capacity

Educate the community regarding the need for a diverse and balanced inventory of housing to further equal access to housing opportunities. Build and maintain local government institutional capacity and monitor accomplishments to respond to housing needs effectively over time.

Policy 3.1: Community Participation

Maintain an open channel of communications among the community, County staff, and decision makers. Ensure inclusive and meaningful efforts are undertaken to obtain input from diverse groups in the community. When needed, employ additional efforts to include those that are typically excluded or under-represented.

Policy 3.2: Coordination

Take a proactive approach in local housing coordination, policy development, and communication. Share resources with cities and towns and other agencies to effectively create and respond to opportunities for achieving housing goals.

Policy 3.3: Research, Monitoring, and Evaluation

Perform effective management of housing data relating to Marin County housing programs, production, and achievements. Monitor and evaluate housing policies on an ongoing basis and respond expeditiously to changing housing conditions and needs of the population over time.

Policy 3.4: Funding

Actively and creatively seek ways to increase funding resources for affordable and special needs housing.

Housing Goal 4: Combat Housing Discrimination, Eliminate Racial Bias, Undo Historic Patterns of Segregation

Lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all local workers and current and future residents of Marin.

Policy 4.1: Tenant Protection

Implement policies and actions to protect tenants from unlawful evictions as well as direct and indirect (economic) displacement, and to promote greater education around tenants' rights.

Policy 4.2: Fair Housing Outreach and Education

Proactively conduct outreach and educate the community about fair housing rights and responsibilities.

Policy 4.3: Affirmatively Further Fair Housing

Ensure that the County's land use, development, and housing policies further the goal of equal access to housing opportunities.

Implementing Programs

A housing program can implement more than one goal and multiple policies. Furthermore, some programs and actions may target specific areas of implementation in order to bridge existing service gaps, access to resources, and disproportionate housing needs.

Housing Supply

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The County of Marin has been allocated a need of 3,569 units (1,100 very low income, 634 low income, 512 moderate income, and 1,323 above moderate income units). Based on projected ADUs and entitled projects, the County has met 475 of its RHNA, with a remaining RHNA of 3,094 units (1,458 lower income, 428 moderate income, and 1,208 above moderate income units).

To accommodate this remaining RHNA, the County has identified an inventory of sites with potential for redevelopment over the eight-year planning period. The inventory includes sites that can accommodate additional housing (689 units) under current Countywide Plan (CWP) and Development Code. The inventory also includes sites that will be rezoned/upzoned concurrent with this Housing Element update. Sites identified for rezoning/upzoning can accommodate 2,677 units (see Table H-5.1). The County is committed to redesignating and rezoning accordingly by January 31, 2023. Appendix C contains a detailed parcel listing of properties in the inventory, including those that will be redesignated/rezoned concurrent with the Housing Element update.

Table H-5.1: Summary of Areas to be Rezoned

Existing Zoning	Acreage	Parcels	RHNA Units
Agriculture and Conservation	288	3	275
Agriculture Limited	339	11	911
Agriculture Residential Planned	84	4	127
Planned Commercial	4	1	100
Public Facilities	46	7	224
Residential Agriculture	10	3	31
Residential Commercial Multiple Planned	16	20	241
Residential Multiple Planned	616	14	245
Residential Single Family	10	14	156
Residential Single Family Planned	29	28	293
Resort and Commercial Recreation	1	1	36
Retail Business	2	2	36
Village Commercial Residential	0	1	2
Total	1,445	109	2,677

To ensure that the County complies with Government Code Section 65863 (No Net Loss), the County will monitor the use of residential and mixed-use acreage included in the sites inventory to ensure an adequate inventory is available to meet the County’s RHNA obligations throughout the planning period. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the County will develop and implement a formal, ongoing, project-by-project evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of residential capacity below what is needed to accommodate the remaining need for households at an income level, the County will identify replacement sites as part of the findings for project approval, or if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA within six months.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ Complete redesignation/rezoning of 1,445 acres as outlined in Table H-5.1 to fully accommodate the RHNA. Redesignation and rezoning for adequate sites is being taken concurrently with the Housing Element update and to be completed concurrent with or prior to Housing Element adoption before January 31, 2023. Specifically, the County will completely revamp the Housing Opportunity sites (HOD) policy language in the CWP to outline: <ul style="list-style-type: none"> ○ Allowable density ○ Maximum and minimum number of units ○ Site constraints if any ○ Objective Design Standards category ▪ By the end of 2022, amend the CWP to adjust the Inland Rural/City-Center corridor boundary and to ensure consistency between CWP and zoning districts. ▪ Ongoing, maintain an inventory of the available sites for residential development and make it available on County website. Update sites inventory annually to reflect status of individual sites. ▪ By January 2024, implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category.
<p>Primary Responsible Departments</p>	<p>Housing</p>
<p>Funding Sources</p>	<p>General Fund</p>
<p>Relevant Housing Policies</p>	<p>1.1, 1.2, and 1.3</p>

Program 2: By Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the County’s sites inventory for lower income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards, when a project includes 20 percent of the units affordable to lower income households and no subdivision is proposed:

- Vacant sites that were identified in the County’s 4th and 5th cycles Housing Element as sites for lower income RHNA; and
- Nonvacant sites that were identified in the County’s 5th cycle Housing Element as sites for lower income RHNA.

Parcels that are subject to by-right approval pursuant to State law are identified in Appendix C.

In addition, the County may consider expanding the scope of streamlining:

- For sites not subject to Section 65583.2 - projects that include 20 percent of the units affordable to homeowners at 60 percent AMI or to renters at 50 percent AMI; and/or
- 100 percent affordable projects on any Housing Element sites.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2022, concurrent with the Development Code and CWP update to provide adequate sites for RHNA (see Program 1), update the Development Code to address the by-right approval requirements.
Primary Responsible Departments	Planning
Funding Sources	General Fund
Relevant Housing Policies	1.3 and 1.4

Program 3: Replacement Housing

Development on all nonvacant sites designated in the Housing Element, at all income levels, that contain existing residential units, or units that were rented in the past five years, is subject to the replacement housing requirements specified in Government Code sections 65583.2 and 65915.

Specific Actions and Timeline	<ul style="list-style-type: none"> By December 2022, as part of the redesignation and rezoning being undertaken concurrently with the Housing Element update (see Program 1, update the Development Code to address the replacement requirements).
Primary Responsible Departments	Planning
Funding Sources	General Fund
Relevant Housing Policies	1.1, 1.3, and 2.5

Program 4: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are an important resource to provide lower and moderate income housing in the unincorporated County. To facilitate ADU production, the County will:

- Dedicate a specific page on the County website to provide information and resources for ADU construction.
- Dedicate an ombudsperson position to help applicants navigate the pre-development phase of ADU construction.
- Develop an ADU construction guide to clarify the permit application process and requirements. The guide will outline the required review by various departments and fees required.
- Provide financial assistance to income-qualified property owners to build ADUs using State funds (such as Cal HOME funds).
- Develop incentives or strategies to encourage the use of ADUs as housing units (as opposed to pool houses, for example).
- Develop pre-approved plans for different unit sizes to facilitate the permitting process.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ Permit on average 35 ADUs or JADUs per year (280 ADUs or JADUs over eight years). ▪ Update ADU webpage semi-annually, or more frequently as needed, to ensure information addresses questions raised by applicants. ▪ By December 2023, create an ombudsperson position to help property owners navigate the ADU pre-development process. ▪ By December 2023, develop pre-approved plans for different ADU unit sizes. ▪ Annually, pursue and allocate financial incentives to support ADU construction with the annual goal of assisting 5 lower income households with ADU construction or deed restricting 5 ADUs as affordable housing. ▪ By the end of 2025, develop incentives or strategies to encourage the use of ADUs as housing units. ▪ By January 31, 2027, review the production of ADUs to verify that Housing Element projections are accurate. If production estimates are below estimated amounts, revise as appropriate, the County’s ADU strategies to help achieve overall goal of at least 280 ADUs during the planning period.
<p>Primary Responsible Departments</p>	<p>Housing; Planning; Building; Environmental Health Services; Public Works</p>
<p>Funding Sources</p>	<p>General Fund; CalHome; Marin County Collaborative REAP</p>
<p>Relevant Housing Policies</p>	<p>1.3, 1.4, 2.4, and 3.4</p>

Program 5: SB 9 Mapping Tool

SB 9 (Government Code Section 65852.21) is a new regulation that allows property owners to build additional units on their properties. In the unincorporated County, properties eligible to utilize SB 9 are limited to those in urbanized areas and in urban clusters, in addition to other exclusions included in the statute. However, opportunities

may also exist in the coastal area. The County will facilitate the SB 9 process by developing a mapping tool to help property owners within the urbanized areas determine if their properties may be eligible to utilize SB 9 to add new units onsite. Furthermore, the mapping tool will be used to conduct feasibility of applying SB 9 within the coastal zone.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2023, develop and implement an online mapping tool that will identify areas in the unincorporated area that are eligible to use SB 9. ▪ By mid-2024, conduct feasibility of applying SB 9 within the coastal zone. If feasible, consistent with the Coastal Act, amend SB 9 ordinance to include the coastal zone (or portions of).
Primary Responsible Departments	Housing; Planning; Public Works
Funding Sources	Marin County Collaborative REAP Funds
Relevant Housing Policies	1.1, 3.1, 3.2, and 3.3

Program 6: Efficient Use of Multi-Unit Land

The County permits single-unit homes in all residential zones and nonresidential zones that permit housing, potentially reducing the achievable density in multi-unit development. Establishing minimum densities will ensure efficient use of the County's multi-unit land and prohibit the construction of new detached single-unit homes on multi-unit zoned property. Existing single-unit homes on multi-unit zoned property can remain and limited expansion or improvement, or reconstruction to replace units damaged due to accidents or disasters would be permitted.

To facilitate efficient use of land, some jurisdictions have also established target densities (tied to the calculation of RHNA potential, for example) to ensure no net loss of capacity as development occurs.

Also, currently no conventional zones in the County permit multi-unit housing, and only ten percent of the parcels are zoned to permit multi-unit residential use. This limited land available solely for multi-unit use is a potential constraint to housing development.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ By December 2023, amend the Development Code to: <ul style="list-style-type: none"> ○ Establish minimum densities for multi-unit and mixed-use zones. ○ Specify the rounding up to the whole number in calculating density. ▪ By December 2023: <ul style="list-style-type: none"> ○ Explore and, if appropriate, develop target density for each zone. ○ Create a residential combining district that allows for form-based objective development standards rather than discretionary review.
<p>Primary Responsible Departments</p>	<p>Planning</p>
<p>Funding Sources</p>	<p>General Fund</p>
<p>Relevant Housing Policies</p>	<p>1.1, 2.4, and 2.5</p>

Program 7: Religious and Institutional Facility Housing Overlay

Government Code Section 65913.6 allows a religious institution to develop an affordable housing project at a place of worship owned by the religious institution even if the development requires the religious institution to reduce the number of religious-use parking spaces available. This bill applies only to religious facilities located in zones that allow residential uses.

The County will establish a Religious and Institutional Facility Housing Overlay with the following potential provisions:

- Expanding the provisions of Section 65913.6 to other institutional uses, such as schools and hospitals, as well as religious facilities located in zones that currently do not allow residential uses.
- Allowing religious and institutional uses to construct up to four ADUs and JADUs onsite when an affordable housing development may not be feasible.

<p>Specific Actions and Timeline</p>	<ul style="list-style-type: none"> ▪ Beginning in 2023, conduct outreach to religious and institutional facilities regarding the Overlay opportunity.
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	<ul style="list-style-type: none"> By December 2024, establish a Religious and Institutional Facility Housing Overlay to extend the provisions of Section 65913.6 to other institutional and religious uses.
Primary Responsible Departments	Planning, Housing
Funding Sources	General Fund
Relevant Housing Policies	1.3 and 2.4

Program 8: Development Code Amendments

The County will amend the Development Code to address the following to facilitate development of a variety of housing types:

- Residential Use in Mixed-Use Development:** - The County allows residential uses on the upper floors and residential units are limited between 25 and 29 percent of the floor area. Amend the Development Code to allow at least 50 percent of the floor area as residential use.
- Height Limit:** The 30-foot height limit is potentially constraining to achieving a density of 30 units per acre. Amend the Development Code to increase the height limit to 45 feet.
- Accessory Dwelling Units:** Currently, the County's ordinance does not allow an ADU to be sold or otherwise conveyed separately from the primary dwelling unit. However, State law makes an exception if the property is owned by a nonprofit organization. The County will amend the ADU regulations to be consistent with State law.
- Agricultural Worker and Employee Housing:** The County's provisions for agricultural worker housing is not consistent with the State Employee Housing Act. Furthermore, the Development Code does not contain provisions for employee housing. Pursuant to the Employee Housing Act, any housing for six or fewer employees (in any industry) should be permitted as single-unit residential use. The County will amend agricultural worker provisions in the Development Code to be consistent with State law.
- Residential Care Facilities:** The County permits residential care facilities for six or fewer persons in all residential zones. For residential care facilities for seven or more persons, a conditional use permit is required. The County will

revise the Development Code to permit or conditionally permit large residential care facilities in all zones that permit residential uses, as similar uses in the same zone, and to ensure the required conditions for large facilities are objective and provide certainty in outcomes.

- **Supportive Housing:** Pursuant to State law (Government Code Section 65650 et seq.), supportive housing developments of 50 units or fewer that meet certain requirements must be permitted by right in zones where mixed-use and multi-unit development is permitted. Additionally, parking requirements are prohibited for supportive housing developments within one half mile of a transit stop. The County will amend Title 24 of the Municipal Code to address the parking requirements to comply with State law (see Program 9).
- **Emergency Shelters:** Government Code Section 65583 requires that parking standards for emergency shelters be established based on the number of employees only and that the separation requirement between two shelters be a maximum of 300 feet. The County Development Code and Title 24 will be revised to comply with this provision.
- **Low Barrier Navigation Center (LBNC):** Government Code section 65660 et seq. requires that LBNCs be permitted by right in mixed-use and nonresidential zones that permit multi-unit housing. The Development Code will be amended to include provisions for LBNC.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2023, amend the Development Code and Title 24 as outlined above to facilitate a variety of housing types, especially for special needs populations.
Primary Responsible Departments	Planning, Department of Public Works
Funding Sources	General Fund
Relevant Housing Policies	1.1, 2.1, 2.3, and 2.4

Program 9: Parking Standards

The County’s current parking standards are codified in Title 24 of the Municipal Code. The parking standards will be updated to address the following:

- **Parking for Multi-Unit Housing:** The County current standards are slightly higher than the standards established for the State density bonus program. The

County will reduce the parking requirements to match the State density bonus requirements.

- **Supportive Housing:** Pursuant to State law (Government Code Section 65650 et seq.), parking requirements are prohibited for supportive housing developments of 50 units or fewer meeting certain requirements and located within one-half mile of a transit stop.
- **Emergency Shelters:** Government Code Section 65583 requires that parking standards for emergency shelters be established based on the number of employees only, not based on shelter capacity (such as number of beds).

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2023, amend Title 24 of the Municipal Code to reduce parking requirements for multi-unit housing, and to revise parking requirements for supportive housing meeting certain criteria and emergency shelters.
Primary Responsible Departments	Public Works
Funding Sources	General Fund
Relevant Housing Policies	1.1 and 2.1

Program 10: Objective Development Standards for Off-Site Improvements

Development projects in the County are required to make on- and off-site improvements. The Objective Design Standards that the County has been working on impact only on-site improvements and cover a property up to the right of way. Many rural communities in the unincorporated areas do not have standardized requirements for off-site improvements (such as streetscape improvements), which can make development uncertain and add costs.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2025, establish objective development standards for off-site improvements.
Primary Responsible Departments	Housing; Planning; Public Works
Funding Sources	General Fund

Relevant Housing Policies	1.1 and 1.5
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Program 11: Water Availability

Availability of water is a significant constraint to housing development in the County and beyond. The County will pursue several strategies to mitigate this constraint to the extent feasible.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue to promote sustainability strategies (such as water conservation and recycling). ▪ Beginning in 2023, collaborate with water service providers to conduct a strategic water supply assessment in 2023 to evaluate increased supply within Marin (e.g., increased reservoir capacity, new reservoir(s), increase use of recycled water, desalinization plant) and external to Marin (e.g., EBMUD, Russian River water). ▪ Upon adoption of the Housing Element, submit it to all water districts and notify all water districts of the requirement to prioritize water allocation for new affordable housing development (Government Code Section 65589.7).
Primary Responsible Departments	Housing, MMWD, NMWD
Funding Sources	General Fund, State infrastructure funds
Relevant Housing Policies	1.5

Program 12: Septic for Multi-Unit Housing

Parts of the County have no sewer services, with properties relying on individual onsite septic systems. The County will pursue strategies to address this constraint to multi-unit development.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2023 initiate a study to identify alternative approaches to sewage disposal (e.g., package plants, community systems, incinerator toilets, etc.). Upon completion of the
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	<p>study, update by 2024 the County’s methodology for calculating septic capacity.</p> <ul style="list-style-type: none"> ▪ In 2024, develop standards for multi-unit development in septic areas.
Primary Responsible Departments	Housing; Environmental Health Services
Funding Sources	General Fund
Relevant Housing Policies	1.5

Special Needs Housing

Program 13: Reasonable Accommodation

Reasonable Accommodation provides flexibility in the implementation of land use and development regulations in order to address the special housing needs of persons with disabilities. The review and approval process of Reasonable Accommodation requests may delay a person’s ability to access adequate housing. The County will expedite Reasonable Accommodation requests. (See also Program 21: Rehabilitation Assistance for funding available to assist lower income households in making accessibility improvements.)

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Beginning in 2023, offer expedited review and approval of Reasonable Accommodation requests.
Primary Responsible Departments	Planning, Building and Environmental Health Services
Funding Sources	General Fund
Relevant Housing Policies	2.1 and 4.3

Program 14: Universal Design and Visitability

Universal design is the design of buildings or environments to make them accessible to all people, regardless of age, disability, or other factors. Universal design goes beyond ADA requirements but may add to the cost of construction. Typically, local governments incentivize the use of universal design principles.

Currently, visitability is a requirement for HUD-funded single-unit or owned-occupied housing. Visitability refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. The County may consider expanding the visitability requirement to multi-unit housing.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, study policies and/or incentives to encourage requirements for universal design and visitability, and develop them by 2025 for implementation.
Primary Responsible Departments	Housing, Planning and Building
Funding Sources	General Fund
Relevant Housing Policies	2.1 and 4.3

Program 15: Housing for Farmworkers and Hospitality Workers

Agricultural operations represent an important component of the County’s economic base. Most farming operations are small dairies, individually employing a small number of farmworkers. These farms often do not have the ability to provide housing for all their workers. Year-round fishery operations also employ a significant number of workers collectively. In addition, Marin County is a popular tourist destination. Farmworkers, fishery workers, and hospitality employees typically earn lower incomes and have limited affordable housing options. The County will explore policies that facilitate the provision of affordable housing for these workers. Potential considerations include:

- Setting aside a specific percentage of affordable housing units for farmworkers within larger affordable housing developments.
- Partnering with other jurisdictions, farm operators, hotels, and other hospitality employers in the region to contribute to an affordable housing fund or a community land trust. Funding collected can be used to acquire, develop, and/or rehabilitate housing for farmworkers.

- Requiring hospitality employers to provide housing to temporary employees during peak seasons.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ By December 2025, develop strategies for addressing farmworker and hospitality worker housing, with the goal of increasing housing for these employees by 20 percent.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	2.1 and 2.3

Program 16: Project Homekey

The County is actively pursuing Project Homekey opportunities in order to provide permanent supportive housing for people experiencing homelessness. Homekey is an opportunity for the County to pursue funding for the development of a broad range of housing types, including but not limited to hotels, motels, hostels, single-family homes, multi-unit apartments, adult residential facilities, and manufactured housing, and to convert commercial properties and other existing buildings to permanent or interim housing for the homeless.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2023, identify locations that may be appropriate as Project Homekey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD. If Project Homekey funds become unavailable, pursue other funding sources. ▪ Develop 20 units using Project Homekey over eight years.
Primary Responsible Departments	Housing; Health and Human Services
Funding Sources	HCD Project Homekey Funds; HOME; other affordable housing funds
Relevant Housing Policies	2.1, 2.2, and 4.3

Program 17: Housing for Seniors

The County has a high proportion of aging residents. Many have expressed the need for additional senior housing options, specifically allowing seniors to trade their current homes for other housing that requires less maintenance, is designed to accommodate the mobility needs of seniors, and is more affordable. The County will pursue a variety of housing options for seniors.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ In 2023, explore expansion of home match services to help match over-housed seniors with potential lower income tenants or other seniors to save on housing costs. ▪ In 2024, develop incentives and development standards to facilitate various senior housing options (such as senior apartments/homes, co-housing, assisted living, residential care, memory care, and board and care, etc.).
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	2.1 and 4.3

Preservation of Housing

Program 18: Short-Term Rentals

The County may explore options for limiting short-term rentals in all areas of the unincorporated County including West Marin that currently has a moratorium that is set to expire in 2024 in order to preserve housing units for permanent residential use. Strategies may include:

- Prohibiting short-term rentals (no less than 30 days allowed)
- Limiting the number of days the unit can be used for short-term rentals
- Prohibiting short-term rentals in all multi-unit dwellings
- Allowing for short-term rentals if the property is the owner’s primary residence
- Benchmarking the number of short-term rentals allowed to no more than a specific percentage of the community’s rental housing stock

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, evaluate and adopt strategies for regulating short-term rentals.
Primary Responsible Departments	Planning
Funding Sources	General Fund
Relevant Housing Policies	2.6 and 3.3

Program 19: Vacant Home Tax

The vacancy rate in the unincorporated County is about 10 percent with close to 60 percent of vacant units used for recreational, seasonal, and occasional purposes. Accessory Dwelling Units in more affluent portions of the unincorporated County are often not occupied as housing units. A vacant home tax is an emerging strategy for discouraging leaving homes unoccupied for extended periods of time.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, study the feasibility of a vacant home tax as a strategy to discourage unoccupied housing units and increase revenue for affordable housing. If appropriate, pursue ballot measures in 2025 to establish tax.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	2.6

Program 20: Monitoring of Rental Housing

The Marin County Landlord Registry was established in 2019 and requires landlords to report rents and general occupancy information for all rental properties subject to the Just Cause for Eviction ordinance. While the registry is designed to collect data on the rental market, the data provides an incomplete picture since a large portion of rental units are exempt from the Just Cause for Eviction ordinance.

Also, the County Development Code prohibits conversion of multi-unit rental units into

condominiums unless the vacancy rate exceeds five percent and the change does not reduce the ratio of multi-unit rental units to less than 25 percent of the total number of dwelling units in the County.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue to implement the Landlord Registry and Condominium Conversion ordinance. ▪ In 2024, expand Landlord Registry requirements to cover all rental units in the unincorporated County.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	3.3 and 4.1

Program 21: Rehabilitation Assistance

The County supports the housing rehabilitation needs of lower income households through:

- Residential Rehabilitation Loan Program: provides low-interest property improvement loans and technical assistance to qualified, very low income homeowners to make basic repairs and improvements, accessibility improvements, correct substandard conditions, and eliminate health and safety hazards.
- Funding assistance to Marin Center for Independent Living (MCIL) home modification program to increase independence and accessibility for renters and homeowners.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Provide rehabilitation loans to 10 households annually (80 households over eight years). ▪ Provide support for 6 households to make accessibility improvements annually (48 households over eight years). ▪ Continue to support nonprofit organizations in providing rehabilitation assistance to lower income renters and homeowners.
Primary	Housing and Federal Grants

Responsible Departments	
Funding Sources	CDBG
Relevant Housing Policies	2.1, 2.5, 2.6, and 3.4

Program 22: Habitability

The County Department of Environmental Health’s Housing Services conducts inspections on residential structures of three or more units only. Single-unit homes and duplexes are not covered by inspection services.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2025, expand the inspection services to cover the entire housing stock.
Primary Responsible Departments	Environmental Health Services
Funding Sources	General Fund
Relevant Housing Policies	2.5 and 2.6

Program 23: Preservation of At-Risk Housing

The County has an inventory of publicly assisted housing projects that offer affordable housing opportunities for lower income households. Most of these projects are deed restricted for affordable housing use long-term. However, 128 units are considered at risk of converting to market-rate housing. The County will work to preserve these at-risk units. Furthermore, two mobile home parks (totaling 102 units) are located in the unincorporated County. A third mobile home park is used as nightly hotel rooms. Mobile homes represent an affordable housing options. The County will monitor the status of these parks.

Specific Actions and Timeline	<ul style="list-style-type: none"> Annually monitor status of at-risk rental housing projects with the goal of preserving 100 percent of at-risk units. Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt out of low income use is filed. Notices must be filed three years, one year,
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	<p>and six months in advance of conversion.</p> <ul style="list-style-type: none"> ▪ In the event of a potential conversion, conduct outreach to other nonprofit housing providers to acquire projects opting out of low income use. ▪ Annually monitor the status of the mobile home parks. In the event of a potential conversion, ensure the owners adhere to relocation requirements mandated by State law. ▪ Consider a Community Opportunity to Purchase Act/Tenant Opportunity to Purchase Act (COPA/TOPA) program (see also Program 30: Tenant Protection Strategies).
Primary Responsible Departments	Housing
Funding Sources	Housing Trust Fund
Relevant Housing Policies	2.5, 2.6, 3.3, and 3.4

Housing Affordability

Program 24: Inclusionary Housing

The County implements an Inclusionary Housing program requiring a 20 percent set aside of new units or lots in a development for affordable housing. Ownership developments must have inclusionary units affordable for low to moderate income households. Rental developments must provide inclusionary units for very low to moderate income households. For both rental and homeownership developments, the larger the project, the deeper the affordability requirements. All inclusionary units must be income-restricted in perpetuity. To enhance housing development feasibility while complying with the inclusionary requirements, the County plans to:

- Modify the inclusionary housing program to expand affordability ranges based on the type and size of projects and to be in compliance with AB 1505.
- Work with Marin County cities and towns to achieve consistency across jurisdictions and to ensure that the policies are aligned with best practices and reflect current market conditions.

Specific Actions	<ul style="list-style-type: none"> ▪ By 2023, modify the Inclusionary Housing program to
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and Timeline	<p>expand affordability ranges and to comply with State law.</p> <ul style="list-style-type: none"> ▪ In 2023, coordinate with other County jurisdictions to align inclusionary housing requirements for consistency.
Primary Responsible Departments	Housing, Planning
Funding Sources	General Fund
Relevant Housing Policies	1.1, 1.4, and 2.4

Program 25: Incentives for Affordable Housing

The County will continue to facilitate the development of affordable housing, especially for lower income households (including extremely low income) and those with special housing needs (including persons with disabilities/developmental disabilities, older adults, large households, farmworkers, educators, and people experiencing homelessness). Incentives may also be offered to encourage the inclusion of amenities in affordable housing development, such as childcare facilities and universal design/vistability. Incentives available for affordable housing projects include:

- County density bonus of 10 percent (above State density bonus)
- Potential fee waivers, especially for special needs housing
- Priority processing
- Technical assistance
- Financial participation by the County, subject to funding availability
- Support and assistance in project developer’s applications for other local, State, and federal funds

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue to offer incentives to facilitate affordable housing. ▪ Annually conduct outreach to affordable housing developers to evaluate the effectiveness of incentives and make appropriate adjustments. ▪ Provide support (incentives, technical assistance) to school districts to develop district-owned parcels in unincorporated Marin as affordable educator housing.
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	<ul style="list-style-type: none"> Facilitate the development of 300 affordable units over eight years.
Primary Responsible Departments	Housing, Planning
Funding Sources	General Fund; Housing Trust Fund
Relevant Housing Policies	2.4

Program 26: Below Market Rate (BMR) Homeownership Program

The BMR Homeownership program offers low and moderate income, first-time homebuyers the opportunity to purchase specified condominium units in Marin County at less than market value. If the owner of a BMR unit sells, the unit is resold to another income-eligible homeowner.

Homeownership is an important strategy for wealth-building. Due to a history of policies and programs that prevented people of color from accessing homeownership for generations, providing affordable homeownership can help address the growing racial wealth gap.

Specific Actions and Timeline	<ul style="list-style-type: none"> Maintain 90 BMR units for continued affordable housing for lower and moderate income households. Successor Agency funds will be exhausted within the eight-year timeframe of the Housing Element. Beginning in 2024 and annually thereafter, pursue additional funding from local, State, and federal programs to expand affordable homeownership opportunities for first-time buyers.
Primary Responsible Departments	Housing, Marin Housing Authority
Funding Sources	Successor Agency to the Marin County Redevelopment Agency; other funding sources (such as in-lieu fees)
Relevant Housing Policies	2.1, 2.4, and 3.4

Program 27: Community Land Trust

Currently, the County has two Community Land Trusts in the unincorporated areas - Community Land Trust Association of West Marin (CLAM) and Bolinas Community Land Trust (BCLT). . The County provides financial, administrative, and technical support to the CLTs. The County may facilitate the establishment of additional Community Land Trusts in different Community Planning Areas (CPAs).

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue supporting the operation of CLTs. ▪ Subject to funding availability, establish additional CLTs in other CPAs.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	3.4, 4.1, and 4.2

Program 28: Affordable Housing Funding Sources

The County's Affordable Housing is funded with a variety of sources:

- Affordable Housing Impact Fee
- Inclusionary Housing In-Lieu fee
- Rental Housing Impact Fee
- Jobs/Housing Linkage Fee
- CDBG
- HOME
- Permanent Local Housing Allocation
- General Fund

In addition, the County continues to pursue additional funding from State and Federal housing programs. Other potential sources may include vacant home tax (see Program 19).

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Annually pursue additional funding from State and Federal housing programs.
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	<ul style="list-style-type: none"> Facilitate the development of 300 affordable housing units (excluding 200 units projected from the Inclusionary Housing program).
Primary Responsible Departments	Housing
Funding Sources	Affordable Housing Trust Fund
Relevant Housing Policies	3.4

Program 29: Community Plans

Existing community plans contain goals, policies, and programs that are inconsistent with the Countywide Plan. Where such conflicts exist, the Countywide Plan prevails. The County will pursue neighborhood improvement strategies through community plans - specifically for Marin City, which already has a high concentration of affordable housing.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2023, initiate Marin City Community Plan, with the goal of adopting the plan by 2025.
Primary Responsible Departments	Housing; Planning
Funding Sources	General Fund
Relevant Housing Policies	1.1 and 4.3

Affirmatively Furthering Fair Housing

Program 30: Fair Housing Outreach and Enforcement

The County refers fair housing complaints to Fair Housing Advocates of Northern California (FHANC) for legal services. The County will assist in fair housing outreach and education, and reasonable accommodations through funding FHANC.

Specific Actions	<ul style="list-style-type: none"> Assist an average of 50 residents annually with tenant/landlord dispute resolution, and fair housing
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and Timeline	<p>inquiries and investigations.</p> <ul style="list-style-type: none"> ▪ Annually update, or more frequently as needed, the County’s Landlord and Tenant Resources webpage. ▪ Beginning in 2023, increase fair housing outreach to Homeowners Associations, realtors, property managers, and brokers, as well as individual property owners (such as single-unit homes, duplex/triplex units, and ADUs used as rentals). Specifically, promote the State’s Source of Income Protection bills (SB 329 and SB 222) that prohibit discrimination based on the use of public assistance for housing payments (such as Housing Choice Vouchers).
Primary Responsible Departments	Fair Housing Advocates of Norther California; Housing Authority; Housing
Funding Sources	CDBG; General Fund
Relevant Housing Policies	4.1, 4.2, and 4.3

Program 31: Tenant Protection Strategies

Throughout the region, tenants are facing rising rents and increasing risk of eviction due to the economic impact of COVID, as well as displacement from the economic pressure of new development. The County will explore a variety of strategies that strengthen tenant protection. These may include:

- **Rent stabilization:** While AB 1482, the California Tenant Protection Act of 2019, imposes rent caps on some residential rental properties through 2030, it exempts most single-unit homes and condominiums for rent, and multi-unit housing units built within the previous 15 years. Additionally, AB 1482 sets an allowable rent increase in a year to 5% plus the regional cost-of-living index or 10%, whichever is less. Strategies to strengthen rent stabilization include adopting a permanent policy, expanding applicability to units not covered by AB 1482, and/or considering a lower rent increase threshold. However, at this time, compliance with the 1995 Multi-unit Housing Act (Costa Hawkins) is required.
- **Just cause for eviction:** AB 1482 also establishes a specific set of reasons for which a tenancy can be terminated. These include: 1) default in rent payment; 2) breach of lease term; 3) nuisance activity or waste; 4) criminal activity; 5)

subletting without permission; 6) refusal to provide access; 7) failure to vacate; 8) refusal to sign lease; and 9) unlawful purpose.

The County passed an ordinance to require a just cause for eviction that applies to properties of three or more dwelling units in January 2019, before the adoption of AB 1482. To strengthen this ordinance, the County will consider expanding “just cause” to all units, and/or including relocation assistance.

No-fault causes, such as substantial remodels, owner move-ins, and withdrawal from the rental market, are the leading cause of evictions and displacement . These no-fault just causes are often used by owners to remove tenants so that rents can be increased to market rate, further eroding naturally occurring affordable housing stock. Strengthening no-fault just causes for evictions through higher relocation payments, longer eviction notice periods, and a right for a tenant to return can be effective anti-displacement strategies. An expanded just cause ordinance may also include evictions due to substantial repairs and withdrawal from the rental market.

- **Local relocation assistance:** Given both limited rental options and high housing costs in Marin County, many displaced residents are forced to move out of the County entirely. To address this, the County can adopt a local relocation assistance provision that would require owners to provide financial assistance to tenants if pursuing a no-fault termination. The County can also consider requiring greater relocation assistance to special needs groups (e.g., seniors, disabled, female-headed households) and reasonable accommodation for persons with disabilities.
- **Tenant commission:** Typically, most land use policies and planning decisions are made from the perspective of property owners and tenants lack a voice in the planning process. A tenant commission or advisory committee may be an avenue to bring policy discussions that highlight tenant interests to the County. While the proportion of renter-occupied units in the County is growing, there is currently no body within the County where their unique concerns can be raised.
- **Right to Purchase:** When tenants are being evicted due to condominium conversion or redevelopment, offer first right to purchase to displaced tenants to purchase the units.
- **Right to Return:** When tenants are being evicted due to rehabilitation/renovation of the property, offer first right to displaced tenants to return to the improved property.
- **Tenant Bill of Rights:** Adopt a Tenant Bill of Rights (TBR) that serves to

establish the standard that all Marin residents have the right to clean, safe and secure housing. The TBR can include an extension of tenant protections to subletters and family members, and mechanisms to address severe habitability issues and market pressures, such as stronger protections for tenants from eviction if they deduct repairs from rent. This provision would also provide anti-retaliation protection for tenants that assert their rights.

- **Community or Tenant Right to Purchase (COPA/TOPA):** Pursue COPA/TOPA as a means to preserve affordability and mitigate potential displacement impacts by offering community organizations or tenants the first opportunity to purchase a residential building if the owner is selling. COPA/TOPA policies offer community organizations or tenants the right to negotiate and collectively bargain.

Specific Actions and Timeline	<ul style="list-style-type: none"> ▪ Continue to implement the County’s Landlord Registry requirement. ▪ In 2023, begin community outreach to discuss various tenant protection strategies as outlined above. Study the administrative and financial feasibility and relative efficiency of each strategy. ▪ In 2024, based on the outcome of the community outreach and also assessment of feasibility, adopt appropriate tenant protection strategies. ▪ Continue to work with Marin cities and towns to consider similar policies.
Primary Responsible Departments	Housing
Funding Sources	General Fund
Relevant Housing Policies	4.1

Program 32: Comprehensive Review of Zoning and Planning Policies

The County’s Development Code and planning policies have been incrementally developed over time and may have inherited language rooted in segregation. The County will conduct a comprehensive review of its zoning and planning policies to remove discriminatory language or policies that may directly or indirectly perpetuate segregation. This includes reviewing the use of the terms “single-family” residential use, “protecting the character of the neighborhood,” and findings of conditional approval in different regulatory documents.

Specific Actions and Timeline	<ul style="list-style-type: none"> In 2024, conduct a comprehensive review of zoning and planning policies to remove discriminatory language and policies.
Primary Responsible Departments	Housing, Planning, Building
Funding Sources	General Fund
Relevant Housing Policies	1.1 and 4.3

Program 33: Community Engagement and Regional Collaboration

Community Development Agency (CDA) outreach working group work with local communities to obtain input on housing and community development issues, especially to highlight areas that have historically been underserved or underrepresented in these conversations.

The County will also conduct outreach and education to promote the need for and benefits of additional housing in the unincorporated County, especially housing that meets the diverse needs of all socioeconomic segments of the County residents.

The County will continue to have a leadership role to coordinate with other jurisdictions within the County to expand housing opportunities throughout the County, achieve consistency in policies, and collaborate on affordable housing projects through the Housing Working Group.

Specific Actions and Timeline	<ul style="list-style-type: none"> By December 2023, develop a work plan and present to the BOS to identify new geographic areas/populations for outreach and establish a protocol for conducting outreach, with coordinated efforts with County CDA.
-------------------------------	--

	<ul style="list-style-type: none"> ▪ By December 2023, continue the regional working group on housing to coordinate and collaborate on regional solutions to housing issues. ▪ Participate with the Bay Area Housing Finance Authority (BAHFA) to increase collaboration and funding for housing on a regional basis.
Primary Responsible Departments	Housing, Planning
Funding Sources	General Fund
Relevant Housing Policies	3.1, 3.2, 4.2, and 4.3

Affirmatively Furthering Fair Housing Action Matrix

The following table summarizes the County’s implementation actions to further fair housing. Individual housing programs may have different impacts on furthering housing choices. Fair housing actions are grouped into the five themes:

- Fair housing outreach and enforcement
- Housing mobility through expanded choices in housing types and locations
- New opportunities in high resource areas
- Place-based strategies for neighborhood improvements
- Tenant protection and anti-displacement

Housing programs are often implemented throughout the unincorporated areas. However, individual programs may have targeted locations for specific actions, increased outreach efforts, and/or priority for allocation of resources.

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Housing Mobility				
Program 7: Religious and Institutional Facility Housing Overlay	Establish a Religious and Institutional Facility Housing Overlay to extend the provisions of Section 65913.6 to other institutional and religious uses.	By December 2024	Throughout unincorporated County	Create 100 affordable units within the Overlay
Program 13: Reasonable Accommodation	Offer expedited review and approval of Reasonable Accommodation requests.	Beginning in 2023	Throughout unincorporated County	Not applicable
Program 14: Universal Design and Visitability	Study policies and/or incentives to encourage requirements for universal design and visitability, and develop them by 2025 for implementation.	Study in 2024 Develop policies/incentives by 2025	Throughout unincorporated County	Increase accessible units by 10 percent
Program 17: Housing for Seniors	Explore expansion of home match services to help match over-housed seniors with potential lower income tenants.	In 2023	Throughout unincorporated County	Increase home matches by 20 percent
	Develop incentives and development standards to facilitate various senior housing options (such as senior apartments/homes, co-housing, assisted living, etc.).	In 2024	Throughout unincorporated County	Increase senior housing units by 20 percent

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 21: Rehabilitation Assistance	Provide support for households to make accessibility improvements.	Annually	Throughout unincorporated County	Assist 48 households
Program 26: Below Market Rate (BMR) Homeownership Program	Provide support for first-time low and moderate income homebuyers to purchase a home at below-market value.	Annually	Throughout unincorporated County	Maintain 90 BMR units but pursue to increase affordable homeownership
New Opportunities in High Resource Areas				
Program 4: Accessory Dwelling Units	Dedicate an ombudsperson position to help applicants navigate the pre-development phase of ADU construction.	By December 2023	Throughout unincorporated County	280 ADUs/JADUs
	Pursue and allocate financial incentives to support ADU construction	Annually	Throughout unincorporated County	40 affordable ADUs/ JADUs
Program 5: SB 9 Mapping Tool	Develop and implement an online mapping tool that will identify areas in the unincorporated area that are eligible to use SB 9.	By December 2024	Throughout unincorporated County, with emphasis in Los Ranchitos (Opportunity Area)	Online tool created
Program 24: Inclusionary Housing	Modify the Inclusionary Housing program to expand affordability ranges and to comply with State law	By 2023	Throughout unincorporated County	Increase affordable housing by 500 units

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Place-Based Strategies for Neighborhood Improvements				
Program 10: Objective Development Standards for Off-Site Improvements	Establish objective development standards for off-site improvements	By December 2025	Rural communities	Development Code amended
Program 12: Septic for Multi-Unit Housing	Develop standards for multi-unit development in septic areas. Initiate a study to identify alternative approaches to sewage disposal (e.g., package plants, community systems, incinerator toilets, etc.). Upon completion of the study, update by 2024 the County’s methodology for calculating septic capacity.	Study in 2022/2023 Update methodology by 2024	Rural communities, with emphasis in West Marin, Greenpoint-Blackpoint	Development Code amended
Program 27: Community Land Trust	Subject to funding availability, establish additional CLTs in other CPAs.	2023-2031	Marin City and areas along City Centered Corridor	Create 100 affordable units through CLTs
Program 29: Community Plans	Initiate Marin City Community Plan, with the goal of adopting the plan by 2025.	Initiate in 2023 with adoption in 2025	Marin City	Not applicable
Tenant Protection and Anti-Displacement				
Program 3: Replacement Housing	Update Development Code to address replacement requirement	By December 2022	Throughout unincorporated County	Development Code amended

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 15: Housing for Farmworkers and Hospitality Workers	Develop strategies for addressing farmworker and hospitality worker housing.	By December 2025	Throughout unincorporated County, with emphasis in West Marin	Increase housing dedicated for farmworkers or hospitality workers by 20 percent
Program 16: Project Homekey	Identify locations that may be appropriate as Project Homekey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD.	In 2023	Throughout unincorporated County	Develop 20 Project Homekey units
Program 18: Short-Term Rentals	Evaluate and adopt strategies for regulating short-term rentals.	In 2023	Throughout unincorporated County, with emphasis in West Marin where a larger number of units are being used as vacation rentals	Development Code amended
Program 19: Vacant Home Tax	Study the feasibility of a vacant home tax as a strategy to discourage unoccupied housing units and increase revenue for affordable housing. If appropriate, pursue ballot measures to establish tax.	Study in 2024 Pursue ballot in 2025	Throughout unincorporated County	Issue placed on Ballot
Program 20: Monitoring of Rental Housing	Expand Landlord Registry requirements to cover all rental units in the unincorporated County.	In 2024	Throughout unincorporated County	Collect accurate rental data

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 23: Preservation of At-Risk Housing	Monitor status of at-risk projects with the goal of preserving 100% of at-risk units	Annually	Throughout unincorporated County, with emphasis in Marin City and Santa Venetia	Preserve 128 at-risk rental units Preserve 102 mobile home park units
Program 31: Tenant Protection Strategies	Begin community outreach to discuss various tenant protection strategies and adopt appropriate tenant protection strategies.	Begin outreach in 2023 Adopt strategies in 2024	Throughout unincorporated County, with emphasis in Marin City and West Marin where risk of displacement is high	Tenant protection strategies adopted
Fair Housing Outreach and Enforcement				
Program 30: Fair Housing Outreach and Enforcement	Assist an average of 50 residents annually with tenant/landlord dispute resolution, and fair housing inquiries and investigations.	Annually	Throughout unincorporated County	Assist 400 residents
	Increase fair housing outreach to Homeowners Associations, realtors, property managers, and brokers, as well as individual property owners (such as single-unit homes, duplex/triplex units, and ADUs used as rentals).	Beginning in 2023 and annually thereafter	Throughout unincorporated County, with emphasis in West Marin, Marin City, and Santa Venetia	Conduct 40 outreach events

Table H-5.2: AFFH Action Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 32: Comprehensive Review of Zoning and Planning Policies	Conduct a comprehensive review of zoning and planning policies to remove discriminatory language and policies.	In 2025	Throughout unincorporated County	Not applicable
Program 33: Community Engagement and Regional Collaboration	Develop a work plan and present to the BOS to identify new geographic areas/ populations for outreach and establish a protocol for conducting outreach, with coordinated efforts with County CDA.	By December 2023	Throughout unincorporated County, with emphasis in West Marin, Marin City, and Santa Venetia	Conduct 40 outreach events

Quantified Objectives

For the 2023-2031 planning period, the County has established quantified objectives for construction, preservation, and rehabilitation of housing in the unincorporated areas. Pursuant to State law, quantified objectives can be established based on trends and available resources.

Table H-5.3: Summary of Quantified Objectives (2023-2031)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
RHNA	550	550	634	512	1,323	3,569
New Construction	50	200	250	200	500	1,200
Rehabilitation Assistance	28	50	50			128
Preservation of At-Risk Housing	57	58	115			230

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Marin County Housing Element Update

Summary of Key Themes from Community Outreach and Engagement

Marin County is committed to public engagement for all aspects of the community, with a special focus on those typically not part of the public process, including families with lower incomes, people of color, disabled individuals, people experiencing homelessness and agricultural workers and their families. The County engaged in a robust community outreach and engagement process (summarized in Summary of Outreach and Engagement Activities), providing over 40 opportunities for public input throughout the planning process of preparing the Housing Element. Community participation in the Marin County Housing Element was high as evidenced by the number of survey responses, attendance at the roadshows, and the volume of comments received on the housing sites. Comments varied depending on where residents live in unincorporated Marin County. The Board of Supervisors and Planning Commission provided significant leadership in working with staff and the consulting team to respond to community concerns while accommodating the RHNA for the 6th Cycle Housing Element.

Comments from early engagement confirmed that residents and local workforce acknowledge there is a housing shortage in the county and a need for more affordable units and housing types in addition to the existing stock of single units.

The site selection process generated the greatest volume of feedback with commenters using the full range of commenting options to share their concerns. The comments were coded by general theme and where possible, linked to the specific geographic location of concern. A detailed comments legend is provided in the document.

High level themes include:

Housing Supply

- Increased need for affordable units and housing types beside single unit detached houses.
- Difficulties in finding and retaining housing, particularly for members of protected classes under fair housing laws.
- Prospect of some existing residents (both renters and homeowners) leaving the County to find housing that is affordable and meets household needs.

Infrastructure

- Limited or insufficient clean water, and in West Marin, septic infrastructure.
- Limited or insufficient evacuation capacity and ingress/egress for emergency vehicles.

Transportation

- Limited transportation infrastructure, including roadway capacity (resulting in traffic congestion) and parking, to support future housing development.
- Limited or insufficient access to public transportation.
- Limited or insufficient infrastructure for pedestrians and bicyclists.

Environmental Hazards

- Consideration of sites as unsuitable sites for future housing development due to environmental hazards such as flooding, sea level rise, and fire risk.
- Perceived negative impacts to community health, such as possible worsening of air quality from more housing development.

Natural, Agricultural, and Cultural Resources

- Negative impacts on natural resources, agricultural resources, tribal sites, and cultural resources from increased housing development.

Technical Concerns

- Concerns that some selected sites for RHNA were incorrectly or inconsistently categorized.
- Concerns that locating housing in some locations does not advance housing equity based on current housing composition.

Marin HESE – Outreach & Engagement Activities SUMMARY

Note: Due to public health restrictions on public gathering related to the Covid-19 pandemic, activities that required people to gather in person such as workshops, hearings, and focus groups were conducted on-line using Zoom video conferencing.

Activities listed in chronological order

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
Dedicated webpage	Ongoing	All	Serves as significant outreach tool to publicize activities and host supporting documents	Spanish translation of key activities	Low-cost efficient way to communicate and host documents and on-line tools	
County email notification service	Ongoing	All	Participants can sign-up to receive automatic notification when new materials are posted on website and when outreach activities are happening	Spanish translation of outreach activities	Participants received regular notifications throughout process	
Email and telephone communications with County staff	Ongoing	All	Throughout the process, County staff received comments and responded to questions through phone and email		Provided customized assistance to any requestor. Also, it provided an opportunity for those to comment without using any of the tools or participating in a workshop or hearing.	355 emails received related to sites
Social Media	Ongoing	All	County used Facebook, Next Door and related platforms to promote outreach activities	Spanish	Actively promoted workshops, hearings and digital surveys	
Outreach Flyers	Before outreach activities	All	Flyers were posted at neighborhood hubs and bulletin boards	Spanish	Flyers helped to reach those who don't use or don't have access to technology	
Focus Groups with following groups: -CBOs (2 sessions) -Homeowners (1 session) -Low-income residents (1 sessions) -West Marin Collaborative -County of Marin Employee Affinity Groups	Aug - Sept 2021	Members of protected classes under fair housing laws: - Low-income - Minorities - People with disabilities	Engaged CBOs who represent members of protected classes under fair housing laws Recruited and screened residents who represented specific demographic groups that input was needed from		Qualitative information about housing needs, barriers and challenges. Participants also responded to questions related to emergency preparedness and concerns regarding natural hazards to inform the Safety Element.	- 17 CBO's Invited - 14 CBO's Attended Participating CBO's provide service to seniors, people with disabilities, low-income, and minority adults and families -14 Resident Participants Recruitment Results: 8 were renters 6 were owners 4 said they speak a second language at home (3 Spanish, 1 Cantonese) Total household income before taxes 2 selected Less than \$25,000 2 Preferred not to say County of Marin Employee Affinity Groups included: -MCOLE (Marin County Organization of Latino Employees) -COMAEA (County of Marin African-American Employees Association) -MAPLE (Marin Asian American Public Local Employees)
Community Workshop #1	Sept 22, 2021	All	Focused on introducing the Housing Element. Also introduced the Safety Element	Spanish & Vietnamese -Spanish speakers were present but Zoom does not provide a count by language, We added the Language request question in registration as a result.	Initial feedback about issues and concerns	176 registrants 82 participants Polling results: 30 were owners 16 were renters

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
Marin County Housing and Safety Elements Stakeholder Committee	Monthly	Represent All areas of unincorporated County. Members also include: -Young adult under 24 -Older adults non-White groups, including Black/African American and American Indian/Native American -Without permanent housing				
Postcard mailing	Nov 2021	All	Postcard mailed to 22,000 households to introduce the HE and promote outreach activities	Spanish & Vietnamese (included QR code and directions in Spanish & Vietnamese so recipient could get complete information in their preferred language.	The mailing served to reach households in a manner that didn't require technology and catch the attention of those who are on-line but were not aware of the process. The mailer also provided a phone contact for those who do not have access to or don't use online tools.	22,000 mailed
Community Workshop #2	Nov 22, 2021	All	Workshop focused on Safety Element and explained how the County would respond to natural hazards. These issues were prominent in comments received related to and informed the housing element.	Spanish & Vietnamese -4 registrants requested Spanish	County received substantial input on participant issues and concerns.	84 registrants 31 participants Polling: 10 were homeowners 5 were renters
Joint Session / Board of Supervisors & Planning Commission	Dec 7, 2021	All	Presented HE, RHNA numbers and initial outreach findings	Spanish	BOS/PC input yielded guiding principles that were used to inform the identification of potential sites.	
Consider-it Forum	Nov - Dec 2021	All	Collected input about people's safety concerns and preparedness for responding to natural hazards and extreme weather.	Included translation option through Google translate	Many concerns about limited housing were linked to safety issues such as emergency evacuations. Input validated and further described the concerns people expressed during HE events	
Digital Housing Needs Survey	Oct - Dec 2021	All	Collected input about housing needs	Spanish translation and outreach	Brief survey was designed to collect input on housing needs and collect input with those with limited time to participate.	626 responses in English 22 responses in Spanish
Print version of Housing Needs Survey	Oct - Dec 2021	-Seniors -People with disabilities -Paratransit users -Low-income & without digital access	Collected input about housing needs. Surveys were distributed through community groups with the largest distribution achieved by a paratransit provider. County staff also attended several in-person events to share and discuss the survey.	Spanish translation and outreach. Paper surveys were distributed by a paratransit provider which helped reach people with disabilities	Brief survey was designed to collect input on housing needs and collect input with those with limited time to participate and no access to technology.	102 responses in English 68 responses in Spanish
Public Hearing - CEQA Scoping Meeting	Jan 11, 2022	All	Provided opportunity to comment on scope of environmental document.		Received comments to inform scoping	16 participants
Sites Road Shows	Jan - Feb 2022	All Minority residents Low-income Farmworkers Seniors People with disabilities	Presented "roadshow" of Housing Element information and sites to multiple neighborhoods, including: - Kentfield (Kentfield Planning Advisory Board meeting) - Tamalpais Valley (Tamalpais Valley Design Review Board)	Spanish Interpretation provides at West Marin, Santa Venetia/Los Ranchito, Unincorporated Novato and Marin City Road Shows	Along with introducing BA as a tool, participants were given multiple options to provide comments. The Road Shows allowed participants to ask questions and comment on sites in their specific geographic area.	460 participants

Activity	Time Period	Target Audience	Summary	Translation / Interpretation Provided	Results / Feedback	Participation Metrics
			<ul style="list-style-type: none"> - Strawberry (Strawberry Design Review Board) - Lucas Valley and Marinwood - Santa Venetia and Los Ranchitos - Marin City (Community Conversations meeting) - West Marin - Unincorporated Novato - Follow-up meeting in San Geronimo Valley (West Marin) and Atherton (unincorporated Novato) - Follow-up meeting in Tomales and another in San Geronimo Valley (In May) 			
Community Workshop #3	Jan 20, 2022	All	<ul style="list-style-type: none"> -Informed the community about the planning process for achieving County housing goals and the Site Selection Process -Provided an opportunity for participants to share their input on the site selection process. -Introduced digital tool used to receive input on specific sites. 	Spanish, Streamed to Youtube -5 Registrants requested Spanish	Introduced potential housing sites and described the process that would be used to narrow the sites to achieve the RHNA goal.	209 registrants 103 participants Polling: 60 were homeowners 8 were renters
Joint Session / Board of Supervisors & Planning Commission	Mar 1, 2022	All	Presented initial sites and scenarios based on guiding principles, technical analysis and public input.	Spanish	Process started with the identification of sites that would far exceed the RHNA to allow for substantial community input.	
Joint Session / Board of Supervisors & Planning Commission	Mar 15, 2022	All	Presented revised scenarios for BOS/PC consideration and public input.	Spanish	BOS/PC provided input on preferred BOS/PC members and public provided additional feedback to inform refinements..	More than 40 people made public comments
Balancing Act (BA)	Feb-March 2022	All	BA Platform Open for Input	Spanish	Receive input on preferred housing sites to meet the RHNA	2,925 page views 143 completed submittals
Balancing Act Office Hours	Mar 2022	All	Staff provided on-line evening office hours to assist people who needed help with BA, Office hours were promoted during the Road Shows along with the channels used to promote BA		Provided assistance to anyone needing help with the BA platform	
Digital Atlas	March 2022	All	County produced a digital mapping tool, the Atlas, that provided information about community demographics and natural hazards - which were key concerns identified in many of the comments received.	Included translation option through Google translate	Provided more detailed information for people to consider as they comment on potential housing sites. Participants could also submit site comments using the Atlas.	
Community Workshop #4	Mar 29, 2022	All	Described the role that policies and programs play in the HE. Solicited input on policy topics including tenant protections and programs to serve special populations including farmworkers, seniors and people with disabilities	Spanish		181 registrants 112 participants Polling: 58 were homeowners 13 were renters
Community Workshop #5	April 5, 2022	All	Provide an overview of the Safety Element update process. Discuss new climate change and resiliency planning goals and policies Present key issues and policies for discussion	Spanish		55 registrants 32 participants Polling: 16 were homeowners 2 were renters
Joint Session / Board of Supervisors & Planning Commission	April 12, 2022	All	Part 1: Received direction on sites included in HE. Part 2: Received direction on policies and programs	Spanish	Input informed list of sites for use in the environmental impact analysis.	

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MARIN COUNTY HOUSING & SAFETY ELEMENTS

The County is in the process of updating the **Housing and Safety Elements** of the Countywide Plan (the County's General Plan). The Countywide Plan serves as the guiding vision for the future of unincorporated Marin. These Elements focus on housing needs and conditions, and climate change adaptation measures including wildfire, sea level rise and flooding concerns.

El Condado está en proceso de actualización de la sección de **Elementos de vivienda y seguridad** del Plan del condado (el Plan general del condado). El Plan del condado sirve como visión orientadora para el futuro de la zona no incorporada de Marin. Estos Elementos se enfocan en las necesidades y condiciones de vivienda, y las medidas de adaptación al cambio climático, incluyendo los incendios forestales, el aumento del nivel del mar y las inundaciones.

Quick Links | Enlaces Rápidos

- Meetings and Workshops
- Draft List of Housing Element Sites
- Environmental Review
- Programs and Policies
- Frequently Asked Questions
- Interactive Atlas
- [Housing Needs Survey Responses](#) (October - December 20, 2021)

- Reuniones y talleres
- Borrador de lista de lugares de vivienda
- Revisión del entorno
- Programas y políticas
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- Atlas interactivo
- [Respuestas de la Encuesta de Necesidades de Vivienda](#) (octubre - 20 de diciembre de 2021) - estará disponible pronto

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If you are a person with a disability and require an accommodation to participate in a County program, service, or activity, requests may be made by calling (415) 473-4381 (Voice), Dial 711 for CA Relay, or by email at least five business days in advance of the event. We will do our best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats upon request.

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How to Explore the Candidate Housing Sites

- Search housing sites and click them for site data
- Choose a map theme by clicking a tab
- Analyze housing sites using the map legend

- Candidate Housing Sites
- Community Profile
- Physical and Community Infrastructure
- Hazards
- Natural Resources

The Candidate Housing Sites (CHS) are the potential sites for new housing units.

Candidate Housing Sites

Enter address, city or zip

Reset map

Candidate Housing Sites

- Commercial Center Mixed Use
- County or Public Site
- Rehabilitation or Conversion
- Religious Institutions
- School Site
- Underutilized Nonresidential Sites
- Underutilized Residential Sites
- Vacant Sites

Base Layers

Map Tips

- Click to zoom to site markers
- Click on the site marker to zoom to the candidate housing sites
- Click on the candidate housing site to view site data

Send Map Comment

Candidate Housing Sites

The Candidate Housing Sites map identifies potential sites to accommodate new housing units across all income levels for the eight-year planning period of 2023 to 2031. Most candidate housing sites are vacant or sparsely developed, and are zoned for residential, commercial, or mixed-use development. The zoning on select parcels may be changed to allow for higher development densities necessary to accommodate affordable housing. The selection of the approximately 150 candidate constraints housing sites was based on existing uses and site and environmental constraints (e.g., slopes, access, hazards, infrastructure, biological resources).



Facebook Posts

Marin County Government
September 3, 2021 · 🌐

The County is preparing to update a long-term plan to meet housing needs and plan for public safety in the unincorporated areas of the county. Public feedback will be a key component of the plan's development. There's an online workshop all set for September 22. Join us!
<https://www.marincounty.org/.../cda-housingsafetylements...>

Shape the future of housing and plan for climate change in your community.



Join us for an online community meeting on September 22, 2021.

Join the County of Marin for an **interactive online, solution-oriented community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register for this meeting at <https://tinyurl.com/MarinHousingandSafetyRSVP> or scan this QR code:



www.MarinCounty.org/HousingSafetyElements

For disability accommodations please phone (415) 473-7309 (Voice), CA Relay 711, or e-mail HousingElement@MarinCounty.org at least five business days in advance of the event. The County will do its best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats, upon request.

Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.



Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea, orientada a soluciones, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Regístrate aquí <https://tinyurl.com/MarinHousingandSafetyRSVP> o escanea este código QR:



www.MarinCounty.org/HousingSafetyElements

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Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cấp thiết về Nhà ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.

Đăng ký ở đây <https://tinyurl.com/MarinHousingandSafetyRSVP> hoặc quét mã QR này:



www.MarinCounty.org/HousingSafetyElements

Để nhận được tài liệu thông tin, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ Khách hàng qua điện thoại gọi là số CA 711, hoặc gửi email HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quận Marin sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc nếu có thể. Có các tài liệu thay thế sẵn sàng nếu cần. Vui lòng liên hệ chúng tôi để biết thêm chi tiết.

1 Like 1 Share

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Marin County Government
September 19, 2021 · 🌐

Shape the future of housing and plan for climate change in your community. Join us Wednesday for an interactive online, solution-oriented, community meeting to discuss the upcoming Housing and Safety Elements updates for the 2023-2031 cycle.

This will be the first in a series of community workshops that will be scheduled throughout the planning process. Topics for discussion include:

- Housing needs and conditions, especially for low and moderate-income housing
- Climate ch... See more

Shape the future of housing and plan for climate change in your community.



Join us for an online community meeting on September 22, 2021.

Join the County of Marin for an **interactive online, solution-oriented, community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register for this meeting at <https://tinyurl.com/MarinHousingandSafetyRSVP> or scan this QR code:



www.MarinCounty.org/HousingSafetyElements

Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.



Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión comunitaria e interactiva en línea, orientada a soluciones, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Regístrate aquí <https://tinyurl.com/MarinHousingandSafetyRSVP> o escanea este código QR:



www.MarinCounty.org/HousingSafetyElements

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Marin County Government
October 26, 2021 · 🌐

Share your opinion to shape the future of housing and climate resilience in your community.

The County of Marin is in the process of updating the Housing and Safety Elements of the Countywide Plan (the County's General Plan). The Countywide Plan serves as the guiding vision for the future of unincorporated Marin. Use the County's jurisdiction look-up tool to determine if you live in a city or town or the unincorporated area.

- Short survey: <https://www.surveymonkey.com/r/...> See more

We want to hear from you!
¡Queremos escuchar su opinión!
Chúng tôi muốn nghe ý kiến của bạn!



Visit our website!
 Visite nuestro sitio web!
 Truy cập trang web của chúng tôi!

f See how the average temperature in your area is changing.
[Explore Climate Science Info](#)

1

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Marin County Government
November 29, 2021 · 🌐

Where should #MarinCounty plan for more housing in the future? We need to plan for the unincorporated sections of the county over the next decade or so. Planners will seek guidance from a joint session of the Planning Commissioners and Board of Supervisors on December 7 about the guiding principles for the site selection process coming up next year.

<https://www.marincounty.org/.../cda-housingprinciples-112921>



10

9 Comments 2 Shares

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Marin County Government
January 12 · 🌐

How would you like to help us strategize about potential new housing locations in the unincorporated sections of #MarinCounty? It's a big job coming up. Here's your invitation. Meeting is 1/20.
<https://www.marincounty.org/.../housing-and-safety-elements>

Create your own Housing Plan!
¡Crea un Plan de Vivienda!

Join the County for an online interactive workshop on **Thursday January 20th from 6-8 PM** to learn how to use Balancing Act, a mapping tool to strategize housing locations. There will be live Spanish translation.

Únase al condado para un taller interactivo en línea el **jueves 20 de enero de 6 a 8 PM** para aprender a usar "Balancing Act", un ejercicio de mapeo para diseñar estrategias de lugares para la vivienda. Habrá traducción simultánea en español.

Register here / Registrarse aquí:
www.tinyurl.com/MarinHousingandSafetyRSVP3
or scan this QR code / o escanee este código QR.



www.Marincounty.org/HousingSafetyElements



1

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Marin County Government
April 7 · 🌐

On Tuesday April 12th, the Board of Supervisors and Planning Commission will meet on two Housing Element related items:

2:00pm Housing programs and policies: The Board and Commission will review and provide feedback on staff recommendation for programs and policies in the Housing Element. You can review the board packet for this item for more information. Additional information is available on the County's Housing and Safety Elements Programs and Policies webpage.

5:00pm ... See more



MARIN COUNTY
HOUSING & SAFETY ELEMENTS

Shape the future of housing and plan for climate change in your community.

1

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 **Marin County Government**
April 16 · 🌐

After accepting more input about long-term housing plans for Marin County's unincorporated areas, the Marin County Community Development Agency (CDA) is submitting a list of properties to a consulting firm to begin environmental analysis to identify the best places for future housing. A joint session of the Board and Planning Commission is tentatively set for June 14 for a public review of the programs and policies portion of the Housing Element update. In August, a draft of... See more



👍 1 1 Share

👍 Like 💬 Comment ➦ Share 🌐

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Join us for an online community meeting on September 22, 2021.

Join the County of Marin for an **interactive online, solution-oriented, community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

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Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.



Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.

Únase al Condado de Marin en una reunión **comunitaria e interactiva en línea, orientada a soluciones**, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

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**Định hình
tương lai của
nhà ở và lập kế
hoạch cho biến
đổi khí hậu
trong cộng
đồng quý vị.**



Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.

Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào **Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.**

Đăng ký ở đây
<https://tinyurl.com/MarinHousingandSafetyRSVP>
hoặc quét mã QR này:



www.MarinCounty.org/HousingSafetyElements

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quận hạt sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thức thay thế, theo yêu cầu của quý vị.



Shape the future of **housing** and plan for **climate change** in your community.

Join us for an online community meeting on September 22, 2021.



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Determine el futuro de las **viviendas** y haga planes para el **cambio climático** en su comunidad.

Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.



Únase al Condado de Marin en una reunión **comunitaria e interactiva en línea, orientada a soluciones**, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

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Định hình tương lai của nhà ở và lập kế hoạch cho biến đổi khí hậu trong cộng đồng quý vị.

Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.



Tham gia cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Cuộc họp sẽ diễn ra trên Zoom vào **Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.**

Đăng ký ở đây
<https://tinyurl.com/MarinHousingandSafetyRSVP>
hoặc quét mã QR này:



www.MarinCounty.org/HousingSafetyElements

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quận hạt sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thức thay thế, theo yêu cầu của quý vị.



Shape the future of housing and plan for climate change in your community.

Join us for an online community meeting on September 22, 2021.



Join the County of Marin for an **interactive online, solution-oriented, community meeting** to discuss the upcoming Housing and Safety Elements updates for the upcoming 2023-2031 cycle. This will be the first in a series of community workshops that will be scheduled throughout the planning process.

Topics for discussion include:

- **Housing needs and conditions**, especially for low and moderate-income housing
- **Climate change adaptation measures**, including wildfire, sea level rise, and flooding concerns

The meeting will take place on Zoom on **Wednesday September 22, 2021 from 6:00-8:00 P.M.** There will be live Spanish translation.

Register here: <https://tinyurl.com/MarinHousingandSafetyRSVP>



Visit www.MarinCounty.org/HousingSafetyElements and subscribe to this page to receive the latest developments

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Determine el futuro de las viviendas y haga planes para el cambio climático en su comunidad.

Únase a nosotros en una reunión comunitaria en línea el 22 de septiembre de 2021.



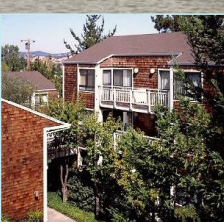
Únase al Condado de Marin en una **reunión comunitaria e interactiva en línea, orientada a soluciones**, para hablar sobre las próximas actualizaciones de Elementos de Vivienda y Seguridad para el próximo ciclo 2023-2031. Este será el primero de una serie de talleres comunitarios que se programarán durante el proceso de planificación.

Los temas de discusión incluyen:

- **Necesidades y condiciones de vivienda**, especialmente para grupos familiares de ingresos bajos y moderados
- **Medidas de adaptación al cambio climático**, incluyendo los incendios forestales, el aumento del nivel del mar y las inundaciones

La reunión será en Zoom el **miércoles 22 de septiembre de 2021 desde las 6:00 hasta las 8:00 p. m.** Habrá traducción al español en vivo.

Registrarse aquí: <https://tinyurl.com/MarinHousingandSafetyRSVP>



Visite www.MarinCounty.org/HousingSafetyElements y suscríbese a esta página para recibir las últimas novedades

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Tham gia cuộc họp cộng đồng trực tuyến cùng chúng tôi vào ngày 22 tháng 9 năm 2021.



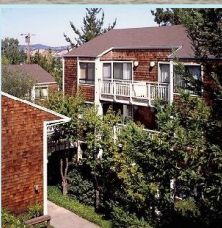
Tham gia **cuộc họp cộng đồng tương tác trực tuyến hướng đến giải pháp** cùng Quận Marin để thảo luận những nội dung cập nhật về Nhà Ở và Các Yếu Tố An Toàn (Housing and Safety Elements) sắp tới cho giai đoạn 2023-2031 tới đây. Đây sẽ là hội thảo đầu tiên trong chuỗi các hội thảo cộng đồng sẽ được lên lịch tổ chức trong suốt quá trình lập kế hoạch.

Các chủ đề thảo luận bao gồm:

- **Điều kiện và nhu cầu nhà ở**, đặc biệt là nhà ở dành cho người có thu nhập thấp và trung bình
- **Biện pháp thích ứng với biến đổi khí hậu**, bao gồm các mối lo ngại về cháy rừng, mực nước biển dâng và lũ lụt

Cuộc họp sẽ diễn ra trên Zoom vào **Thứ Tư, ngày 22 tháng 9 năm 2021, từ 6 giờ chiều đến 8 giờ tối.**

Đăng ký ở đây: <https://tinyurl.com/MarinHousingandSafetyRSVP>



Vui lòng truy cập www.MarinCounty.org/HousingSafetyElements và đăng ký trang này để nhận thông tin về những diễn biến mới nhất

Để nhận được hỗ trợ khuyết tật, vui lòng gọi điện thoại đến số (415) 473-7309 (Giọng nói), Dịch vụ thông qua người trung gian tại số CA 711, hoặc e-mail HousingElement@MarinCounty.org ít nhất năm (5) ngày trước sự kiện. Quận hạt sẽ cố gắng hết sức để đáp ứng các yêu cầu ít hơn năm ngày làm việc như đã thông báo. Các bản sao tài liệu đều có sẵn ở dạng thức thay thế, theo yêu cầu của quý vị.

Postcard Mailer

Share your opinion to shape the future of housing and climate resilience in your community.

The County is in the process of updating the **Housing and Safety Elements** of the Countywide Plan (the County's General Plan). The Countywide Plan serves as the guiding vision for the future of unincorporated Marin.

Acceda a esta información en **español** escaneando este código QR con la cámara de su teléfono.



Truy cập thông tin này bằng **tiếng Việt** bằng cách quét mã QR này qua máy ảnh điện thoại.

We want to hear from you!



Short Survey

Scan this QR code to access the survey.



Consider-It Discussion Forum

An online forum to share reactions and opinions to statements provided by the County.



Interactive Atlas

An interactive map to examine demographic data and local hazards.



Upcoming Meetings

November 15, 2021: Community Workshop #2 (out of 5)

December 7, 2021: Board of Supervisors/Planning Commission meeting



Visit www.MarinCounty.org/HousingSafetyElements for more information and to access the survey, discussion forum, interactive map, and to register for meetings. Scan the QR code above with your phone's camera to access the website.

Questions? Contact staff by email at HousingElement@MarinCounty.org or by phone at (415) 473-7309.



[Community Workshop Links](#)

Community Workshop #1 (September 22, 2021): Housing Element Overview

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#) | [Questions & Answers\[PDF\]](#)
- Español: [Presentación\[PDF\]](#) | [Video\[External\]](#) | [Preguntas y respuestas\[PDF\]](#)
- Tiếng Việt: [Bài thuyết trình\[PDF\]](#) | [Video\[External\]](#) | [Hỏi & Đáp\[PDF\]](#)

Community Workshop #2 (November 15, 2021): Safety Element Overview

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#)
- Español: [Presentación\[PDF\]](#) | [Video\[External\]](#)
- Tiếng Việt: [Bài thuyết trình\[PDF\]](#) | [Video\[External\]](#)

Community Workshop #3 (January 20, 2022): Housing Element Sites

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#)
- Español: [Presentación\[PDF\]](#) | [Video\[External\]](#)

Community Workshop #4 (March 29, 2022): Housing Element Programs & Policies

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#) | [Chat\[PDF\]](#) | [Mentimeter results\[PDF\]](#) | [Summary of feedback\[PDF\]](#)
- Español: Presentación (estará disponible pronto) | [Video\[External\]](#)

Community Workshop (March 31, 2022): Additional Housing Sites Under Consideration

- English: [Presentation\[PDF\]](#) | [Video\[External\]](#) | [List of additional sites under consideration\[PDF\]](#)

Community Workshop #5 (April 5, 2022): Safety Element Programs & Policies



Marin County Housing & Safety Elements Community Workshop #1 Summary of Workshop Discussion

September 22, 2021

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the first workshop held to engage the community in this project. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities.

Workshop Purpose and Format

On Wednesday, September 22, 2021, the County of Marin and its consultants, MIG, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements and collect initial input on their issues, concerns and potential solutions. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. One hundred and seventy-six (176) people registered for the event and eighty-two (82) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included live polls, language interpretation in two other languages (Spanish and Vietnamese), small group discussions documented in real-time using a google sheet, and a larger discussion documented in real-time using a digital whiteboard tool. Participants could submit comments and questions throughout the meeting using the "Chat" feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Introduction of the Housing Element:** Participants received a brief overview of the housing element's purpose and requirements. Participants were also asked to share a word in the chat that described Marin County and respond to six demographic questions.

Following the presentations, participants were randomly assigned to seven small groups. Each group had a facilitator and note taker, six groups were facilitated in English and the seventh group was facilitated in Spanish. Participants were invited to share issues and concerns, strategies and solutions, and questions. At the end of the discussion, all participants returned to the larger group where the facilitator from each group shared some of the highlights of the discussions.

- **Introduction of the Safety Element:** Participants received a brief overview of the safety element's purpose and requirements. In a large group discussion, participants were invited to share their issues and concerns, strategies and solutions, and questions using the chat feature. The presenters responded to questions and participant feedback was noted on a digital whiteboard that was shared with the larger group.
- **Public Comment:** Participants were provided an opportunity to verbally share any comments near the end of the meeting during the public comment period.
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities.

Results from the Engagement Activities

The workshop opened with an open-end question and six polling questions intended to collect basic information about the participants. For polling questions, a number "n" is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1 - Where do you live? N:40

- 37.5% - Unincorporated Marin County
- 50.0% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)
- 12.5% - I do not live in Marin County

Question 2 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:34

- 17.6% - West Marin
- 14.7% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 2.9% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 17.6% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 5.9% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 41.2% - I do not live within unincorporated Marin County
- 0.0% - I don't know

Question 3 - Do you work in Marin County? N:48

- 31.3% - Yes

- 16.7% - No
- 52.1% - I do not work (retired, unemployed, other)

Question 4 - How long have you lived in Marin County? N:46

- 0.0% - Less than 1 year
- 6.5% - 1-5 years
- 2.2% - 5-10 years
- 82.6% - 10 + years
- 8.7% - I do not live in Marin County

Question 5 - What is your housing situation? N:50

- 60.0% - I own my home
- 32.0% - I rent my home
- 4.0% - I live with family/friends (I do not own nor rent)
- 4.0% - Do not currently have permanent housing

Question 6 - What is your age? N:47

- 0.0% - Under 18
- 10.6% - 18-29
- 19.1% - 30-49
- 36.2% - 50-64
- 34% - 65+

Question 7 - Provide one word you use to describe living in Marin County. Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with number of mentions noted in parens.

- | | | |
|---|-----------------|----------------|
| ○ Beautiful | ○ Expensive (6) | ○ Peaceful (3) |
| ○ Bendecida (Blessed) | ○ Family | ○ Privileged |
| ○ Blessed | ○ Grateful | ○ Racist (2) |
| ○ Cara (Expensive)/ Muy cara (Very Expensive) | ○ Inequity | ○ Relaxed |
| ○ Community (2) | ○ Lovely | ○ Stressful |
| ○ Daunting | ○ Majestic | ○ Traffic |
| ○ Desigualdades (Inequitable) | ○ Nature (4) | ○ Unique |
| ○ Entitled | ○ Neoliberal | ○ White |
| | ○ Nice | |
| | ○ Not diverse | |

Summary of Comments Received For The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the key themes for the seven

break out groups that surfaced during the discussion. A full transcription of the breakout notes from each group is attached.

Issues & Concerns

- Housing being too expensive:
 - o Wages are too low / jobs don't pay enough.
 - o Rent goes up but wages don't
 - o Expensive for those living in designated affordable housing units.
 - o Many need multiple jobs to pay rent.
 - o Single parents, seniors, people with extraneous circumstances need more support.
 - o There are sometimes up to seven people living in one unit or multiple families in one unit.
 - o There is over crowdedness and units' conditions are not great - not well maintained.
- Many have also experienced discrimination
 - o How is the county preparing to meet the needs of Latinos?
 - o They are a growing population group, and we need to consider how we support undocumented / immigrant residents who have additional barriers to accessing housing.
 - o Racial and income equity.
 - Denied housing for resolved issues
 - Long process to apply then get denied
 - Stigma to terminology: Affordable housing
 - Nimbyism and lack of political will
- Capacity
 - o Housing and affordable housing is in short supply
 - o Access to evacuation routes and resources
 - o Infrastructure:
 - Access to water, public transportation, power and cell service
 - Limitations with septic systems, traffic, displacement,
 - o The quality of the housing conditions aren't good
 - o Hazard risk: earthquake, flooding, fires, sea level rise, etc.

Ideas & Solutions

- Build housing
 - o Identify sites that are strategic (walkable, smart siting for the different categories, senior, low-income, work-force, and at different income levels.)
 - o More guidance and support for a faster development/ design review process for all housing projects
 - o Allow more tiny homes, ADUs, mixed use, and more creative solutions
 - o Gives priority to essential workers.
 - o Establish funding channel
- Work more closely with BIPOC/Latino communities.

- Develop home ownership programs, rent to own programs, housing lottery, etc.
- Home matching
- Work with developers so they are encouraged to build in Marin.
 - Work with BIPOC, non-profit, and community organizations.
 - Develop multi-family, affordable and sustainable housing options.
 - Increase the capacity for affordable housing within multifamily projects.
- More education and awareness so more people understand why we need to build more housing, there is a lot of push back on new affordable housing developments and programs like Homekey.

Summary of Comments Received for the Safety Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high level summary of the key themes from the large group discussion. The notes from the digital white board are attached at the end of the document.

Issues & Concerns

- Earthquakes, sea level rise, drought, flooding, wildfires, power outages, and reliable cell service
- Update emergency materials and resources, marsh restoration
- Considerations for evacuation routes and procedures, access and safety to food during emergencies, alert systems, homeless population, accessible permitting and LEED.
- Area of concern is Canal Area

Ideas & Solutions

- Emergency Planning: emergency go bags, plan for the sick and at risk population, creative alert systems (sirens, text message, Comcast wire based), use hotels for shelters, and identify alternative evacuation routes.
- High tech and low tech solutions: fire resistant materials, building updates, solar power.
- Map where there is cell service
- Multilingual resources and meeting
- Integrating higher densities, tiny homes, more EV Charging, climate change adaption and changes for equity.

Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.

Appendix

Breakout Room Notes

Breakout Room 1

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
racial and income equity - how to offer ADUs to lower income households at below market rate. What are the incentives	County has ADU program to incentivize. HA has a landlord partnership program. Need to beef up incentive	N/A
Expense associated in providing ADU - took 2 years to build the ADU and cost of construction. Design review also an issue. Originally told it could be fasttracked but live in a design review neighborhood. Neighbor objections led to increased design review standards	Tiny homes; and more ADUs, allow to build over garage; provide rebates; form a community group to share experience	
In Marin City - HA to tear down public housing to build skyscraper housing. This strategic would eliminate Black persons living in Marin County. Black population dwindled to nothing	Lucas Valley - open space	
How do you determine where the housing is to be planned? who has the final say? Marin City - already living in a congested area	Rent to own option; county has a lottery to provide ownership opportunity	
Affordability - not sustainable even with a two-income family	housing on top of retail/multi purpose space as a solution	
Environmental factors that exist in the community - Marin City - high fire hazards, flooding, and infrastructure issues. Need to combat discriminatory practice to force more housing in Marin City	1) allow tiny houses 2) end design review and go by building codes 3) allow ADU built over garages 4) provide rebates (we were told we were going to get rebates but DID NOT) 5) County should tell property owners what they should do to be able to build an ADU - rather than just shoot down every plan 6) form and support a community group of	

	property owners interested in ADUs so we can share what worked and what didn't, we learned a lot and are willing to share our lessons 7) educate our communities about the trade-off for more dense housing development is the positive preservation of the Greenbelt	
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Breakout Room 2

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
Adu permitting process is arduous	County provide equity dollars to make rent more feasible in interim as County works to make more housing units available	how will we find a way to follow original County Plan?
Issue of addressing septic for ADUs in West Marin	go forward with changing minds about creating housing: social issue, justice issue, economic issue. Something we all need to step up to tackle.	SB 35 not written up for communities like Marin City, which has done its part for providing low income housing.
Rental property managers seek to procure high rents, often asking renters to demonstrate they make twice the rent amount in order to qualify for the rental unit	need to talk about these issues and come to a place of embracing development and transit	
City of Sausalito and neighboring communities appealing RHNA numbers. Very problematic saying "no" early in process	Need high density to pay for open space assets we value in Marin (x2)	
intersection of environmental justice, environmentalism, and social justice: development seen as negative by environmental leftists who then push against development	County plan could transparently highlight areas that could be developed--- highlight open spaces that could be turned into developments	
Concern over County's RHNA appeal letter citing agricultural lands as reason County couldn't meet housing goals. Sense that County is subsidizing ranchers	County could work out agreements with ranchers to set aside acres for housing on ranch properties.	

and placing value on ranches over people/ housing needs. (x2)		
	If County is really serious about creating more housing, County needs to identify acreages of possible sites and carry through a public process.	
	County should work hard to identify areas outside of Marin City to do their part, areas that SB 35 is directed toward who have not provided affordable housing	
	Need safeguards to ensure housing stock does not shift from affordable unit (by intent) to non-affoprdable (in practice)	
	Build multit-family units. Build higher. Embrace density.	
	Consider Petaluma Tomales Road for more housing, while recognizing that other deveklopment comes with housing and requires careful balance	

Breakout Room 3

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
Bad Experiences: Search for housing, encountered discrimination and were unable to live in their own community. Had to report to fair housing. Need to do something to stop discrimination. 10 year waiting period. Completed affordable housing paperwork, a five hour process. Then denied for past accounts that had been resolved. Needs: education, cultural shift, and less red tape.	Cultural shift needed. Must change political climate. Elect people that make it a priority. Allow in lieu fees. Former 20% inclusionary percentage when large unit built 20% set aside for affordable units. Now 10%?	Why is it that liberals become very conservative around affordable housing. Property value fear.
Stigma: The term "affordable housing" conjurs negative	If we are never going to get housing built on areas designated in CWP then let's do	

response. Terminology problem that should be changed.	something meaningful to ensure housing is built. More actionable programs.	
Political Will: Lack of political will to get affordable housing done.	Rezoning	
Racism: noted by realtor, resident, CLAM rep. Land use and zoning, NIMBYism, large parcel in Pt Reyes Station that's difficult to subdivide to allow additional units.		
COVID has made housing situation worse and also helped many realize just how much space they do or don't need.		
Without affordable housing you won't have workers in Marin.		
825 Drake was supposed to be for affordable housing: 74 housing units with only 20 parking spaces. Apartments need external entrances rather than entrance by interior hallways? From 74 units only 7 required affordable housing. Negative impacts to nearby residences.		
Red Tape: Developers don't want to work in Marin bc it takes too much time to get entitled. High housing costs.		

Breakout Room 4

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
3600 units is not meaningful - need to parse out to geogarpfic areas. few parcels in San Geronimo Valley; would need to and should revisit issues that have already been decided on in the past (streams, fish habitat, parking, errosion, septic systems,etc.); ADUs could work	home matching, so folks can rent out rooms - provides affordable housing	Any provisions for accomodating mobile homes, rv/s, etc. - folks living in vehicles?

Balinas - many issues - septic; septics handling ADU an issue	Accommodate mobile homes, rv's, those living in vehicles	
social security incomes does not cover housing costs - issue of affordability	for substantial housing, need to unpack code - composting, greywater systems, transportation systems, etc. - consider new set of priorities	
Displacement from sea level rise and wildfires - need areas for those displaced from environmental hazards;	Revisit ideas that have been decided in the past, e.g. streams, fish habitats, parking, etc.	
concerns about infrastructure capacity		
concerns about traffic and accommodation of traffic		
water and fire challenges		

Breakout Room 5

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
Septic is big stumbling block and huge barrier in West Marin.	help people to own homes, subdividing property, allowing duplex development, look at zoning in West Marin because there is so much space	liked slide that showed income by profession
systemic and institutional racism. Great inequality of income in County and allows segregation. need to make work force housing and prepare for elderly population.	consider community land grants, establishing a local housing trust fund, there is a guideline for establishing funding	
Not a lot of programs that help people to afford homeownership over the long term	County review gallons per bedroom for septic design. Estimate is very high.	
County needs to focus on very low income people. Development seems aimed at moderate income people	tenants in common is a way to own property together without doing a lot split and getting more people in home ownership	
Reparations for Golden Gate Village.		
County should look at programs to get people into home ownership. demotivate homes - prevent investor owned.		

Breakout Room 6

Issues and Concerns	Strategies and solutions	Questions & Additional Comments
CWP encourages annexation of lands for intensification of use, especially lands that are next to the Town of San Ansemlo. Puts a large burden on smaller town staff.	Change policies to not allow up-zoning of properties right next to small towns.	
Changes culture of smaller towns. High density housing impacts on our psyche. Cultural impacts and overburdened infrastructure.		
High density of housing in Canal area created issues during COVID. Expensive rents. Most people had to work in the public during COVID and the disease spread. Affordable housing options need to be increased. High density needs to be planned correctly so that it prevents over-crowding.	Larger units so that people aren't so cramped.	
Finding sites that are walkable, flat area for development. Site locations need to be carefully selected. Getting appropriate builders to build the sites. Builder is able to come in under SB35 and build without local input.	Non-profits need to be involved in selecting sites. Smart siting for the different categories, senior, low-income, work-force, and at different income levels. Beyond the siting, what actually occurs and what we can provide for incentives to get the type of housing that we'd like to see.	
Retention of existing housing stock. New construction and the generation of new units to meet targets. Modification of existing stock. Having various housing options. Through remodels, houses are getting bigger and bigger. Larger multi-family units is very much needed.		

Breakout Room 7 – Spanish

Issues and Concerns / Sus inquietudes y problemas	Strategies and solutions / Sus ideas para estrategias y soluciones	Questions & Additional Comments / Preguntas
Primera vez en estas reuniones, vive en arae de Canal - Voces de Canal, esperiencias, rentas son demaziado caras, no son unidades muy bien cuidaded, no muy bien acondicionadas para vivir, los incrementos de renta son muy algos	give priority that all County land is able to built more housing, and dedicate it to essential workers first	Questions on if there is funding available from the County to help developers actually build the units we need
vive en apartamentos, es accequible, ahora tiene un mejor trabajo de antes, antes su salario era de \$9/hora, y luego cambio trabajo de \$18/hora, pero en el 2010, ella perdio uno de esos trabajos, y ya no le alcanzaba para pagar (low-income housing) and she got 4 jobs and asked for help to orgs to get rent subsadies, she has kids and lived with mom, and she was able to get more jobs to maintain herself, now her job is better to cover her expenses. Even with affordable housing, the jobs in the county are too low (min wage - \$15 is still too low), it is not enouhg, specially if Im a single mother	haser consciencia - educate the community that affordable hosjing is needed, lives in Mill Valley and she is supporting a current development there, but a lot people are against it and fight back against development, also supporting HomeKey and there is a lot of push back, need a good education campaign that it is needed to build more housing and and why its needed	
Isabel - Canal community, need to have rent control, rents are too high and always increasing, but the job wages don't increase, sometimes there are multiple families living in one unit, up to 7 people in one unit! this is a problem that causes even more problems, we are all more essential workers, they should build more housing that can be dignified housing	if there are companies offering jobs in the county - they should coordinate and give funding to the County	
Arlin Venavides - manager de Planificacion de Equidad del Centro Multicultural - there is a	(In chat) Myrna, regarding the last question, it's important that the County engage more deeply	

<p>need not only to plan housing that is affordable, we need to actually build them as well - noticed in the DATA: lots of Latinos moving to Marin County, but we don't see the opportunities for these populations to succeed in the County, recommendations to see how we can coordinate with other parts of the county to build more affordable housing, need to be well connected to transportation, to connect to jobs. people need multiple jobs to stay/maintain housing here</p>	<p>and authentically with BIPOC communities. As you see today, there were only 4 community representatives. That is not enough, unfortunately. The County also needs to connect BIPOC communities with developers, so communities have direct communication with developers, as they ultimately make decisions to build in the County.</p>	
<p>marta - also important to consider opportunities for immigrants, because they don't have papers, they are unable to find better housing, limited opportunities, this is why they live in apartments and have to share housing with others, there is a lot of inequality for this group, the county should see how they can help people to apply without legal documents</p>		
<p>her sister was denied an apartment and she felt it was discrimination because she was latina, and if the latino population is growing in the county, how can we help them</p>		
<p>isabel - they pay rent but if they want to move to another place, the landlord will increase the rents, or the new apartment will be much more expensive, and the conditions of the apartments are not good.</p>		



Marin Housing & Safety Element 9/22 Workshop

Safety and Natural Disaster Preparedness

Issues & Concerns

EARTHQUAKES	Updated materials and resources - Mapping	Evacuation route considerations in vulnerability	Drought Considerations	Alert systems : Tubs fire, Negative experience	Unhoused numbers too low. Not all are in Novato, San Rafael and the Bay Model in Sausalito
Bulking on shorelines	Sea level rise	County coordination: LEED	Power outages	When will we face that we may have to retreat from WUI and Shorelines	is there a safe number of people for an area, in terms of evacuations and water
Countywide efforts - events don't stop at jurisdiction lines	Impacts of disasters on the unhoused community	Maintenance of statewide emergency response system, including county, and municipal response.	Go bags and Evacuation bag/ prep	Cell service - Working with Carriers	Low income residents have harder time getting food in disaster
Building Updates : Fire Resistant materials	County should have a well-publicized directory of emergency shelters when disaster strikes.	access to resources in multiple languages	emergencies go bags for underrepresented groups	Continuation of our dwindling reservoir water supply if a fire	Renters access to emergency services and damages
Canal Area - Sea level rise	High tech / low tech solutions	Flooding	Marsh restoration	GHG Emissions	Difficult to get permitting
concerned about the high tech solutions provided that exclude low tech options ... for ex. alerts on cells, when in Hawaii, they have sirens.	Low income people are always affected in terms if there was a disaster.				

Ideas & Solutions

Power needed during PG&E outages. How about implemented solar solutions where a sunny home could generate and generate electricity to its neighbors during an outage?	Access to solar power	increase density for emergency gathering areas	Building updates/ Efficiency	There should be a plan in place for the sick and shut in when disaster hits	Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
Emergency planning	Find where there is/ is not cell service - Map dead areas	People can lose their medication or forget it in a disaster. Have pop-up pharmacies available for people who desperately need their meds.	What can the county do in terms of, if water levels affect us in the Canal area?	Low tech solutions - digital service divide	Explore planning for more distributive emergency sites so when PG&E goes down it is less disruptive
Create community trust to protect the belongings of low income residents	Sirens for emergencies	Hotels for Emergency shelters	Try to find a way to get out of the house before being hit by the PG&E event. Community groups like the Bay and Comrade, they could train to have their own. Also training of others in low income and US etc.	Use those new maps of no-call services to figure out if the county owns any nearby parcels of land, which they may have to be very large at all, to work with a contractor to install a new cell tower.	Restore our marshes
I am a bit concern on the low income people are always affected in terms if there was a disaster.	non-road evacuation routes	Food safety / Preservation in the event of an emergency	Use Comcast's wire based network to broadcast alerts	Pet friendly evacuation locations and shelters	Map non-road evacuation routes, Fire roads and trails.
A second exit for Marin City	Multilingual Resources / meetings	We wish the County leadership was less afraid of upsetting the voters. Residents who no matter what will be upset with demand development.	Thanks for offering spanish	Another resource: Mill Valley has the "Shots, Litters, and Puppies" app, for disaster relief, asking items that usually seem on online maps that can be used for evacuation. Other items they have some projects.	Address climate change and equity
Identify alternate evacuation routes when main corridors are blocked or underwater.	Could hotels in safe area be used as shelters in a disaster funded by special funds.	Some issues arise to help restore utility systems across multiple roads. Think about using observations on the ground where observations is comparable to other personal needs and other than County Cooperation items.			

Questions

Updating maps? Yes, big components	What is the relationship with the HESST? Safety considered when researching vulnerability in sites	And how about legalizing tiny homes as they have in Sonoma County?	What will Marin County do to ensure that residents are updated in real time when a disaster strikes?	Zone haven app/ emergency network - Public outreach
Does the Safety Element include earthquakes too?	What plans are in place to reach the unhoused during a disaster?	on the website through the Sheriff	is BCDC working with County on sea-level rise issues for coastal residents?	BCDC Collaboration - published a report recently
Would drought be a part of that? It was that we need to amend water provision and radically make water reuse and recycled water?	What happens to renters when their units are damaged?	is the Marin community foundation involved in helping the county on those issues with grants?		

Marin County Housing and Safety Elements

Virtual Workshop #1

September 22, 2021

Whiteboard

Chat

The Chat comments attached have been modified to remove the names of participants.

- Unincorporated
- "We are offering live interpretation in Spanish during this meeting.
- If you wish to hear Spanish interpretation, please click the Interpretation button at the bottom right of your Zoom screen (you'll see a globe icon).
- If you are joining via the Zoom smartphone app, select your language by clicking "More" or the three dots in the bottom right corner of our screen. Select "Language Interpretation," then choose "Spanish" and click "Done." If you wish to hear only the interpreters and not the original speakers, be sure to click Mute Original Audio.
- EVERYONE must choose a language. Do not stay in the default off."
- "Estamos ofreciendo interpretación en vivo en español durante esta reunión.
- Si desea escuchar la interpretación en español, haga clic en el botón Interpretation (interpretación) en la parte inferior derecha de la pantalla Zoom (verá un icono de globo terráqueo).
- Si se está uniendo a través de la aplicación Zoom para smartphone, seleccione su idioma haciendo clic en ""More"" (más) o en los tres puntos en la esquina inferior derecha de la pantalla. Seleccione ""Language Interpretation"" (interpretación del idioma), luego elija "Spanish" y haga clic en ""Done"" (listo). Si desea escuchar solo a los intérpretes y no a los oradores originales, asegúrese de hacer clic en ""Mute Original Audio"" (silenciar audio original).
- TODOS deben elegir un idioma. No se quede en la posición de apagado predeterminada."
- beautiful
- Privileged
- Blessed
- Lovely
- Racist
- Expensive
- community
- Majestic.
- expensive
- White
- Peaceful
- Expensive
- nature
- Peaceful
- family
- Nature
- peaceful
- racist
- Expensive

- Nature
- expensive
- not diverse
- Community
- relaxed
- Muy cara
- Nature
- Unique
- Expensive
- Cara
- Neoliberal
- Lately, stressful
- entitled
- Nice
- traffic !
- Bendecida
- Grateful
- Daunting
- desigualdades
- ^^
- Inequity
- "Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.
- Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop."
- Beautiful
- beautiful
- can you share the slides after the meeting?
- Materials will be posted on the website
- can you share the URL?
- <https://www.marincounty.org/housingsafetylements>
- thank you
- is this data for county as whole or the unincorporated areas?
- charts say data is for unincorporated areas
- AIRBNB RENTERS OR regular renters??
- are houseboats and floating homes included in the mobile homes number?
- Renters include short-term AirBnb?
- Why are we only talking about unincorporated areas? Looks like I missed something
- Each city and town has their own Housing Element process
- The County's jurisdiction only includes unincorporated areas of Marin County
- @Jim Nunally & Hilary Perkins - the figures for renters do not include short-term rentals
- @Aline it would be great to know how much of long-term rentals have been lost to AirBnB
- Jim and Hilary- We will see if we can get this information for you, if so we will post it to our website: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>

- what is HCD?
- The State's Housing and Community Development Department
- @sybil Boutilier - yes, they are included in this figure
- Use this website: <http://gis.marinpublic.com/lookup/JurisdictionLookup/>
- if you don't know if you live in unincorporated or incorporated
- Please break down the target number of units into a smaller target area by area in Unincorporated Marin. I live in San Geronimo Valley. What is the target number of units for SGV? This is the starting point for any conversation. Targeting 25 units would be one conversation. Targeting 200 units would be a different conversation. Thanks.
- Hi Alan- we do not have target numbers yet in the process. At this time, we are doing our needs assessment and doing a search of all sites in the County.
- thank you! how is this different from Make Room Marin?
- How does SB 9 & 10 affect the Housing Element?
- Will Marin County consider rezoning/subdividing in west marin ?
- Is it correct, that the county only needs to "plan" and not build? Why is that so?
- <https://adumarin.org/>
- ADU (Accessory Dwelling Units)= Second units
- In SGV, I believe, most of the opportunity would be ADUs (backyard cottages) on existing properties that currently have one single family home. This conversation would bring in every development topic that has been discussed in the past years... water, fish habitat, parking, septic, etc. Is the intention to have this conversation in the context of the Housing Element?
- What happens if the county does not meet the RHNA goals?
- who should you contact if you want to explore doing ADUs? is there help for homeowners to do this?
- Give the fact that RHNA does not require that units be built, isn't it possible that the County could simply identify potential sites but never deliver on actually building affordable housing units? Is it true the Marin is challenging their RHNA numbers? If yes, why?
- For successful affordable housing development, the County needs to allow developers to build 70+ units on a site. The numbers don't work otherwise.
- The Marin Water District is putting restrictions on building new units. How will this affect the House Elements plans?
- Is agricultural acreage considered available or underutilized for housing? If so, why is the County appealing the target? If not, why not if the rancher is willing to develop or sell for development?
- @Jannick We just built one, affordable rent, teacher renter, contact us if you want what happened for us hilary@hilaryperkins.net
- A follow up question to that is what is we meet the goal of planning but there is no building/implementation?
- Is unincorporated
- County website with incentives for ADU development in unincorporated Marin: <https://www.marincounty.org/depts/cd/divisions/housing/accessory-dwelling-units>
- If you build an adu now, will it qualify for RHNA numbers for next housing element cycle?
- FYI our experience building a TINY ADU for a local teacher was a NIGHTMARE due to neighbors and the County Government obstacles

- What kind of financing assistance does the county have for affordable housing developers in terms of capital subsidy?
- Are there any incentives to individuals who would like to build an ADU for the ADUs to be offered to low or low income
- But why are the RHNA numbers being challenged?
- Black in Marin City have gone from more 90% after WWII due to restrictive zoning and denial of mortgage to @ 23% due to gentrification. Their children can not afford to live there. Why doesn't RHNA block SB 35, etc from over riding community interest. Example 825 Drake Ave
- I can help rent the ADU. Im director of Home Match Marin. Call me 707-837-6511
- @Maureen here is info on the Board's RHNA appeal
<https://www.marincounty.org/depts/cd/divisions/housing/housing-element/regional-housing-needs>
- Email with questions: affordablehousing@marincounty.org
- How does Marin justify allotting 20% of Measure A funds to paying ranchers to not allow development?
- Para Español - Si quiere participar en un grupo pequeño en Español, por favor levante la mano.
- "Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.
- Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop."
- Wishing that politicians would focus on Extremely and Very Low Income Households when permitting development.
- Income-----2017
- Categories-----Number-of-persons-in-Household
- %-of-median-income-----1-----2-----3-----4
- Extremely-Low-30%-----27,650---31,600---35,550---39,500
- Very-Low-Income-50%---46,100---52,650---59,250---65,800
- Low-Income-80%-----73,750---84,300---94,850---105,350
- Median-Income-----80,700---92,250--103,750--115,300
- Moderate-Income-120%--96,850--110,700--124,500--138,350
- Agree we need to focus on extremely low and very low mixed with low so we can house our essential personnel
- Are earthquakes included?
- Yes, earthquakes are included
- Lauea - Did I hear you right that your group suggested that city's and/or urban areas should take up more of the housing load? Meaning that less developed or rural communities do not need to accommodate more housing? That is a controversial position that should be discussed further - everyone should take on their fair share, it is not appropriate to delegate it to populous areas that are already accommodating substantial housing.
- I'd like to suggest a radical improvement to this Meeting Process with an example:-
- So I go to this huge "Plan Bay Area" meeting. Dozens of people want to speak which they do, but close to the very end of the meeting and they only get 2 minutes each.
- This is a classic example of what's wrong with the process. So let me recommend an improvement at this time when so many more people can now contribute.
- More than half of the public speakers ask questions or make comments that:-

- ---- already have been answered in the documentation,
- --- repeat previous questions/comments or
 - ☒ are off topic.
- And then, when I get up to ask my important and unique question I get no reply !
- Then its the turn of the Experts to make their comments, some of which should instead have been documented prior to the meeting and would have answered some of the questions that were asked by the public earlier.
- And none of them fully answer my question !!
- Also - those Expert's comments should not be suddenly revealing NEW informatio
- I was a member of Sausalito's Landslide Task Force after our 2/13/2019 landslide. We found we have terribly outdated mapping. How is the county helping update them?
- Hi Micky,
- Hi Micky, African American 24.8%
- White (only) 29%
- Asian 8.4%
- Multiracial 7.4%
- Hispanic 12.4%
- American Indian/Native Alaskan .441%
- Other Hispanic 15.1%
- Multiracial Hispanic .882%
- Multiracial (Non-Hispanic) 7.47%
- Black (Hispanic) N/A
- Other (Non-Hispanic) 1.32%
- NEW information either.
- Instead of one-way hype that can invariably be the content of any Meeting, there should be a Facebook-like Page which gives constant 2-way feedback 24/7 365.
- Not just the 2 minutes the public gets to speak at a meeting with zero feedback.
- But Councilors, Planners, Experts and Staff etc.. need to actively participate in this Facebook-like Page. Answering and RANKING ALL questions. With Links added to the relevant documentation.
- A " Facebook-like Page" should be MANDATORY as it records the knowledge exchanged.
- Enable the Facebook-like page and Agenda DAYS BEFORE any meeting.
- Any incorrect public opinions need to be speedily and factually corrected by an expert and LIKED/UNLIKED upward/downward in ranking (by the public) so only the highest voted comments and questions appear at the top. (else irrelevancies totally dilute the whole discussion and bury the important information) .
- Questions or comments do NOT NEED TO BE REPEATED as, instead, an existing comment can simply be v
- Marin City Demographic percentages
- Opps our landslide was 2/14. We were working with 50 year old topo maps.
- How specifically does the Housing element integrate the vulnerability assessment and Safety Element?
- will you be studying the adequacy of evacuation routes for wildfire? I think often of Paradise fire.
- can simply be voted up/down by others.

- And now we also have a complete record of what happened and not some précis of MINUTES that invariably miss half of what REALLY went on!
- By relying solely on the BOG STANDARD Community Meeting you are asking to be continually accused by the public of NOT LISTENING and IGNORING them . Think about how much easier it would be to reply to those comments with -- "But I did answer that - it's on this Facebook-like page, here. And then you put the link into ZOOM CHAT !"
- Requiring anything that is WRITTEN to be submitted 36 hours in advance by email is NOT a 2-way communication.
- And 2-way communication immediacy is what we now need !
- We need Politicians, Staff and Experts to make a commitment to finally put themselves out there and put themselves on the record by replying to the public on this Facebook-like Forum.
- Would drought be a part of this? IE ways that we need to amend water provision and radically make easier re-use and recycled water?
- My parents lost their home in the Tubbs Fire, and they evacuated only because neighbors helped neighbors. The alert system was non-existent. What will Marin County do to ensure that residents are updated in real time when a disaster strikes?
- is BCDC working with County on sea-level rise issues for coastal residents?
- *BCDC
- Will we be receiving a copy of the slides that have been presented tonight? I am so appreciative of County staff who participated in tonight's meeting. It was informative and you have now received valuable feedback, a number of us who are on the front lines of working to create more affordable homes. There are many areas where the County could adjust existing policies, update septic requirements that today significantly restrict our ability to create new housing units. And how about legalizing tiny homes as they have in Sonoma County? So many opportunities to create more affordable homes if only the County would make a serious commitment to change policies. Again, thanks for tonight's session.
- "Resources for more information:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Para obtener información adicional y recursos, consulte:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>"
- BCDC just covers SF Bay, not ocean. They are working on it. Cal Coastal Commission handles Pacific coast.
- What plans are in place to reach the unhoused during a disaster?
- If the county is determined to still put a 20 unit short term and long term resident hotel at 150 Shoreline, Manzanita on a platform that raises the building 3' above the FEMA flood zone, it makes no raise the building if resident's cars and all other buildings are flooded in heavy rain-high tide events that are the same height as the the Manzanita Park and Rice
- Building on shorelines
- Sea Level Rise
- lead coordinated Countyi efforts
- Power needed during PGE outages. How about neighborhood solar installations where a sunny home could provide solar generated electricity to its neighbors during an outage?
- countywide efforts - events don't stop at jurisdiction lines
- Please include impacts of disasters on the unhoused community

- Maintenance of statewide emergency response system, including county, and municipal response.
- When will we face that we may have to retreat from WUI and Shorelines
- Everyone ought to have grab & go bags ready for evacuation. Pre-planning is so important to not have regrets (lost documents, photos, etc.). The public needs more reminders.
- Cell phone service is still completely non-existent in large parts of the unincorporated county! My home in Tam Valley has never had reception, on any carrier. What can the county do to proactively enable cellphone service, by working with at least one phone carrier, so that we are not completely cut off in an emergency?
- Fire prevention starts with building upgrades (fire resistant materials, gutter guards, etc.), but no funding to assist homeowners. Instead, all the money seems to be going to tearing out trees and vegetation without regard to wildlife
- Unhoused numbers too low. Not all are in Novato, San Rafael and the Bay Model in Sausalito
- in general, is there a safe number of people for an area, in terms of evacuations and water etc... can we keep growing in general due to the various safety factors?
- Low-income residents have a harder time replacing lost food during a disaster. Can we include an acknowledgment that they should receive the resources needed to replace lost food?
- County should have a well-publicized directory of emergency shelters when disaster strikes. Will specific emergency shelters be included in Safety element?
- Una preocupación es que la comunidad Hispana no tiene la información necesaria para un caso de desastre, ni los recursos.
- En él área de canal no tienen un botiquín de primeros auxilios o de emergencia no están preparados para un desastre natural
- Contamination of our dwindling reservoir water supply if a fire
- What happens to renters when their units are damaged?
- There should be a plan in place for the sick and shut in when disaster hits
- Suggested solution: have the county figure out which parts of the unincorporated county has no cell service whatsoever (Tam Valley and Highway 1 / Shoreline is particularly bad, despite having huge numbers of tourist traffic). Can we map the dead areas, along with the topography?
- People can lose their medication or forget it in a disaster. Have pop-up pharmacies available for people who desperately need their meds.
- What can the county do in terms of, if water levels affect us in the Canal area?
- Crear un seguro comunitario para proteger las pertenencias de personas con bajos ingresos
- Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
- I am concerned about the high tech solutions provides that exclude low tech elders ... for ex, alerts on cells, when in Hawaii, they have sirens.
- Explore planning for more distributive energy sites so when PG& E goes down it is less disruptive
- identify alternate evacuation routes when main corridors are blocked or underwater.
- Tiny homes could become put on floats to become future floating homes like the Floating Homes Community on Gate 5 and 6 Road and Commodore. /they could attach to shore lines later. Also flooding of utilities on low lying roads and US 101
- And then solution #2: use those new maps of no-cell-service to figure out if the county owns any nearby parcels of land, which do not have to be very large at all, to work with a carrier to install

a new cell tower. These do not have to be very large; 5G can be installed on existing power poles. But the county needs to reach out to carriers to make that happen.

- Restore our marshes
- didn't the BCDC say no more marinas could go into Richardson Bay?
- could hotels in safe area be used as shelters in a disaster funded by special funds.
- Increased use of small form EV vehicles to reduce pollution and traffic. Electric bikes and very small autos. Providing a lane for these vehicles on roads.
- Some issues relate to large systems (utility systems) versus individual needs. Work with existing organizations on the ground who are connected to communities to ensure personal needs are met (Marin County Cooperation Teams, for example).
- I am a bit concern on the low income people are always affected in terms if there was a disaster.
- Regarding marinas in Richardson Bay, it would be very difficult to get permits for a new marina. I'm not aware of any outright ban on marinas.
- Use Comcast's wire based network to broadcast alerts
- Map non-road evacuation routes. Fire roads and trails.
- Thank you for your presentation and allowing for participation. We are all in this together. 😊
- Debemos almacenar comida qy bióticos
- Suggestion: if/when you eventually make a list of shelters for future disasters, make sure to clearly include for each location whether or not pets can be included at that shelter. One of the main reasons people don't evacuate is that they don't know where to go with their pets; even hotels will often not allow them in.
- A second exit for Marin City
- Helping low income folks to acquire go-bags.
- is the Marin community foundation involved in helping the county on those issues with grants?
- Marin Bike Coalition has that map of trails
- The County has received several grants from Marin Community Foundation to address climate change and equity.
- Thank you to all yall, this was very helpful and interesting and well-done. We appreciate the hardworking County staff. We wish the County leadership was less afraid of upsetting the NIMBY residents who no matter what will be upset with denser development.
- thanks for offering spanish
- Where's the Facebook-like Tool ?
- Another resource: Mill Valley has the "Steps, Lanes, and Paths" map, for cleared small walking trails (not usually seen on online maps) that can be used for evacuation. Other towns may have similar projects. <https://www.cityofmillvalley.org/civicax/filebank/blobdload.aspx?blobid=27475>
- Resources for more information:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Para obtener información adicional y recursos, consulte:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Thank you so much!
- One last Stop allowing one house to be build ton 2 lots
- Gracias
- Thanks!



Marin County Housing & Safety Elements Community Workshop #1 Summary of Workshop Discussion

November 15, 2021

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the second workshop held to engage the community in this project. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities.

Workshop Purpose and Format

On Monday, November 15, 2021, the County of Marin and its consultants, MIG, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements and collect input on their issues, concerns and potential solutions. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. Eighty –four (84) people registered for the event and thirty one (31) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included live polls, language interpretation in two other languages (Spanish and Vietnamese), and a larger discussion documented in real-time using a digital whiteboard tool. Participants could submit comments and questions throughout the meeting using the "Chat" feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Safety Element and the County's response to Climate Change:** Participants were first asked respond to six demographic questions. Participants received a brief overview of the safety element's purpose. They were informed about the Marin County's current and future role in responding to climate change. Participants were asked respond to two

questions regarding hazardous events in their neighborhood. The presenters responded to questions and participant feedback was noted on a digital whiteboard that was shared with the larger group.

- **Environmental Hazards:** Presenters described the eight types of hazards and how Marin County is impacted by the hazard. In a large group discussion, participants were invited to share their issues and concerns, strategies and solutions, and questions using the chat feature. The presenters responded to questions and participant feedback was noted on a digital whiteboard that was shared with the larger group.
- **Vulnerability Assessment:** Presenters described the process for assessing risks for certain populations, groups and areas. Presenters shared that they are developing responsive policies for the various hazards.
- **Atlas:** Presenters demonstrated a mapping tool for the housing and safety elements to access information about area properties.
- **Housing Element Update:** Participants received a brief update of the housing element's outreach activities, and the ideas have been shared. Participants were also asked to share a word in the chat that described Marin County. Participants were invited to share issues and concerns, strategies and solutions, and questions.
- **Public Comment:** Participants were provided an opportunity to verbally share any comments near the end of the meeting during the public comment period.
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities.

Results from the Engagement Activities

The workshop opened with six polling questions intended to collect basic information about the participants. For polling questions, a number "n" is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1 - Where do you live? N:17

- 35.5% - Unincorporated Marin County
- 52.9% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito and Tiburon)
- 5.9% - I do not live in Marin County
- 5.9% - I work in Marin but live outside of Marin County

Question 2 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:14

- 21.4% - West Marin
- 7.1% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 0.0% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 14.3% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)

- 7.1% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 50.0% - I do not live within unincorporated Marin County
- 0.0% - I don't know

Question 3 - Do you work in Marin County? N:18

- 38.9% - Yes
- 22.2% - No
- 38.9% - I do not work (retired, unemployed, other)

Question 4 - How long have you lived in Marin County? N:18

- 0.0% - Less than 1 year
- 0.0% - 1-5 years
- 0.0% - 5-10 years
- 94.4% - 10 + years
- 5.56% - I do not live in Marin County

Question 5 - What is your housing situation? N:18

- 55.6% - I own my home
- 27.8% - I rent my home
- 16.7% - I live with family/friends (I do not own nor rent)
- 0.0% - Do not currently have permanent housing

Question 6 - What is your age? N:20

- 0.0% - Under 18
- 10.0% - 18-29
- 10.0% - 30-49
- 25.0% - 50-64
- 55.0% - 65+

Question 7 - What's one word that comes to mind when you think about Climate Change and Marin County. Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with number of mentions noted in parens.

- | | | |
|---------------|------------------|------------------|
| ○ Air quality | ○ Fireplace wood | ○ Not enough has |
| ○ Consumption | ○ smoke | ○ been done |
| ○ Drought | ○ Flooding (3) | ○ Smoke |
| ○ Emission | ○ Inaction | ○ Vulnerability |
| ○ Fire | ○ Multi-hazard | ○ Water |
| ○ Fire cycle | | ○ Wildfire (2) |

- Worry

Question 8 - In the past 5 years, which of the following hazards have you experienced at your home or neighborhood? N:20

- 25.0% - Flooding
- 0.0% - Landslide or subsidence
- 5.0% - Storm damage to your residence
- 20.0% - Damage or loss of trees due to high winds or storms
- 35.0% - Threat of wildfire
- 15.0% - None of the above
- 0.0% - Other

Question 9 - What has been your experience during extreme heat events in the last five years? N:21

- 66.67% - My home keeps me reasonably comfortable
- 28.57% - My home provides little relief for extreme heat
- 0.0% - I am forced to be outside (due to my job or lack of housing)
- 0.0% - The cooling centers provided by the County have offered some relief
- 0.0% - I'm able to temporarily re-locate during extreme heat
- 4.76% - None of the above

Summary of Comments Received for the Safety Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high level summary of the key themes from the large group discussion. The notes from the digital white board are attached at the end of the document.

Hazard

Drought

- Drought is an endemic part of the historic climate of Marin.
- Use native plants that survive dry summers
- Point Reyes: The water table is low & sea water from the bay has increased the saline in the water to very unhealthy levels
- Point Reyes: Having to get water from a delivery program

Flooding

- Need more ways to capture water during rainfall and store in local cisterns
- Local ordinances could look at balancing the need to capture water with the need to provide for healthy streams.
- Hwy 1 (Shoreline Hwy)
- MMWD has a rain barrel and cistern rebate program
- Inundation of septic systems
- Marin City cut off dangerously by flooding

- Keep storm drain clear
- Study successful methods for building in flood planes
- May need to do more building on flood planes to reach RHNA numbers
- Providing floating housing to deter flooding

Extreme Heat

- Western Marin stays a little cooler and it is manageable without A/C
- Provide more assistance to get people off wood burning home heating
- Multi-unit projects design guidelines should include AC
- Could look at other means of controlling indoor temperatures
- Using insulation, air flow and building orientation
- New housing design needs to include HVAC systems that can address that.
- Use electric-based heat.

Sea Level Rise

- Take into account areas subject to sea level rise
- Avoid building in areas that are subject to increasing risk in coming decades
- Dispersion of toxic chemicals in soil
- How does wildfire risk/sea level rise factor into the identification of suitable sites, while keeping affirmatively furthering fair housing at the forefront of this work?
- The most exclusive communities are where there is the highest risk in our county

Severe Weather

- Mitigate wind impacts by under grounding utilities
- Consider providing air purifiers to clean indoor air to vulnerable populations

Wildfire

- Stop building in the WUI
- Wildland fire is not a risk, building fires are a risk
- Prescribed burns
- A program that prevent and mitigate the indirect impact of wildfires on residents, primarily regarding the air quality.
- Indirect impact of the bad air quality during wildfire seasons
- Affect at home businesses and the health & safety of children / teachers.

Landslides - None

Subsidence - None

Summary of Comments Received For The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by topic and as a response to a specific question asked by the presenter or facilitator. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the comments and questions that were made.

Ideas

- Is there a map of suitable sites available for public review that the county has identified?
- Consider allowing backyard cottages to utilize electric or composting toilets and gray water systems that do not impact existing septic systems in West Marin.

- Consider utilizing new innovations in modular construction, solar panels, air flow, insulation and space utilization
- Make comfortable housing, reduces cost and impact on utilities.
- Possible homekey acquisitions, would those units count towards our RHNA goals?
- Re-visit building codes and other ordinances
- Has the county identified how many possible units of housing can be added as a result of SB 9 & 10?
- How will the county be meeting AFFH requirements?
- Consider expanding the effort to identify sources of funding to fund community land trusts and the use of innovative modular construction methods to reduce construction costs.
- Consider using some of the new infrastructure funds just signed into law
- Consider using some of the south facing slopes in Marin Open Space for substantial solar panel installations.

Issues & Concerns

- Existing conditions: risks, vulnerability before completion
- Answer various question on how to provide housing to various income levels with a equity lens
- How do plan to incentivize developers to build low truly affordable housing?
- Does unincorporated Marin County have any affordable housing overlay zones?
- Is land cost a factor for affordable housing development?
- What two projects are happening in Marin City?
- Marin City has only one road as the entrance & exit for residents is a major obstacle to the construction of additional housing units there.
- Will it also include Racially Concentrated Areas of Affluence, as defined by HCD?
- How will the county prepare people for the upcoming Climate changes?
- Reducing dependence on carbon-based energy versus some sacrifice of the beauty and natural values in the open space? A careful assessment could be made to see if there might be an appropriate use of solar-generated electricity.

Public Comment

There were three people who participated in public comment, below is a high level summary of their comments and question for the city's consideration.

- Multi-unit guideline - incorporate child care infrastructure
- To supply child care with mixed use/ creative uses
- What are examples of actions that the county takes, once potential sites are approved for affordable housing?
- Have funding available to match the dollars, County has a housing trust fund, funds are transferred for the board, variety of sources
- County staff there to support to support the work, specifically the HE
- Need the sites from the HE to have the development
- HE is for ALL income level , low income is the most difficult to plan

- Seem that there is a lot to juggle open space/ building codes/ ordinance/ legacies/ Disaster preparedness
- Wondering about how it is being prioritized?
- How to balance while also incorporating low income housing?
- Is Golden gate village family public housing included in the HE, Preservation?
- Focused on adding unit but evaluates any potential lose of affordable units : ex expire beat restricts
- Marin City evaluation for safety and housing?
- A lot of projects in the works

Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Safety and Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.

Appendix

Wallgraphic

Chat



Marin Housing & Safety Element Workshop #2 - Safety November 15, 2021 - 6pm-8pm

What's one word that comes to mind when you think about Climate Change and Marin County

Drought	Vulnerability	Water	Infection	Floodquake
Worry	Emission	Consumption	Wildfire	Flooding
Multifaceted	Not enough has been done	Replace woodstoves	Fireproof	

Hazards

Drought

Think of it as endemic part of the climate change or Marin	Use native plants that survive dry summers	Find ways to water efficiently and use less water for lawns and gardens
City begins looking to get water from a delivery system		

Flooding

Need more ways to get water during winter and water in local districts	Need to think about how to get water during winter	Highway 1 (Shoreline Highway)
MWD has a natural and older water program	Foundation of septic systems	Marin City out of character by flooding
Keep it in down flow	City's helpful methods for building in flood zones	May need more training on how to build FEMA number
Providing flood insurance for flood		

Extreme Heat

Western Marin's high hills cover and is no shade without AC	Provide more assistance to get people off wood burning home heating	MWD and projects they go on, utilities should include AC
Could have a center means of controlling home temperatures	Using insulation in flow and culvert installation	New housing needs to include HVAC systems that can address that
Use electric-based heat		

Landslides

NA

Sea Level Rise

Take into account what subjects to sea level rise	Have building codes that are subject to increasing risk in coming decades	Dispenser of both structure in soil
How much water is in the ocean and how much is rising	The need for building codes that can be in place before sea level rise in our county	

Severe Weather

Mitigate wind impacts by using green building utilities	Consider providing an option to be a more resilient property	
---	--	--

Subsidence

NA

Wildfire

Supporting in the wet	Wildland fire is not a risk, building fires are a risk	Prescribed burns
A program for growing and maintaining the forest in order to reduce the risk of wildfire	Infectious impact of fire on the safety of children	Affect of home businesses on the health & safety of children / teachers

Housing

Is there a mix of housing types and densities for public housing that the county has a plan?	How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?	Is there a mix of housing types and densities for public housing that the county has a plan?	How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?
How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?	Is there a mix of housing types and densities for public housing that the county has a plan?	How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?	Is there a mix of housing types and densities for public housing that the county has a plan?

Additional Issues, Concerns, Questions?

Is there going to be discussions about upcoming housing availability?	Smoke / Air Quality	To draw down greenhouse gases, reduce the number of cars (electric, hybrids, etc.)	Increase the use of electric and other low impact electric vehicles to reduce heating and exhaust fumes.	How do we increase the density of housing in the county?	Consider using some of the new infrastructure funds just signed into law
Provide a rail bike/pedestrian route from Point Reyes Station to Sausalito.	Open the old train tunnels: Woodacre to Fairfax and Corte Madera to Mill Valley.	Gov't programs to help everyone convert to electric or hybrid vehicles	Will the housing element also be discussed tonight, or just the safety element?	physically tested population the size of the county. In California, we have a lot of people who are not used to walking. They have to walk a lot to get to work.	How will the county prepare people for the upcoming Climate change?
Providing an option to vulnerable populations. They do require electricity but for less than other conditions.	Is the zoning the same as the PSPS outage zoning?	Will it also include Electrically Connected Areas of Marin, as defined by MCO?	Assess: Have been very quiet questions get done to making it a lot of things you have to do. Help getting the word out.	Consider doing a survey of the county using things like Open Space for a lot of things you have to do. Help getting the word out.	How do we increase the density of housing in the county?
Can we provide public comment through email? If so, what is the best email address to direct our comments?	Recognizing that the most vulnerable communities are where there is the highest risk to our county.	How do we increase the density of housing in the county?	How do we increase the density of housing in the county?	How do we increase the density of housing in the county?	How do we increase the density of housing in the county?

Public Comments

MWD and other water providers should be included in the discussion.	To supply of water	What is the impact of the housing element on the county's ability to meet its housing needs?	How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?	How do we increase the density of housing in the county?
How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?	How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?	How do we increase the density of housing in the county?	What is the impact of the housing element on the county's ability to meet its housing needs?

Chat

The Chat comments attached have been modified to remove the names of participants.

- Language Interpretation
- Interpretación de idiomas
- Ngon ngu phien dich
- Select the globe icon to choose the language you want to listen to for this meeting.
- Seleccione el icono del globo del mundo para elegir el idioma que desea escuchar para esta reunión.
- Nhan vao dau hieu qua dia cau de chon ngon ngu cho buoi hop.
- Is there going to be discussion about upcoming housing availability?
- Live in Novato
- We are discussing a plan for housing in the future. If you have immediate housing needs, please email affordablehousing@marincounty.org
- Thank you
- What's one word that comes to mind when you think about Climate Change and Marin County
- Drought
- Vulnerability
- Water
- inaction
- flooding-fire
- Worry
- Emission
- consumption
- wildlife, flooding
- Multi-hazard
- not enough has been done
- Wildfire
- fireplace woodsmoke
- Flooding-firecycle
- <https://emergency.marincounty.org/pages/evacuation>
- Relatively speaking, western Marin stays a little cooler and it is manageable without A/C
- Need more ways to capture water during rainfall and store in local cisterns and the local ordinances could look at balancing the need to capture water with the need to provide for healthy streams.
- Thank you Alan. We will keep this chat and refer back to good recommendations like this one as we start thinking about updates to our Safety policies.
- Hwy 1 also floods
- Hwy 1 Shoreline Hwy also floods
- MMWD has a rain barrel and cistern rebate program:
<https://www.marinwater.org/sites/default/files/2020-09/Rain%20Barrel%20and%20Cistern%20Rebate%20Form.pdf>
- smoke
- air quality
- Marin City cut off dangerously by flooding
- Inundation of septic systems
- Can we access the whiteboard, or are comments just getting recorded through chat?
- Stop building in the WUI. Wildland fire is not a risk, building fires are a risk
- keep storm drain clear
- Provide more assistance to get people off wood burning home heating and migrated to electric-based heat.
- Drought is an endemic part of the historic climate of Marin. Use native plants that survive dry summers

- In Point Reyes because of the drought our water table is so low and sea water from the bay has increased the saline in the water to very unhealthy levels and we are having to get water from a delivery program,
- prescribed burns please
- study successful methods for building in flood planes..as we may need to do more of that to reach RHNA numbers
- To draw down greenhouse gases, reduce the number of cows (methane producers)
- As we consider more housing, take into account areas subject to sea level rise and avoid building in areas that are subject to increasing risk in coming decades.
- For more on GHG reduction and moving to electric see <https://www.marincounty.org/depts/cd/divisions/sustainability>
- Increase the use of e-bikes and other low impact electric vehicles to reduce traffic and exhaust fumes. Would require a significant capital investment and a challenge to the status-quo priority given to cars and trucks.
- Consider using some of the new infrastructure funds just signed into law to open the old train tunnels Woodacre to Fairfax and Corde Madera to Mill Valley. Provide a flat bike/pedestrian route from Point Reyes Station to Sausalito.
- Mitigate severe weather (wind) impacts by under grounding utilities
- SLR concern: dispersion of toxic chemicals in soil
- Government programs to help everyone convert to electric or hybrid vehicles.
- Will the housing element also be discussed tonight, or just the safety element?
- It is important to include in the housing element a program that prevent and mitigate the indirect impact of wildfires on residents, primarily regarding the air quality. For example, new housing design needs to include HVAC systems that can address that. Additionally, family child care providers, for example, have their businesses at their own homes. The indirect impact of the bad air quality during wildfire seasons affect their businesses and the healthy and safety of children and teachers. It is important that the program address this need.
- We will be discussing the housing element after our safety discussion
- Great, thanks!
- Additionally, heatwaves are becoming more common. Therefore, multi unit projects design guidelines should include air conditioning, for example.
- Some of the physically isolated populations are some of the wealthiest—beachfronts and mountains. They have the means to repair or move elsewhere.
- As an alternative to air conditioning, we could look at other means of controlling indoor temperatures using insulation, air flow and building orientation.
- With Marin City being in an high fire and now a flood zone. How will the county prepare people for the upcoming Climate changes?
- Consider providing air purifiers to clean indoor air to vulnerable populations. They do require electricity but far less that air conditioning.
- +1 Anne
- Is the zoning the same as the PSPS outage zoning?
- Think about providing floating housing that can also deter flooding...
- This looks like a great tool. I don't see it in the demo, but will it also include Racially Concentrated Areas of Affluence, as defined by HCD?
- Hi Taiwana. There are several projects being planned in Marin City in the coming months. Two are County sponsored and one is an Army Corp project. We have staff that are coordinating now to ensure we are not being redundant, but providing the information and outreach to involve Marin City residents. Additionally, our Department of Public Works is planning a second engineering project to improve draining near the bay shoreline.

- Awesome. I haven't seen many other jurisdictions get down to making this fine level of data available to the public. Keep up the good work!
- Consider using some of the south facing slopes in Marin Open Space for substantial solar panel installations. It's a tough choice to sacrifice some of the open space, but what is the greater good... reducing dependence on carbon-based energy versus some sacrifice of the beauty and natural values in the open space? A careful assessment could be made to see if there might be an appropriate use of solar-generated electricity.
- Is there a map of suitable sites available for public review that the county has identified?
- English: <https://www.surveymonkey.com/r/MarinCoHousingSurvey>
- Español: <https://www.surveymonkey.com/r/marincohousingencuesta>
- Tiếng Việt: <https://forms.gle/SzALWFaoxLMvFgge7>
- Consider-it: <https://marinsafetyelement.consider.it/>
- In Western Marin, consider allowing backyard cottages to utilize electric or composting toilets and gray water systems that do not impact existing septic systems. Consider utilizing new innovations in modular construction, solar panels, air flow, insulation and space utilization to make comfortable housing that reduces cost and impact on utilities. Would require a re-visit to building codes and other ordinances, but perhaps it is time to take another look at these constraints.
- Re: possible homekey acquisitions, would those units count towards our RHNA goals?
- Can we provide public comment through email? If so, what is the best email address to direct our comments?
- Housing: housingelement@marincounty.org
- Safety: safetyelement@marincounty.org
- Has the county identified how many possible units of housing can be added as a result of SB 9 & 10?
- www.marincounty.org/housingsafetyelements
- <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Awesome. Sorry for all the questions, but how will the county be meeting AFFH requirements?
- Turner Center Study: <https://turnercenter.berkeley.edu/wp-content/uploads/2021/07/SB-9-Brief-July-2021-Final.pdf>
- Thanks!
- I would like to speak if I can
- How do plan to incentivize developers to build low truly affordable housing
- Does unincorporated Marin County have any affordable housing overlay zones? That might make it easier for developers
- How does wildfire risk/sea level rise factor into the identification of suitable sites, all the while keeping affirmatively furthering fair housing at the forefront of this work? Recognizing that the most exclusive communities are where there is the highest risk in our county
- Consider expanding the effort to identify sources of funding to fund community land trusts and the use of innovative modular construction methods to reduce construction costs.
- What two projects are happening in Marin City?
- The fact that Marin City has only one road that serve as the entrance and exit for residents should be considered a major obstacle to the construction of additional housing units there.
- <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>



Marin County Housing & Safety Elements Community Workshop #3 Summary of Workshop Discussion

January 20, 2022

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3569 units of housing, with a specific number of units for low and very low income, moderate income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the third workshop held to engage the community in this project. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities.

Workshop Purpose and Format

On Thursday, January 20, 2022, the County of Marin and its consultants, MIG and VTA, hosted a public workshop to inform the community about the planning process for updating the Housing and Safety Elements, collect input on the site selection process and introduce a digital tool that will receive input on specific sites. Following guidance from public health agencies regarding gatherings during the COVID-19 pandemic, the workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. Two hundred and nine (209) people registered for the event and one hundred and ten (110) people participated. The meeting was also live streamed to YouTube.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included live polls, language interpretation in one other language, Spanish, small group discussions documented in real-time using a google sheet, and a live demonstration of a digital tool that will receive input on specific housing sites. Participants could submit comments and questions throughout the meeting using the "Chat" feature. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Housing Element Process Update:** Participants received a brief update of the housing element's purpose and requirements. Participants were also asked to share a word in the chat that described Marin County and respond to six demographic questions.

- **Candidate Housing Site Selection Process:** The Project Team walked through the guiding principles, strategies, and scenarios used in the preliminary site selection process. Following the presentations, participants were randomly assigned to ten small groups. Each group had a facilitator and note-taker, nine groups were facilitated in English and the last group was facilitated in Spanish. The Spanish group was influx due to deficient Spanish-speaking participants. Participants were invited to share their priorities in scenarios for housing site selection, any issues and ideas regarding site selection, and questions for future housing site selection.
- **Balancing Act-Public Engagement Tool:** Participants received a brief introduction and demonstration of a tool called Balancing Act that will receive input on specific sites. The tool would be posted on to the website and would help users create their own housing plan out of the list of potential housing sites for the Housing Element.
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief review and a preview of upcoming outreach opportunities including office hours for Balancing Act.

Results from the Engagement Activities

The workshop opened with an open-end question and six polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1 - Provide one word you use to describe living in Marin County. Participants were asked to test the chat by providing one word to describe living in Marin County. Open-end responses are in alphabetical order with the number of mentions noted in parenthesis.

- | | | |
|---------------------|------------------|-----------------|
| ○ Building | ○ Very full | ○ privileged |
| ○ Community killing | ○ Fluffy | ○ Racist |
| ○ Complicated | ○ Hot | ○ ridiculous |
| ○ Congested (2) | ○ Inaccessible | ○ Strawberry |
| ○ Crisis (2) | ○ Inadequate (2) | ○ Strawberry |
| ○ Critical | ○ Inequitable | ○ Terra Linda |
| ○ Difficult (2) | ○ limited | ○ Tight (2) |
| ○ Expensive (7) | ○ Old | ○ Unfair |
| ○ For seniors | ○ overpriced | ○ Unsustainable |

Question 2 - Where do you live? N:65

- 61.5% - Unincorporated Marin County
- 35.4% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon)
- 3.1% - I do not live in Marin County

Question 3 - For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:59

- 35.6% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 23.7% - I do not live within unincorporated Marin County
- 15.3% - West Marin
- 13.6% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 10.2% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 1.7% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 0.0% - I don't know

Question 4 - Do you work in Marin County? N:72

- 54.2% - Yes
- 27.8% - I do not work (retired, unemployed, other)
- 18.1% - No

Question 5 - How long have you lived in Marin County? N:72

- 83.3% - 10 + years
- 2.8% - I do not live in Marin County
- 9.7% - 5-10 years
- 4.2% - 1-5 years
- 0.0% - Less than 1 year

Question 6 - What is your housing situation? N:73

- 82.2% - I own my home
- 11.0% - I rent my home
- 4.1% - I live with family/friends (I do not own nor rent)
- 2.7% - Do not currently have permanent housing

Question 7 - What is your age? N: 71

- 0.0% - Under 18
- 2.8% - 18-29
- 15.5% - 30-49
- 32.4% - 50-64
- 49.3% - 65+

Summary of Comments Received For The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by favored scenarios, comments, and questions. This made for a very dynamic meeting and yielded valuable input for the project team. The following is a high-level summary of the key themes from the nine break-out groups that surfaced during the discussion. A full transcription of the breakout notes from each group is attached.

Scenarios

There were comments about having a balance of all the scenarios because all topics are important and should be implemented with respect to all stakeholders, residents and future residents.

1. Ensure Countywide Distribution

- Accessible transportation and transit
 - Encourage collocating housing with public transit stops and major corridors
 - Concerns with increased traffic due to increased population because of housing
 - Create walkable and bikeable communities
 - Does the unincorporated area include any SMART train stops?
 - Has anyone contacted Caltrans for an assessment of the maximum capacity of the roadway?
- Want more education around development and requirements
 - What is the budget for building in existing property?
 - How does SB 9 (Urban Lot split) fit into the housing planning?
 - Where do you apply for housing programs (ADUs, JADUs, etc.)? Responsibility for development falls on the homeowner.
 - Do developers decide the kind of housing that gets built (Low-income, moderate, workforce, etc.)?
 - Isn't the true measure of success is getting additional affordable housing built?
 - Are there any requirements for ADA or senior housing?
 - What are the characteristics and constraints of the potential sites?
 - Do current projects or those approved show up as numbers in Balancing Act?
 - What are the AMI income levels for each level of affordability as part of this process?
 - What is the relationship between approved housing in the Housing Element v. actual construction of housing?
 - What is the budget for building on an existing property?
 - Where do you apply for this program?
 - Is there a way to limit the development of above moderate housing prior to meeting certain construction metrics for affordable housing?
 - Who gets to decide what type of housing is developed? - i.e. moderate, workforce, etc.?

2. Address Racial Equity and Historic Patterns of Segregation

- Be creative and protect equitable opportunities
- Provide more affordable housing
 - Provide homeownership opportunities
 - Address concerns of corporate ownership of a unit
 - Consider non-profit and for-profit developers processes to ensure a diversity of housing types
 - Continue to fund/support different types of development
 - Provide various housing types

- Cost for development is high, fees, land costs, etc.
- Consider "gifting" land through easements to let adjoining owners to add ADUs
- Address segregation and make the county more equitable and diverse
 - Concern about existing restrictive covenants
 - Rezone areas that are historically segregated
- Create accessibly housing for mixed level of income, racial, cultural, and ages
 - Ensure housing is safe for both residents and the environment
 - Provide adequate resources
 - Distribute a diversity of housing and people throughout the county
- Other underserved groups
 - Provide accessible and affordable housing for the workforce, seniors, people with disabilities (ADA), and low-income families
 - Has there been consideration of children of current residents that feel pressure to leave because of costs? How can we alleviate the pressure?
 - Consider Social and human health

3. *Encourage Infill and Redevelopment Opportunities*

- Increase density and infill
 - Concern about the increase in the number of people
 - Consider San Geronimo, Inverness, Fire House on Frontage Road in Terra Linda, St. Vincent's, Silveira Ranch, Marinwood shopping centers, Golden Gate Village, and Sacred Heart Church in Olema as potential sites
 - Consider moving San Quentin prison and redeveloping
 - How do the unoccupied homes play into the process? (Vacation rentals & Airbnb, West Marin)
 - Consider rezoning (agricultural land), building code amendments, convert commercial buildings, and amending regulation for services (Waste, septic, stream, etc.) as a component of this process
 - Consider affordable housing in potential infill sites
 - Develop Tiny Homes, ADUs, JADUs, mixed-use, mobile home developments, boat communities, Habitat for Humanity development, etc.
 - Develop on undeveloped land, parking lots, public golf courses, and church property
 - Develop community land trusts
 - Has the county surveyed large landowners about the options under discussion?
- Infrastructure
 - Locate services with housing
 - Increase infrastructure (water, waste, power, sewage, parking, schools, hospitals, police, firefighters, etc.) demand due to increased population because of housing is a concern
 - How will the infrastructure be improved?
 - What efforts is the County making to update septic policies/regulations?
 - How will the improvements be paid for?

4. *Consider Environmental Hazards*

- Protect the environment
 - Mitigate flooding, sea-level rise, air pollution, and wildlife
 - Ensure environmental justice communities/ underserved communities are safe from hazards
 - Preserve and protect open spaces
 - Create more accurate fire hazard maps
- Concerned about evacuation route access
- Concerned about developing around Tam Junction, Marin Mill Street, Marinwood Plaza, Drake, and St Vincent / Silveira

5. *Process Concerns and Ideas*

- Feel the County will move forward with whatever decision without resident consent.
- Think that the law is counterproductive; requiring a certain number of units whilst making construction more difficult and expensive, then the county will be reprimanded for not reaching the housing unit goal.
- Consider resident retention and preserve the quality of life
- What are the next steps in the process?
- Will the tools and materials be in multiple languages?
- How will the public be involved moving forward?

Next Steps

The City and MIG will share workshop results with the public and incorporate input into the development of the Marin County Housing Element. Participants were encouraged to share their responses to the survey on the website. The next workshop is scheduled for early spring.



Marin County Housing & Safety Elements Community Workshop #4 Summary of Workshop Discussion

March 29, 2022

Introduction

In mid- 2021, the County of Marin began efforts to draft updates for the Housing and Safety Elements. State law requires the Housing Element to be updated every 8 years. Through the Housing Element, the County must identify and plan for how the unincorporated County can accommodate at least 3,569 units of housing, with a specific number of units for low and very low income, moderate-income, and above moderate-income residents. State law also requires that the Safety Element be updated when the Housing Element is updated. The Safety Element is a plan that looks at geologic hazards, flooding, wildlands, and urban fires.

This was the fourth workshop held to engage the community. The website, <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>, contains more information about the project and its upcoming activities. This workshop focused on the Housing Element.

Workshop Purpose and Format

On Tuesday, March 29, 2022, the County of Marin and its consultants, MIG and VTA, hosted a public workshop to inform the community about the planning process for updating the Housing Element. The focus of the meeting was to share information about potentials programs and policies for inclusion in the plan. The workshop was held virtually using online video conferencing. City staff conducted robust community outreach to publicize the event. This included social media posts on Facebook, NextDoor, and Twitter. In addition, the workshop was promoted through the County's email notifications from the website. One hundred and eighty-one (181) people registered for the event and one hundred and twelve (112) people participated.

MIG planner Joan Chaplick served as the moderator and facilitated the meeting. Leelee Thomas, Marin County Planning Manager, provided remarks to set the context and introduced the County's project team. The workshop was highly interactive and included Zoom polling, language interpretation in one other language, Spanish, Mentimeter polls, and real-time documentation on a digital whiteboard. Participants could submit comments and questions using the "Chat" feature throughout the meeting. The Project Team answered questions throughout the meeting.

Agenda Topics and Engagement Activities included:

- **Housing Element Process Update:** Participants received a brief update of the housing element's purpose and requirements. There was a presentation on the role and purpose of the Policies and Programs

- **Solicit Input on the Program Ideas and Priorities:** Participants received a presentation on potential policies and programs for the Housing Element. Throughout the presentation, participants were asked to share their ideas and comments in the chat and used the Mentimeter poll to rate potential policies or programs on a five-point scale, 1 being “No - Do not further develop” and 5 “Yes-Further develop this idea.”
- **Next Steps and Upcoming Outreach Opportunities:** Participants received a brief preview of upcoming events.

Results from the Engagement Activities

The workshop opened with an open-end question and five polling questions intended to collect basic information about the participants. For polling questions, a number “n” is provided for the number of respondents for the question. Not all participants responded to each question. This number is the basis of percentages shown unless otherwise described.

Question 1: Where do you live? N:60

- 0% - I do not live in Marin County
- 28% - City within Marin County (includes Belvedere, Corte Madera, Fairfax, Larkspur, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon)
- 72% - Unincorporated Marin County

Question 2: For those who responded they live in unincorporated Marin County, please tell us what part of the county you live in. N:54

- 2% - Unincorporated Central Marin (Sleepy Hollow, Kentfield, Greenbrae, San Quentin Village)
- 2% - I don't know
- 4% - Unincorporated Novato (Black Point, Green Point, Atherton, Indian Valley)
- 9% - Unincorporated San Rafael (Marinwood, Santa Venetia, Los Ranchitos, Lucas Valley)
- 9% - Unincorporated Southern Marin (Tam Junction, Marin City, Strawberry)
- 13% - I do not live within unincorporated Marin County
- 61% - West Marin

Question 3: Do you work in Marin County? N: 67

- 9% - No
- 42% - I do not work (retired, unemployed, other)
- 49% - Yes

Question 4: How long have you lived in Marin County? N:69

- 0% - I do not live in Marin County
- 3% - Less than 1 year
- 4% - 5-10 years
- 6% - 1-5 years
- 87% - 10 + years

Question 5: What is your housing situation? N:72

- 0% - Do not currently have permanent housing
- 1% - I live with family/friends (I do not own nor rent)
- 18% - I rent my home
- 81% - I own my home

Question 6: What is your age? N:70

- 0% - Under 18 years old
- 3% - 18-29 years old
- 9% - 30-49 years old
- 34% - 50-64 years old
- 54% - 65+ years old

Summary of Comments Received for The Housing Elements

Participants were encouraged to share their comments and ask questions using the chat feature. These responses are organized by favored scenarios, comments, and questions. This made for a very dynamic meeting and yielded valuable input for the project team. A full transcription of the breakout notes from each group is attached in the appendix.

Questions:

- What methodology was used to allocate the 14,210 units within Marin?
- With the population declining why are the numbers believed to be accurate and meaningful?
- Will the link for the recording be emailed to everyone who registered for the live event?
- How do low-cost rentals get figured in and included in affordable housing?
- Can employees of local businesses have preferences?

Summary of Input on the Program Ideas and Priorities

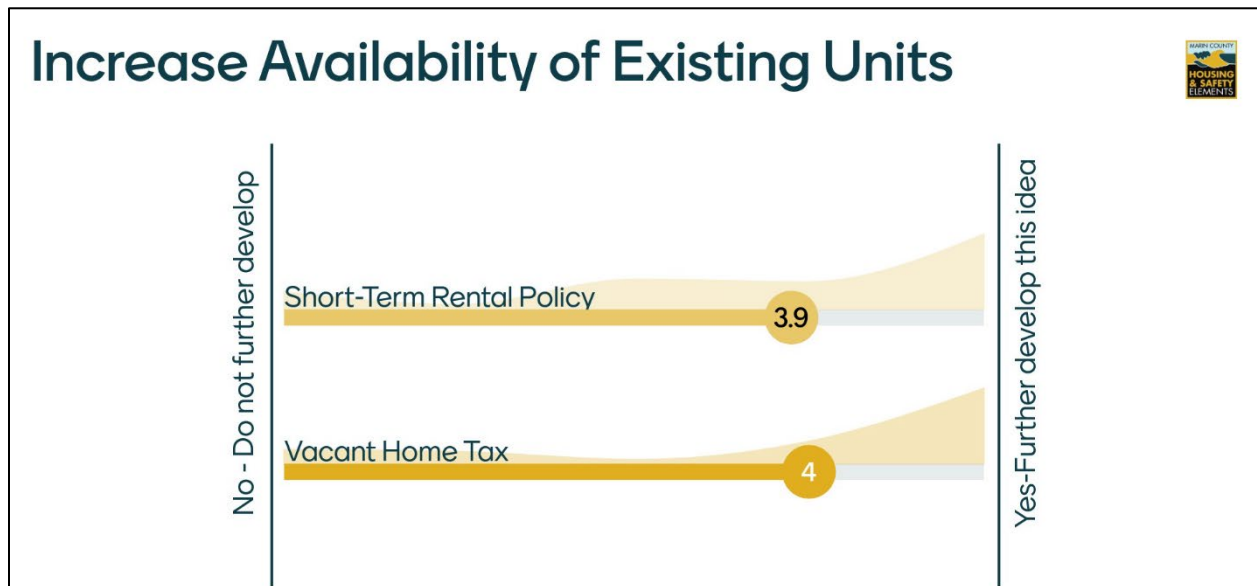
The workshop opened with a description of potential programs, an open chat period for comments and questions, and nineteen (19) scaling questions to rate whether the programs should or should not be further developed for the housing element. For Mentimeter polling questions, not all participants responded to each question; a number “n” is provided for the number of respondents for the question. The visuals represent the Weighted Average of the scaling questions. In the comments below, an asterisk (*) is used to indicate the number of times the comments were repeated.

A. Increase Availability of Existing Units

- Short term rentals
 - Units include VRBO, Air BnB, etc.
 - Many voiced the desire to eliminate and or limit the number of short-term rentals*****
 - A comment stated that “Corporations/ Conglobates have purchased vast amounts of short-term rentals housing in West Marin. The county needs to enforce residential zoning.”
 - Question: Is the county looking at regulating STR, identifying abandoned houses to be salvaged as well as new housing?

- Vacant Home tax
 - Many voiced the desire to have a tax on vacant homes*****
 - Case Study: Oakland has a vacancy tax for any empty homes. The city earned \$7M last year. SF is considering it.
 - How is the vacancy tax enforced?
 - How do you know that a property is vacant? Penalizing people who can't live there all the time seems tricky.
 - Can employees of local businesses have preferences?
- Other Ideas:
 - Look at underutilized industrial and commercial spaces to adapt into residential or mixed-use housing.
 - Use government super fund to clean Brownfields.
 - Consider each program independently.
 - Make tiny homes/ remodeling kits
 - Concerns about traffic congestion, limited infrastructure, and resources.
 - Build along the 101, near transportation, and existing development.
 - Accessory Dwelling Unit (ADU): sometimes called a granny flat, junior accessory dwelling unit (JADU), or second unit.
 - Make it easier to create ADUs and JADUs*
 - Amnesty for legalizing existing units
 - Waive all fees
 - Incentive to come forward, bringing units to code
 - Guide people through the amnesty process
 - Need affordable rentals
 - See if we can add 500 or even more units without building a single home.

N: 63

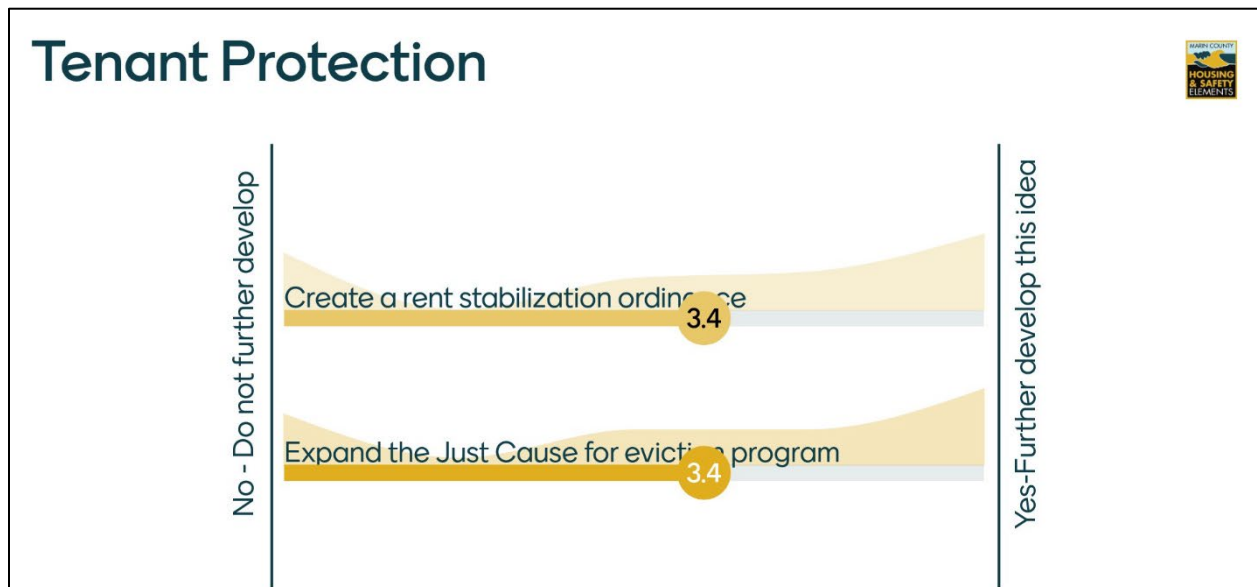


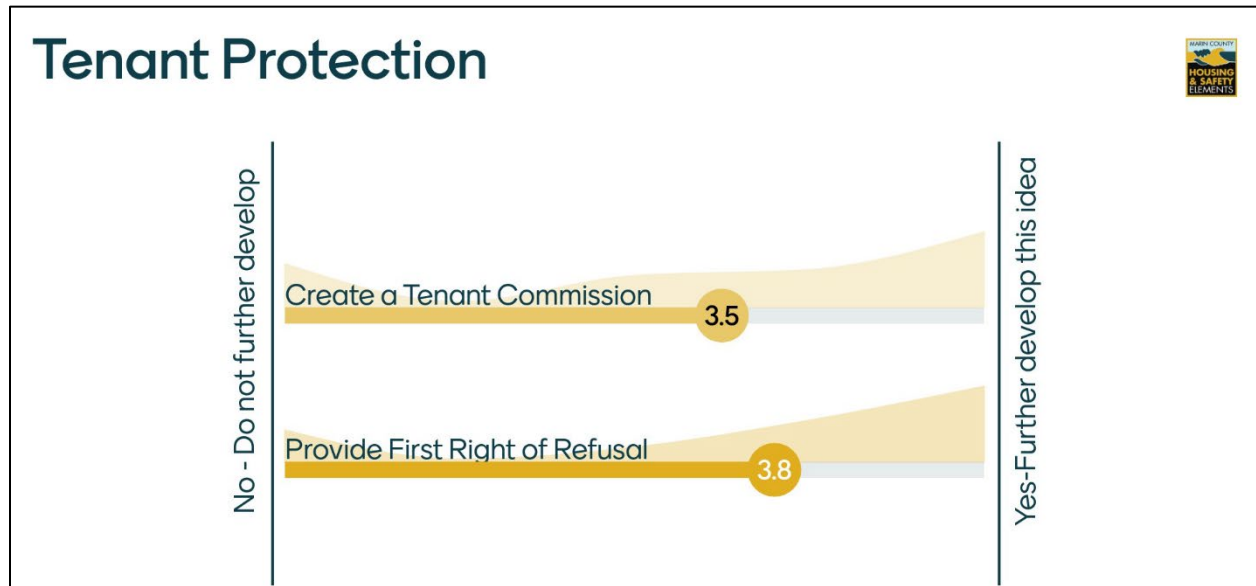
B. Tenant Protection

- Rent Stabilization Ordinance

- No - Rent control ***
- Yes - Rent control**
- “Owner and tenant have to be protected. Tenants weaponizing rent control to extort owners or owners who abuse their tenants.”
- Expand the Just Cause for Eviction Program
 - Support Expand the Just Cause Ordinance*
 - “Provide longer notice periods when tenants are displaced when units are demolished. Allow tenants to return to rebuilt units at the rent they were paying when displaced.”
 - What does expanding the “just cause ordinance” mean?
 - How is it currently inadequate?
- Create a Tenant Commission
 - Why not a tenant-landlord commission? Discourage polarization?
 - Yes - Tenant commission **
 - It should be both tenant and landlord rights commission.
 - “Require landlords to be educated on their responsibilities as landlords so tenants are not taken advantage of.”

N: 64



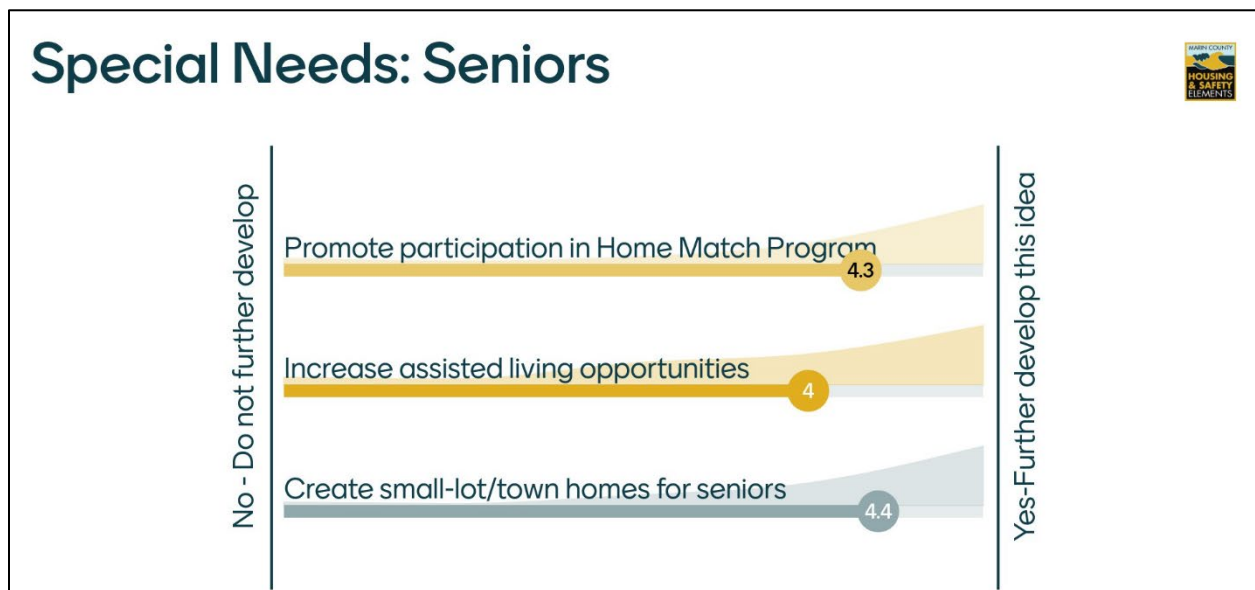


C. Special Needs Population – Seniors

- Promote participation in Home Match Program
 - Do the outreach through non-profits
 - Support the home match program
 - “I love the home match program. I know a young woman who lives in a home with a senior citizen. It was through Whistlestop.”
- Increase assisted living opportunities
 - Support Senior housing subsidies for low income **
 - Support Seniors aging in place by modifying their homes
 - Support Senior communities
 - “Point Reyes and Mill Valley Redwoods have Successfully created lovely senior communities.”
 - “Senior communities with activities for owners such as Robson in Texas or Arizona would be welcome.”
 - Provide more Intergenerational Housing (shared/co-housing/co-living opportunities for senior and younger single adults)***
 - “Some seniors don’t want to be around only other seniors, some like being in multigenerational communities.”
- Create small lot/townhomes for seniors
 - Yes - Smaller lots *
 - Could small lots (1,200sf) with small homes for 800sf homes be available for purchase - similar to AB 803 starter home reg?
 - Yes - Tiny homes **
 - Fund specific programs using state grant funding.
 - Support caregiver cottages/ housing **
 - Create more senior housing and tiny homes***
 - For purchase and or renting

- In West Marin
- ADUs on family members' property
 - Are there subsidies for ADUs?
- Difficult with septic systems in West Marin
- Build single-level housing and provide elevators for seniors.
- "Could regulations similar to SB 9 provide for lots splits so seniors can provide another family space for a home but not have to take on the debt from building a second unit."
- "Could a low-cost loan, streamlined permitting and pre-approved plans for ADUs be made available for seniors?"

N: 69



C. Special Needs Population - Farm Workers

- Develop a program for County to work with farm employers to contribute to an affordable housing fund or land trust***
 - Talk with the employer, farmworkers, and their families regarding needs **
 - Consider the duration of the stay and employment
 - Can we allow non-profits to manage the units so that there is decent and safe housing and provide AFFH?
 - How would you police that the farmworker housing is farmworkers?
 - "Dairy farms supply free housing for employees and their families. Need to help upgrade housing on farms"
 - Explore opportunities for renters to purchase with funding for land trusts, co-ops, to purchase and preference for "essential workers"
- Develop a set aside of percentage units at new affordable housing developments for farmworkers*
 - Are these seasonal workers?
 - Short-term rental?

- Other
 - Change 60-acre zoning
 - Commute Less
 - House caregivers and health support workers
 - Expedited review is important
 - Amend the Williamson act to create housing for non-farmworkers
 - “Farmworkers are the most essential workers”
 - Create a village out of groups of farmworker housing

N:62

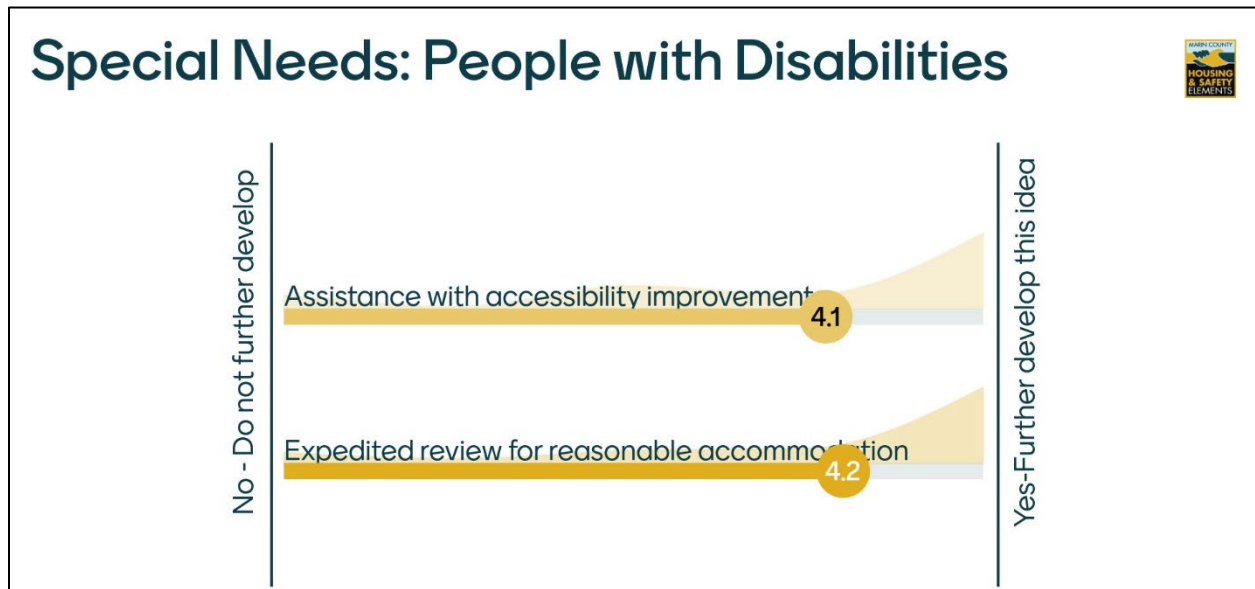


C. Special Needs Population - People with Disabilities

- Assistance with accessibility improvements
 - Aging people may be temporarily disabled.
 - Old buildings are problematic.
 - What about housing for people with developmental disabilities?
 - Are there plans for independent and supported living options?
- Expedited review for reasonable accommodation
 - Is there a deadline to decide?
- Incentives for universal design
 - ADA is a necessary regulation but can be weaponized.
 - All new construction has to be built with ADA and accessibility regulations.
 - Single-story housing units are both rentals and for purchase.
 - Regulations would be difficult to legalize many ADUs.
- Visitability requirements for multi-family housing
 - could you further define multi-family?
 - How many occupants or units?
 - Multifamily is governed by ADA and Universal Design Guidelines.

- Unsure it's a good idea to push multi-family housing in rural areas

N:56



N:57



C. Special Needs Population - Persons Experiencing Homelessness

- Provide housing through Project Home Key
 - How does the county plan on preventing Project HomeKey from being turned down by the neighborhoods they're found in?
 - Use Lee Garner Park in Novato as a model for transition housing
- Support rapid re-housing options
 - Help alternative-housed individuals remain in their communities

- Make the permits temporary
- Need partnership support
- Provide Alternative housing types - tiny homes, etc.
 - Job trading and work placement program.
 - Offered permanent housing for people in hospitals
 - Can tiny homes be allowed in campgrounds or backyards?
 - Do not overpopulate and create health hazards in tent cities
 - Ask Homeless questions
 - Decriminalize “compostable toilets.”
 - Treatment and substance abuse services (Mental & Health) as an adjunct to housing are essential***
 - Considerations for resources (water, sustainability, and drainage)

N: 59



D. Other Program Ideas & Comments

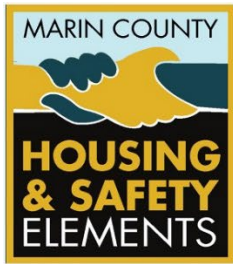
- Affordable housing
 - Incentives for ADU production for Low-income populations?
 - Low-cost lending pool to produce units for low-income homeowners
 - Shallow rent subsidies for low-income residents
 - “Can the county increase the percentage of required affordable housing for projects?”
- Environmental concerns
 - Allow for a prescriptive septic design for set geographic areas to save money
 - Allows for shared septic systems for permanently deed-restricted unit development
 - Change flows to be reflective of 65g per day per bedroom now that we have low flow fixtures.
 - “How will traffic concerns be addressed given the risk of fire?”
 - Concerns with additional air pollution from added housing

- Homeless
 - Join housing and social services
- Infill
 - “How about infill housing over shopping centers that are already in transportation hubs?”
 - “Facilitate communities building septic systems to allow for infill”
 - “Need small sewer or package plants for infill projects instead of septic”
 - Keep West Marin Rural – tourism and recreation
- Local Preference
 - Clarify why Marin is not submitting local preferences
- Small Lots/Tiny homes
 - “Can the county buy some lots and put tiny homes on these?”
 - Build a sense of community using community bathrooms, and kitchens could in Tiny Home and Tent communities.
 - Legalize Tiny Houses countywide
- Streamlining
 - “Can by-right or streamlined permitting and increased density for all affordable projects be considered?”
 - Offer project management and approved ADU building plans
 - Support self-help housing so families can build their own homes using set plans and streamlined permit process
 - Streamline development applications should be applied to all forms of residential housing.
 - “Is there a county of how many ADUs are in code enforcement at this time?”
 - Potential “transaction tax on home sales to provide County funds for additional affordable housing?”
 - “County should take a more active role in creating flexibility in building housing.”
 - Need a flexible/ affordable housing market.
- Vacant home and short-term rentals
 - Stop/limit 2nd and 3rd homes, single homes, apartments, etc. rentals.
 - Raises the cost and left vacant
 - Does the county have a count on the number of abandoned houses?
 - Levy a tax on rentals and funding goes to housing ideas
- Other
 - Programs to transition people into different housing types --> meet housing needs throughout steps in life
 - How are things allocated? Fire risks, evacuation concerns, infrastructure, congestion, etc.
 - “County's role in financing?”

Next Steps

County staff will make a presentation on the Housing Element Proposed Policies and Programs at a Joint Session of the Board of Supervisors and the Planning Commission on April 12. The draft Housing Element will be available for public review during Summer 2022.

Community Workshop #5



Marin Housing & Safety Element Workshop April 4, 2021 - 6pm-8pm

What's one word that comes to mind when you think about safety and Marin County.

Good	Unprepared	Fire exposure/ Risk ✓✓✓	Water	Climate Change/ Crisis ✓✓	Delusional
Clogged roads	Quiet	Evacuation ✓✓	Traffic	Drought ✓✓	

Safety Element

Explain the relationship b/w the Safety Element and the Housing Element

Do the safety issues need to be resolved before the housing element occurs?

Goals & Programs

Equity

Residents (Homeowners, etc.) were included in some focus groups

Wildfire

- Unit entry air is needed w/ wood burning stoves used for home heating.
- Ban wood burning stoves
- A robust program to help residents convert to heat pumps
- No one should be "left in the cold"
- No one should be breathing the wood smoke.
- Time to expand and mandate updating heating systems
- Do you include tourist traffic in evacuation route planning?
- How will wildfire safety be applied to proposed housing in the Atherton Corridor?

Disaster Preparedness, Response & Recovery

- What infrastructure is possible given fire risk?
- Traffic is already Congested
- Evacuation routes are important
- A plan to staff fire sections and over-ride the stop lights is important
- Stop lights & signs would quickly back up traffic for miles.
- Out pouring of cars would require alternate routes

Resiliency Planning

- Limit building to affordable housing only in West Marin? All at risk of wildfire
- How does EV infrastructure fit in disaster and resiliency planning?
- Who gets the building contracts?
- West Marin developers should agree to strict environmental conditions.
- Environmental concerns need to be a component of any plans for new housing.

Sea Level Rise

- Have they heard about Measure C-MWRP, all that is happening to sea level rise
- Do people know what the real risks are and what is actually being done?

Severe Weather, Extreme Heat & Drought

- Are there any plans to remove vegetation that can fuel fires?
- Are the plans for allowing sores during or no one else toilets given drought and the climate of so? ✓
- Link - a West Marin community that copes with drought with Warming drought & heat concern
- How can new housing be resilient to the wildfire? Energy codes in part to the gas, reduce supply in the area, etc. ✓

What's the best way to get you information about emergency conditions?

- Text ✓✓✓
- None
- Voice mail on landlines, in case the cell towers are down
- Email

Additional Issues, Concerns, Questions?

- Community meeting notification in Novato?
- When and how were citizens informed about the resources and decided how to sign up?
- See good alternative, but also what is the cost? we do put in the proposal before the board is - fact based on the issue?
- Better publicity & notifications of this process sent out.

Public Comments

- What is the county going to do next? Homes are going at market rate but very expensive
- Collaborate with incorporated cities and towns
- Work closely with the MHP, and with ecologically sound practices
- What is the timeline?
- If there's going to have more housing the more people who's a bigger risk
- Communicate with the cities since they are going through similar process
- Make sure that all the efforts being made for the provision and safety taken into account
- About what the affordable housing is going to planned
- Are we going to be able to do this affordably and safely
- And they have to adhere to county rules as well
- How does environmental interests and ecological concerns fit?

Sites Road Shows Links

<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>

Housing Element Sites - Community Updates (January 26, 2022 - February 17, 2022)

- English: [Presentation](#) | Español: [Presentación](#)
- Kentfield (Design Review Board meeting): 01/26/22 – [Meeting Minutes](#)
- Tamalpais Valley (Design Review Board meeting): 02/02/22 - Meeting Minutes not available
- Strawberry (Design Review Board meeting): 02/07/22 – [Meeting Minutes](#)
- Unincorporated Ross Valley: 02/09/22 | [Video\[External\]](#)
- Lucas Valley/Marinwood: 02/10/22 | [Video\[External\]](#)
- Santa Venetia/Los Ranchitos*: 02/15/22 | [Video\[External\]](#)
- Marin City* (Community Conversations meeting): 02/15/22 | [Video\[External\]](#)
- West Marin*: 02/16/22 | [Video\[External\]](#), [Follow-up questions and answers\[PDF\]](#), [Preguntas y respuestas de seguimiento\[PDF\]](#)
- Unincorporated Novato*: 02/17/ 22 | [Video\[External\]](#), [Follow-up questions and answers](#), [Preguntas y respuestas de seguimiento\[PDF\]](#)
- San Geronimo Valley: 03/09/22 | [Video\[External\]](#), Follow-up questions and answers

Sites Road Shows Chats

Between January 26 and March 9, the County engaged with communities throughout unincorporated Marin through a sites “roadshow” to discuss the draft list of recommended sites for the Housing Element and to gather input. The County hosted the majority of these meetings. For the Kentfield, Strawberry and Tamalpais Valley communities, meetings were hosted by their respective design review boards. In Marin City, a meeting was hosted by the County’s ongoing Marin City Community Conversations initiative. On March 31st, an additional meeting was held after incorporating previous community feedback collected.

Chat – Unincorporated Ross Valley

The Chat comments attached have been modified to remove the names of participants.

- Here is the website for all information on the Housing and Safety Elements
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Here is the link to Balancing Act and site scenarios
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act>
- and Safety Elements Environmental Review page: <https://housingelementsmarin.org/marin-county-environmental-review>
- I came in late. Did you already discuss traffic and safety (e.g. evacuation) issues vis-a-vis the proposed housing locations?
- What is the best way to give feedback on specific sites. I’m particularly affected by the proposed location on the San Dominico site which is at the end of a single one way in one way out road. Also 90 housing units would increase by over 10% the number of housing units in the neighborhood.
- I agree with the last speaker.
- agreed Sleepy Hollow is too isolated from job centers and access to public transportation.
- Our infrastructure like sewer line capacity also needs upgrading to support added use.
- the best ways are to include a comment on the sites suggestion map or by sending us an email housingelement@marincounty.org
- the seven eleven/red boy pizza area in Fairfax would be good for housing if the shops could be retained. they serve people at the end of town. (there is a launderette too)
- how did the Number of 56 low and very low housing get assigned t
- Site suggestion map: <https://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion>
- *get assigned to San Domenico site?
- Thank you for the suggestion. You're welcome to add that site directly on the map or by sending us the general address/area by email housingelement@marincounty.org
- does the county have an inclusionary zoning ordinance? how can we incentivize 100% affordable to meet our low income housing quotas?
- It's very isolated for this type of housing
- email: housingelement@marincounty.org
- thank you!

Chat – Lucas Valley/Marinwood

The Chat comments attached have been modified to remove the names of participants.

- The Balancing Act has only 1/4 the housing sites being suggested for Marinwood Lucas Valley. How can you achieve meaningful commentary with so many housing units missing in your tool?
- How many units in unincorporated Marin currently?
- we will address your question toward the end of the presentation.
- Balancing Act is one of many tools we have for comment. We also have a map where you can comment on any site or suggest a housing site, located here:
<https://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion>
- In view of the dramatic climate change including the ongoing draught, how can the state move forward with any new housing. If there is inade
- How will you provide extra water?
- Where will the new schools be built?
- The proposed housing units will nearly DOUBLE the size of our community with low income housing. Is this realistic?
- Why is 80% of all very low income housing units concentrated in Marinwood/Lucas Valley? In addition, several of these sites have been identified for homeless shelters?
- Won't these strain local services?
- Will Marinwood/Lucas Valley be annexed to San Rafael with the massive increase in population?
- Lack of water in the present day, the future doesn't look good. Massive new housing projects including density will not improve the quality of life for Marin citizens.
- Why does Marin County consider Silvera Ranch off limits to development and St Vincents okay for development?
- there are 29,786 units in unincorporated Marin County.
- Many individuals are using ADUs to bypass zoning and building codes and will not be 'rented out', but simply increase the footprint and size of their building.
- Silvera Ranch is restricted under the Williamson Act that restricts the use of those parcels to agricultural uses and open space.
- We are consulting with the water districts about capacity and this will be studied in more detail as part of the Environmental Review process.
- The property must be accessible to development. Government locked away the property and the Silveras were forced to comply. They need to fix this/
- The Housing Element sites process does not plan for homeless shelters.
- Why would you exclude just bc the ratio is high? That favors wealthier towns and exposes our area more based solely on this metric.
- That is unreasonable.
- The sites can be used for homeless shelters.
- So I don't think you are presenting the issue accurately
- Why are you lumping Very Low income and low income together? Is it so the information will be more palatable?
- Is it true that you will be creating a 30% buffer for housing?

- In terms of ADUs, we have to project future ADU units based on a survey we conducted recently and we will continue to promote policies and programs that give generous incentives to those who rent ADUs affordably.
- If there is not enough water now, where have you "identified" that water for additional 3,569 households will come from?
- Do you consider this number of people on the Zoom call "significant public participation"? We have 6000 people in our neighborhood.
- Will not more housing create more fuel for future fires?
- Please discuss Marinwood Plaza site
- Marinwood Plaza has a long standing toxic waste problem. Why is even included since housing cannot be built there until after clean up?
- We are consulting with the water districts and this will also be explored in the Environmental Review
- Thank you; is there a specific timeline for MMWD's analysis and report for water needs based on RHNA?
- How are the present residents of Marin responsible for any possible past racial iniquities?
- Have you considered opening up the "School zones" to these RHNA sites, so that the students are not concentrated in only their local school district?
- All the housing sites are NOT included. Why does this spreadsheet show 500% more housing units. This does not include previously identified sites and bonus densit
- projected school enrollment will be considered as part of the environmental review process.
- Is the Northgate site part of the RHNA numbers?
- How many units are earmarked for lucas valley and marinwood?
- <http://www.savemarinwood.org/2022/02/marin-county-candidate-housing-sites.html>
- this website has sites broken down by geography: https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_geography_02042022.pdf?la=en
- Nothgate mall is in the City of San Rafael
- Are cumulative effects of county and city RHNA numbers/densities being addressed? eg Northgate mall and Northgate walk which will bring in many, many units to Terra Linda.
- Yes thank you!
- Why do you want to remove the ONLY Commercial Plaza in Marinwood? This is walkable to thousands of residents
- But if the housing is not built we get penalized
- Builders will get "by right" development
- There was a buyer for Marinwood Plaza that would have included affordable housing
- The Hoytts refused to sell
- Why don't you want a commercial plaza in the ONLY location available?
- We need more than a grocery store
- The balancing act shows 140 units for Juvenile hall while the county website shows 246 units!
- The balancing act is not a useful tool if the numbers are inaccurate
- But the county spreadsheet was published on 1/27/22 after the last meeting and after the Balancing Act was published
- Why is there no discussion regarding future fire dangers with more housing and future water sources

- Future fire dangers among other environmental hazards will be analyzed as part of the Environmental Review
- So sites that have existing water should be given higher priority
- wildfire hazards will be analyzed and reviewed in the environmental documentation, and in a parallel update to the Safety Element, which also addresses climate change, wildfire, and sea level rise.
- Balancing Act Office Hours: <https://us06web.zoom.us/j/87619445151>
- Also some of these folks are Community Planning profession

Chat – Lucas Valley/Marinwood

The Chat comments attached have been modified to remove the names of participants.

- I'd like to record please. Please turn on the Zoom feature for me. Bill
- We are recording the meeting. The recording will be available after the meeting on our website.
- The Litigation that can arise out of NOT meeting RHNA
https://marininfo.org/Housing/2014_housing_elements.htm#litigation
- MODERATE INCOME for a family of 3 in Marin \$124,500
https://marininfo.org/State/2020_housing_bills.htm
- Please use the chat for questions. The County will respond.
- Who is the Marin County, versus MIG, representative on the call?
- MIG is the consultant hired by the County. I am Jillian Zeiger, Senior Planner in the Housing and Federal Grants Division representing County staff.
- After the previous potential housing site identification cycle, how much actual housing was developed on the identified locations? Can we expect the same percentage during this cycle?
- website provides a comprehensive look at our performance from the last RHNA.
- <https://data.marincounty.org/stories/s/Housing-Production/k2pv-b86k>
- Where does this end? Every time more is built, we lose open space and now we are losing back yards and urban environmental diversity. At which point do we say we can't handle more? Due to water shortages, traffic gridlock (we have only 1 major north/south highway, so emergencies are inevitable), school impacts, etc.
- What were those 2 numbers again ?
- We cannot predict this cycle.
- what numbers?
- Housign avail vs After its whittled down
- How is countywide distribution ensured? Equal percentage from each community?
- Is percentage the assigned amount divided by the current housing stock?
- RHNA # is 3569 Jose can speak to the exact number we start with
- I will let Jose answer about the scenarios in our Q&A
- Are community development plans taken into consideration to determine the feasibility of a candidate site?
- what do you mean by community development plans?
- Please see: https://www.marincounty.org/-/media/files/departments/cd/planning/community-planning/santavenetia/sv_communityplan.pdf
- is a user restricted to "BALANCE" ONLY within her own zip ?
- no you can balance for the whole County
- Community Plans may need to be updated based on changes to state law
- How can we add sites to the balancing act website? Feel constrained to the sites already selected.
- For example, could we add the Marin County Civic Center parking lot, or the bocce ball park, or the dog park?
- if a site isn't in Balancing Act and you would like to comment, you can use the website Jose is on currently (the atlas) email us (housingelement@marincounty.org), and <https://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion>

- is there a complete list of sites sorted to UNITS/SITE ?
- the Civic Center parking lot is outside of the unincorporated jurisdiction- its incorporated San Rafael
- Jillian, do you have a link to the changes in state law that may impact our community plan? Since the plan was vetted and approved by the County of Marin Development Agency, the plan has already been aligned with the state law of the time it was developed.
- The website says there's a deadline of 2/17 for comment. That's in only 2 days after this meeting where we're learning how to use the tool. Can this be extended, please?!
- yes: https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_02042022.pdf?la=en
- What about zoning? Is this being disregarded?
- yes, thank you for bringing that up. an extension is necessary
- In Los Ranchitos we have a neighborhood association meeting 2/26. Is it possible to delay deadline until then and to have someone from the county or MIG address the group on this at that time? It's a Zoom meeting
- Judy, zoning is being considered for all sites. Some sites, to meet the lower income sites, need to increase the zoning density to meet the RHNA.
- could you add below the TOTALS/ INCOME GROUP in that LIST --- the RHNA for each group ?
- very low- 1100 units, low- 634 units, moderate- 512, above mod- 1323
- ZONING no longer exists
- Is McGinnis Golf Course unincorporated or in City of San Rafael? Is that a site for consideration for housing?
- thanks so its 3,103/1,734 1,628/512 and 1,601/1,323
- We have double what we need for VERY LOW + LOW and triple for MODERATE
- Where do we find commercial properties available to be turned into very low income housing?
- https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_02042022.pdf?la=en
- I'm still not hearing the cumulative impact answer to city housing AND county housing in basically the same location.
- this is the universe of sites, we will have to narrow this down
- by almost 50%
- Lack of affordable housing is a huge issue that needs to be addressed. A certain amount of traffic increase is going to come along with that. Are there plans for improving public transportation to alleviate our traffic issues? Seems like it needs to be part of any plan.
- I didn't hear any of her comments answered but I have the same concerns
- housingelement@marincounty.org
 - o <https://housingelementsmarin.org/unincorporated-marin-county/maps/sitesuggestion>
- Where is our State Assemblyman, Marc Levine, stance on all of this?
- and our State Senator, Phil McGuire?
- Mike McGuire was a huge proponent of more and more housing, aligned with Scott Wiener
- do those assisted living units count toward RHNA? My understanding was that they only count if they have an separate entrance.
- Yes they only count if they have separate entrances and are defined as living units not residential care facilities

- Thank You. Excellent points.
- Thank you!!
- Well said!
- thank you!!
- Thank you!!!
- Thank you!
- I completely side with Bob Sos regarding his comments regarding the McPhail School site in Santa Venetia. Please see my comments on January 24, 2002 to the Marin County House and Safety Elements Environmental Review. There are many environmental challenges to development along Gallinas Creek.
- also agree with the comment on Mcphails
- Thank you Jillian Zeiger for the meeting and representing the county
- Protecting quality of life is a concern for all of us who are homeowners here. But it's also important to take into consideration the quality of life of folks who are struggling to find housing.

Chat – West Marin

The Chat comments attached have been modified to remove the names of participants.

- Good evening...let's be sure to talk about TINY HOUSES ON WHEELS! And the need to rezone to include them Thank you!
- I have noticed you have suggested two sites in Bolinas that are completely unsuitable for development, one due to wetland constraints and the other which is a public park, created with private funding. There are at least 3 other sites that were suggested that are suitable and do not seem to have been considered. Can you speak to why this is?
- Leelee's mic is doing something strange. Can she maybe move it in a bit closer?
- Is the probability of actual development incorporated into your guiding principles?
- How will you deal with the water issues of a rapidly changing climate and the impact on water tables of increased intensity of use over time. How do you propose to deal with drought years with regard to water use. Also, what of increased traffic on narrow two lane country roads that are the norm out here in unincorporated West Marin?
- Shouldn't infrastructure and sustainability be included in guiding principles?
- For instances
- Water??
- Yes, traffic is a big issue in West Marin and where is that addressed?
- Can you explain the colors?
- what happens when the actual OWNER of the property does not want to develop it ?
- Are the West Marin sites matched up with general expectations for employment in the area? Or, is the expectation that people will be commuting from West Marin at least to the 101 corridor?
- Where is the mandate to create new housing coming from and is it an actual mandate?
- How will community character be factored in?
- Also, Will there be any requirements that people who develop housing actually have to sell it to people who will actually live in it—such as CLAM requirements? Or how likely will it be that some or much of the housing will just end up going into the Air BnB maw or to "investors"?
- What about Stinson and Muir Beach?
- Concerning that this process is really focused on numbers...not focused on appropriate or realistic locations for development. What was the process the consultants used to create this potential site inventory? It does not appear that the county-wide plan, community plans, and County Climate Action Plan was reviewed.
- As a SGV resident what resolve do I have to push back on the potential of having 29 houses being put near the clubhouse to the golf course? There is no precedent for any housing done in the area this way. It would be an eyesore to all the residents in my opinion. All current housing is tucked away off of Sir Frances Drake.
- Will development be allowed within the 100 foot Streamside Conservation Area?
- How can the County support affordable homes with streamlining and reduced timelines?
- Do you have population increase estimates by community (and in percent)? Olema seems slated for a big % increase. Is the county ensuring this is consistent with existing community plans? Adding impervious surfaces and pollution to SGV seems at cross purposes to all the money and effort being spent on salmon restoration.

- I would like to point out that from what I can see the age distribution of the attendees to this meeting skew strongly to older stakeholders. This is a concern because housing affordability primarily negatively impacts younger residents of the county
- So, 25% is going into WM. So, since the bulk of people in Marin County, this means that you are increasing commuting. Any planning being undertaken to increase public transport options that make public transport a reliable and valid mode of getting around Marin from WM to over the hill and vice versa?
- Is there an established or approved minimum square footage per unit? Smaller could be more affordable and visually fitting in some locations. Are you currently giving full credit to properties with second or third units (on properties zoned single family) to meet the ABAG mandate? Starting there may lower the number you seek for unincorporated Marin.
- My understanding is that school, church and other sites with existing parking spots can sometimes accommodate housing built above the parking areas on support pillars so that there is more housing but not a corresponding loss of parking. Is that one of the options being considered?
- According to MIG (consultants) staff, they were unfamiliar with the county and the sites that they selected. They reviewed site potential based on online data from county zoning/tax rolls. This was stated in the prior Housing Element Zoom.
- How is development that is not included in this list considered. There are hundreds of lots in West Marin that could accommodate an ADU but this is not included in the plan.
- You will need to put ALL the proposed sites on the tool—if you are asking for community feedback—you need to offer a tool that allows comment on ALL sites—not just a selection...
- before the community members state we like or do not like a site, why not FIRST remove sites that are unrealistic?? for environmental hazards or wetland encroachment or basically, owner will not sell?
- website: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Is there a consideration of ADUs that can be added to a site that has one house... knowing that this would require innovative approaches to water, waste and other utility hook-ups?
- It is important to note that in order to develop many of these parcels they would have to be rezoned and would require an agreement from the property owners. Rezoning existing zoned land is highly unusual. High density housing far from an urban corridor is also highly unusual. What is the process for developing property with opposed owners?
- Most of the undeveloped area has evacuation issues, will the roads be widened?
- See Marin IJ, 2/14 Local News. "Marin housing mandate opponents map resistance strategy" for background on the history of this state-generated mandate.
- Where are all of these people going to work? These areas are not close to public transport and very far from businesses
- I want to see the developers held to a high standard of energy code compliance. Can the municipal building code be amended to require grey water, solar and other energy efficient standards?
- Thanks Ken
- We appreciate you coming to the communities - who know the properties. How will you respond to the comments - both here and on Balancing Act?
- when marking on the map where we feel there might be workable sites, will we (and will you) be able to see if others have also marked the specific site. Will you take volume of input on specific sites into consideration?

- include TINY HOUSES ON WHEELS as an ecological, economical option for many and indicate how to REZONE to include them.
- How will this be affordable for people
- Will they be renters?
- Suppose a service worker here earns 50,000/ yr
- Affordable rent should be 25-30% of that.
- Is this the ballpark amount of rent that will be required?
- Is this a rent subsidized arrangement?
- Or will rent be according to market rate?
- Right now that is \$3000 month for a basic rental.
- not affordable housing
- There are some good atmospheric water collectors being developed. Perhaps the county could permit some of these as well as various forms of "composting " toilets
- water strategy to use is storing the rainfall from rooftops, however some consideration is given to that water flowing into the streams rather than recycling it. What consideration is being given to catching and storing rainwater vs. letting that water flow into the creeks?
- that just creates a traffic nightmare
- is there a way to include privately owned units that are currently being rented affordably into this map? Have you considered creating incentives for private home owners to deed restrict units or properties for affordability, this could add a great deal of already lived in units to your numbers and help create an opportunity to cut back on the overwhelming amount of vacation rentals and 2nd homes
- How is the County going to ensure that the housing being proposed will be for the residential community and not purchased and converted into vacation rentals?
- The County should consider the feasibility of wastewater capacity for these sites before making recommendations for development of housing. Otherwise this is just a well meaning wish list.
- I understand the present mandate is to develop a housing PLAN - identifying possible sites. Please discuss the mechanism for actually building the housing. How would that happen?
- The county just adopted a new Core Commercial zoning throughout West Marin. how will this process affect that?
- please respond to evacuation. Most of the San Geronimo- Bolinas- Tomalis etc all would need to drive down sir francis drake in the event of an emergency
- Please say again when all these comments are due? End of February is not enough time
- I have the same concerns about Pt Reyes as those raised about Olema
- What about SB9 lot splits and outreach to homeowners amicable to developing properties / vacant land for moderate / low income housing? Rather than high concentrated developments doesn't it seem that this would be a better option to accommodate new housing options while doing our best to maintain the current landscape and community culture?
- Wastewater needs to be considered on all these sites.
- Until each site is evaluated for housing how can these projects be feasible
- Is the County making any effort to actually help FUND acquisition and/or development of these Housing Sites??
- will MIG continue to work on theses maps?

- Is the county considering our fire safety, water issues and traffic implications around these new housing bills? And from what I understand these are not truly low income home offerings, that they'll be market rate eventually. Can you speak to these two issues.
- SB9 allows anyone in any residential area in CA to take your 2400 Sq ft parcel and divide it into a 1200 sq ft parcel. Then you are able to build 2 duplexes on each 1200 sq ft site. With a previous bill you're also allowed an ADU unit as well. This means 6 units are allowed on one 2400 sq ft site is allowed. How is that ok? Are you challenging the state on this massive growth takeover?
- Is there a requirement to set aside residences for the "chronically homeless" or severely mentally ill as at Victory Village and Project Home Key?
- Has there been any discussion about water usage. We are in a drought which will likely increase with global warming. We will have less water available, how can we supply hundreds to thousands of new units with water
- We already have enough rental housing here!!
- Vacation rentals take up to a third of them.
- Put a moratorium on them
- Consider subsidizing property owners to offset rental to make them affordable rentals for workers.
- Really a third of rentals!!
- Are the recommendations going to be available for review prior to going to the Board?
- How can you guarantee that affordable units under these new state laws don't go to market rate? I see no assurances that these bills guarantee low income housing for long. Can you speak to this?
- Will a deed restriction be placed on all of the planned sites precluding their use at any future time as short term rentals (e.g, Air B&B)? Will existing short-term rentals be limited, or any limit placed on the future approval of any short term rentals.?
- How are historical buildings going to be treated? I noticed a number of historical buildings on the list (Green/Red Barn, Grandi Building, churches, etc)
- It seems like it would be hugely out of character to turn these into apartments
- There's an initiative starting by Our Neighborhood Voices (that's doing a signature drive) to introduce a constitutional amendment to fight the state on these new housing bills. So that local control can be put back into place. And so we can develop our own low income housing plans according to fire safety, traffic and water needs. Is Marin County considering joining in?
- How many housing units would be gained by prohibiting all short term rentals of currently existing homes?
- **CHANGE ZONING SO TINY HOMES ARE LEGAL!!**
- Who will be developing these properties- how are the developers be selected? Is that a public process? And will the projects go through a design review process where the community can comment on the design, etc.?
- If you address any of these chat questions after the meeting, how will we all be notified of the responses?
- ^^ in answer to your question, design review will be mostly ministerial — your neighbor doesn't need to go through most town codes to build,
- There are two Community Land Trusts in West Marin and there has been some discussion of a county-wide CLT. How could a County CLT contribute to the development of affordable housing in other communities ?

- What is the deadline for the 3695 units being BUILT?
- Can you please send a link to everyone that attended the meeting?
- 3569 units
- we should not rush this esp with environmental issues. nature bats last.
- Will there be any in-person public meetings?
- All great questions people! Keep engaging on this please.
- Recital issues with these new housing laws: "...policymakers should help people succeed as homeowners. Banning single-family zoning does nothing to achieve those goals. In fact, it's quite the opposite.
- ...Perhaps even most alarming, the aggressive push by politicians and the real estate industry to turn individuals, especially people of color, into permanent renters will create a massive transfer of wealth — and with that political power — that benefits those who will own the apartments: corporate landlords and other major real estate companies."
- <https://www.laprogressive.com/take-away-homeownership/amp/>
- Pt reyes people interested in this
- Please come to next point reyes station village association meeting!
- Pointreyesstation.org
- A repeat due to spelling: Racial issues with these new housing laws: "...policymakers should help people succeed as homeowners. Banning single-family zoning does nothing to achieve those goals. In fact, it's quite the opposite.
- ...Perhaps even most alarming, the aggressive push by politicians and the real estate industry to turn individuals, especially people of color, into permanent renters will create a massive transfer of wealth — and with that political power — that benefits those who will own the apartments: corporate landlords and other major real estate companies."
- <https://www.laprogressive.com/take-away-homeownership/amp/>
- Can you please send the link for the balancing act?
- Yes, here is the Balancing Act link:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act>
- what about all these sites requiring septic systems?
- Based on the potential for future ministerial development, the selection of sites needs to be completed carefully and with as much community input and feedback as possible.
- The fear of Senate Bill 35 should be challenged. Lawyers should be hired to see if local rights (such as fire safety, water and traffic issues so important to our county given our location next to open space) can be reinstated. Thank you.
- email : housingelement@marincounty.org
- Thank you.
- website:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Board of Supervisors planned for March 1 and March 15
- Much appreciation to LeeLee Thomas and Aline Tanielian for your expertise and excellent efforts with tonight's presentation. Gratitude to tonight's Spanish interpreter Miguel. Let us also maintain a steady focus on the opportunity of diversity, equity and inclusion as a strategic priority to guide the County's Housing Element Update.
- Great forum
- Powe/ show r up West Marin. Tell a neighbor.

Chat – Unincorporated Novato

The Chat comments attached have been modified to remove the names of participants.

- So great to see so many people!
- Are these sites that you've identified in Novato for sale by the owner?
- It is hard to believe that there are only 3 sites identified for possible new homes.
- If you have questions, you're welcome to enter them in the chat. We will read them out during Q&A after this part of the presentation.
- agreeing with other person here. only 3-4 sites?
- With highway 37 heavily trafficked and subject to flooding causing Atherton Ave to be impassable, how can Atherton/Olive pass muster
- How do the new homes planned for the Fireman's Fund location factor into this plan?
- Can you please provide the best email / contact information for property owners in the area to provide feed back on these proposals.
- Julie, the best email is housingelement@marincounty.org
- Main Housing and Safety Elements page:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Balancing Act page: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/balancing-act>
- Questions: 1) Are any of the sites in the Atherton Corridor owned by the County; or are they owned by private parties, so eminent domain will need to be exercised for acquisition? 2) Are any of the housing developments currently being built go toward the 3,569 housing units needed? 3) 3569 new "homes" - what does that mean in terms of how many bedrooms and bathrooms per home? 4) Are trailer park and mobile home sites included in any of the prospective sites?
- looks like a great tool. Thanks!
- Who will own the new houses? Will they be owned by the occupants or will the low income occupants be tenants?
- If an area receives a large amount of negative feedback in the balancing act tool, will that area be taken off the re-zone list?
- regarding balancing act, what if you just want to comment on Novato- how do you reduce the number of units to balance?
- Is the City of Novato on the same schedule for adoption?
- What is the next major step in this process to confirm/deny planned building locations?
- How do you ensure that children who live in the new housing have access to neighborhood schools. Is that part of your consideration?
- Will this plan result in a change of zoning rules? How would "up zoning" of larger lots work? Could someone build 20 units between 2 SFR homes.
- Since someone will sue about something, can they do that once the plan is passed?
- The parcel near the Buck Center is in incorporated Novato. Why is that on the county list?
- candidate sites by neighborhood: https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingites_geography_02042022.pdf?la=en
- Good presentation - thank you. For the Atherton Corridor: what are the key factors that led to 400 units under the Countywide Distribution scenario? Why are all potential sites in the

Atherton Corridor very low- or low-income sites? For this location, what has led to the determination that there is "realistic potential for development"?

- Fire escape routes for Greenpoint exit onto Atherton Olive . Also wetlands in the area are a good barrier against fire spread. Audubon killed the set up of solar panels in the wetlands. How are you going to get approval for houses in that area?
- Follow-up to Fireman's fund Q: If City of Nov will build 1100 new homes there, and 512 are slotted potentially for Atherton Corridor, does a density issue come into play?
- How can you not consider the lack of availability of water and other critical infrastructure and resources to serve the new population in the guiding principles.
- if a property is rezoned high density, can an owner develop as high end high density?
- Will the county automatically up zone properties like Bowman Canyon Ranch to allow for 300 homes - current zoning does not allow that many - will process be easy?
- If the property owner sells, can the County do something to make sure they are the buyer at fair market price?
- We could s
- Since highway 37 is failing and flooding and closure creates a logjam on the Atherton and Olive corridors, how can any development be proposed until the state fixes that route?,
- why are mobile home parks not being considered?
- have private property owners been identified as potential sellers on the proposed?
- Great presentation. Grateful that we're finally moving forward with next steps. Given reduced state funding in schools because of lower enrollment, our poor record and reputation for inequality in the county, the environmental effects of a workforce that's forced to live hours away, this is all welcome news. Would love to see more mixed income and high density housing closer to downtown areas. Can you talk more about redevelopment of those lots to higher density?
- Talked with personnel at Greenpoint Nursery today. They were completely unaware of this program.
- Have you directly contacted homeowners whose property has been identified on the draft site list as an up-zoning candidate, and if not, why?
- When will we know which sites have been selected?
- Will an email with comprehensive comments to housingelement@marincounty.com be considered as an "official" comment that will be considered along with the more discrete comments that the balancing act tool enables? Will there be a summary of comments provided to the Planning Commission, Board of Supervisors, and made available to the public?
- Project Website: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- on Equestrian court there are single family homes on your list that could now be 20+ homes.
- I live on Equestrian and do not want to see our neighborhood change.
- Don't forget impact on fire escape routes.
- I live on Equestrian as well and don't want to see changes either.
- Are you taking climate change and future flood plain into consideration? Atherton may not be a good candidate.
- Is there incentive or financial support mechanisms for property owners to develop affordable housing? Does this apply to smaller developments (e.g. <10 units)?
- Have traffic studies been done to determine that a given site can support that level of new traffic? For example that

- How many housing units are planned for the Atherton corridor? Given that the speed limit on Atherton is quite high how will it be safe for huge amounts of new car trips per day?
- There is no mass transit available in the Atherton area. Lower income people tend to depend more on mass transit than using cars. Was this considered?
- Current zoning along Atherton has been upwards of an acre per home. Is there some consideration about the magnitude of up zoning needed in order to build as many as 50 units in this type of large acre lot sizes?
- Have recently tried to travel to Petaluma during peak time? We need to take care of the infrastructure before we build additional homes.
- why are new privately mobile home parks not being considered to provide housing?
- Re: answer to question whether you notify homeowners on draft site site list. Did you basically say there was no intention to “warn” them they are under consideration and might have some input - but only after their been selected?
- I would like to hear the answer to the question about mobil home parks.
- You were also going to address this question: It is hard to believe that there are only 3 sites identified for possible new homes.
- This was very informative. Thank you. Can we please get a copy of this presentation?
- There are only 3 sites in Novato
- https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/sites/020422-sites-list/candidatehousingsites_geography_02042022.pdf?la=en
- I assume there is a reason you chose the sites to be considered. Or were the considered sites chosen at random?
- Fantastic Job!
- Thank you!
- You say that being selected doesn't mean that the owner would need to choose to go thru. But Equestrian court has 7 of 12 lots identified on a one way dead end street - so any one homeowner who chose to go thru with it would dramatically change all of the other homes
- Thank you
- Recording and presentations will be made available on this page:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>
- 😊
- *not one way
- Aren't the mobile home parks considered low income? And if a resident moves doesn't that create a new housing element/home?
- 🍷👍

Chat – San Geronimo Valley

The Chat comments attached have been modified to remove the names of participants.

- There is a huge potential for housing if planning dept allows for subdivision of parcels over 2 acres.
- How many units are proposed for SGV?
- Link to map:
<https://www.google.com/maps/d/u/0/viewer?mid=1fpxZN5FM9A7ZBYywc1FyYZNkqltdN056&ll=38.02475874761432%2C-122.66151414059085&z=13>
- Why not convert the current fire department for housing and make the club house the main fire department as it would be more centralized??
- Are you planning on making these units be on septic systems as well? Because we can't fix homes that are falling apart out here in west Marin because the septic constraints cost WAY too much. Additionally, like other person said, We need another "exit" from the valley, because safety wise 98 more units terrifies me in the case of an emergency.
- Thank you for this meeting tonight and for the updated materials posted for the 3/15 Supervisors Meeting. I have a very specific question related to the identification of the site selection. I understand that RHNA allocations should confirm to the COG's Sustainable Communities Strategy (or PlanBayArea2050) and also SB375 that was finalized in October 2021. In that document the San Geronimo Valley is noted as a Priority Conservation Area. This seems like a disconnect to me. Both of those prioritize infill and being near transportation corridors. Can you provide some information on how MIG (consultants) identified sites and aligned site selection with PlanBayArea2050 and SB375?
- One more question, what else is the CDA doing to ensure that we address the housing crisis. Meaning, building more will not solve this unless we also have strategies to prevent new housing from becoming vacation rentals or converted to second homes.
- I want to raise my hand. Please consider my hand raised please.
- yes, you will speak after
- thank you!
- should all stay open space!!!
- I also have real concerns about the Septic systems. There could be systems created that were more affordable. Marin County is the highest septic systems in CA.
- Excellent point
- Have any research been done on the sewer requirements to handle 98 homes at Flander's Ranch? Where are you going to get the water the will be required to service all these new homes? This is a Farce.
- We will be saving this chat, so please feel free to enter any comments here.
- Will the county consider alternate sewer systems such as composting toilets, incinerator toilets, gray water systems and rainwater catchment systems?
- Meant composting not composing
- If the county builds affordable and middle income housing and then that property is subsequently sold are the same criteria applied in perpetuity?
- why would they get priority??
- Please consider my hand raised
- Yes, you will be after.

- I strongly agree with the suggestions being made right now by Laura regarding ADU units legalizing and getting airbnb out of the valley to open up more housing.
- Strongly agree about the ADU comment and getting airbnb's out of the valley. Understand that's a policy issue, but still think it's a huge problem that needs addressing.
- Comment: From 25 year resident of the valley, and I fully support affordable housing units, but 98 or ANY units at the Flanders site is NOT appropriate. Two major concerns: Fire evacuation issues due to over-crowding. And general traffic problems in the valley and through Fairfax. I would implore the county to focus on density in EAST Marin raising the height restrictions to build UP in East Marin. I don't even feel comfortable living out here. It's not really appropriate for people to be living in the Wildlands Urban Interface here in California in the age of climate change. Ditto on water and sewage concerns. Thank you!
- Have they done any input from the fire dept about the increase in traffic and building on sites that would put residents at increased danger in the event of an evacuation? I could foresee potential lawsuits by citizens on the county for selecting unsuitable sites that would put them in harms way in such an event
- When does the environmental review take place (start to finish)?
- <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- Another site to propose would be the old fire station in Woodacre once the new one is built at the clubhouse. And also, if this housing is built next to the clubhouse, where will the new fire station be built? Wouldn't it be more prudent to have fire fighter housing there?
- YES!
- I agree.
- Unanswered questions in the chat will be addressed in a follow-up Q&A and posted on the Housing and Safety Elements meeting website, along with the recording: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>
- Very little to no community outreach!!
- Here here!
- I'd like to add that any new housing projects need to be innovative in design and function. As we heard from the one YA who asked a question, there are not pathways for a diversity of ages and family unit style to live here, or in any of the new housing frankly. Cohousing, seniors + students, studio apartments for singles, are just a few of the ways we need any new housing to be, with efficient with shared septic, innovative landscaping, and recycled resources.
- also housing for people who grew up in the valley and want to stay here! But can't afford to live here. That is a serious loss.
- Strongly agree with everyone's concerns regarding impact to environment, existing infrastructure (roads daily and evacuation in the valley and sfd to 101, water, septic), public schools, and destruction of character and beauty of the valley.
- I very much agree about the importance for community involvement and input issue put forward.
- I think it might be a good idea to explore the issue of Homeowners Insurance. I have heard that it is very difficult to get a new policy west of Whites Hill and I have neighbors who have had their policies canceled because of the high wildfire rating the valley has. If you can get coverage it is very expensive and I'm wondering if those that would be buying these affordable homes will be able to afford this expensive insurance. This aspect needs to be understood so this expense is figured into the cost for individuals.

- Absolutely agree with you. You can't get renter's insurance. Literally cannot get it because of fire risk. Absolutely will be an issue.
- If we know the number of additional housing units that are mandated by this legislation why can't MMWD determine whether we have capacity
- Is our limited water, emergency fire exit and septic capacity being studied/considered?
- had several fires on mt Barnabe in the last few years. There is a lot of dry brush and forests around. Less grazing animals with land designated for agricultural use also puts us at greater fire risk. The valley floor must be open without housing as a possible place for people to evacuate too. If we build housing on the valley floor in the former golf course and especially the tam site (where Flanders ranch is also located around) are possible sites for evacuation if one route is blocked off. Keep in mind that there is one way in and one way out.
- Is the Heartwood Charter School site at Bothin a possible place for housing?
- Another site would be the former two bird cafe in forest knolls for a small housing unit. We must identify sites that already have septic systems and water. That is sustainable growth that solves the problem of housing mandates. West Marin must remain rural and recycle the housing that is already present by transforming commercial properties and legalizing adu's already present. Has anyone addressed who will receive the profits from building all of these housing units? How are the developers selected? What kinds of profits will they receive? It seems a whole lot more fair to have homeowners receive an extra income with adding an adu that is designated for long term rental as opposed have luxury homes built in the valley that doesn't benefit anyone in the community
- The bothin site is owned by the Girl Scouts and the entire property is used by the school daily
- I agree. Again!
- Did I really hear right that they are blaming the pandemic for not involving the community and reaching out to them? I don't believe that is an pediment
- What about the Catholic church property in Lagunitas for affordable housing?
- Leelee was explaining the tight timeline due to County staff direct involvement in COVID response in the community.
- Lagunitas school doesn't really have a lot of land. I walked around it the other day. It might seem that way but there are private properties around it
- I meant church
- I've heard from many community members that they need more long term rentals and a lot of people they can't afford to buy a home but they can rent at an affordable rate. I feel it would be more appropriate for the county to provide programs that would create long term rentals and allow us in San Geronimo valley to eliminate short term rentals like air bnb.
- Yes, let's have an in person meeting! Thanks for the idea.
- I've made requests for in person meetings with our supervisor Rodoni. I'm not sure why this meeting was not in person? We can also record an in person meeting. I'd rather not hear excuses and just do it
- Regarding adding housing to church and school property, there are case studies of building housing on pillars above parking areas which creates affordable housing without losing parking areas or relatively undeveloped land. But, in our area, all of the other considerations still stand... septic, water, traffic, safety, etc.
- My other thought is that in regards to potential sites that are owned by the public, wouldn't the public decide what happens to those sites?

- will the county purchase the golf course
- Will the new houses, that are on septic, have the same yearly fee of \$450 and have to be monitored??? If not, will current residents, that are required to pay these ridiculous fees, have them waived.?
- Also not mentioned yet are the fact that the county has ridiculously high permitting costs for upgrading septic systems and adu. As part of a county program to help with housing mandates, could help homeowners financially with affordable housing funds to upgrade their septic tanks, legalizing or building a new adu on their property
- If septic systems are being looked at especially for second units, the County needs to work on more affordable septic programs. We are much higher than Sonoma County. Why and what can be done to change that? Older home owners cannot afford these costs
- Could it also mean less traffic, so people don't have to commute?
- Denis will the county buy the golf course
- Speaking about global warming, winds will be kicking up at 40-50 mph tonight, trees will fall and people are at risk for fire. We need to honor wildlife corridors and preserve the unique character of this area. I believe building low income affordable housing in congested areas.
- I agree
- Thank you!
- I was raised by a single mom with 5 kids and we did not have a car
- so we were stuck and isolated in a rural area
- Dennis Rodoni what are your plans to buy the golf course
- How can we get together as a community and challenge the state about this mandate and instead do our own valley affordable housing while maintaining and honoring our valley plan? I know there have been some homeowners association that have won different challenges. I would not necessarily rely on the county to honor our valley plan and the needs of our community
- how can we ensure affordable housing? what incentive do developers and land owners have to create affordable housing?
- We need to also consider the traffic resulting from tourists -- also those people traveling to jobs here because they can't find affordable housing near their jobs.
- I'm wondering about preserving open space by re-zoning single family properties to be R2. French Ranch has big restrictions that could be lifted to create additional homes in an existing development rather than destroying the beautiful expanse on White Hill. That's if we must add as many as you've indicated.
- Hey Dennis speak to the people that voted for you. will the county purchase the golf course. Speak to the people Dennis don't just stand mute...
- Thank you!
- My kids go to AW and have a really hard time with traffic in the mornings. We are very concerned about the traffic
- More information on this page:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements>
- As far as I understand with French ranch, each house built there has its own acreage and can't have multi family units. It's is part of the French French agreement
- A shout out to Dennis Rodoni, Leelee and ALine and the many people working with our community to make sense of this.
- hey dennis...

- Hearing longtime SGV residents as well as NexGen neighbors weigh-in intelligently and passionately should be considered by the CDA in a serious, sensible, and sanctioned manner. Grateful, too, for Kit Krauss' putting forth our local SGV Affordable Housing Assn's dedication to a culturally diverse and vibrant San Geronimo Valley community that it retain its unique, rural and natural qualities while offering housing opportunities for people of all income levels and walks of life, and its commitment to preserving, creating, and managing permanently affordable homes in the San Geronimo Valley and beyond. Please visit sgvaha.org

Chat – Additional Sites San Geronimo Valley and Novato’s Atherton

The Chat comments attached have been modified to remove the names of participants.

- can you share what the districts are?
- I don't know what 1 through 5 are
- They are supervisorial districts, <https://www.marincounty.org/depts/bs> scroll down for the district map
- What district is west marin in?
- <https://www.marincounty.org/depts/bs>
- West Marin is in district 4
- what zone is Novato
- map isn't amazing
- Novato is mostly in District 5.
- ty
- Most of Novato is in district 5, with western parts in district 4
- How do you choose developers? How do developers get selected to build these luxury homes? Who gets the profits from selling these homes?? I know that the county does not build them yet someone is going to make a lot of money off of these homes being built.
- interestingly enough the largest district
- in Marin that is
- County staff do not choose developers, property owners will develop the property. Our housing sites are planning for all income levels, including low and very low income.
- For the Novato area why wouldn't FireFunds be considered?
- Please confirm: ADUs count toward RHNA numbers.
- The site you are referring to is in the city limits of Novato. This is planning for the unincorporated areas of Marin
- There are already low income housing being built around the corner
- I still don't see any updates in your language to reflect the challenges that have been raised by residents and comments in the past meetings. Challenges including lack of infrastructure, water availability, increase in fire danger by building these new homes, putting endangered species at risk, building in fire prone areas, lack of insurance coverage for new housing. Etc etc. how about your statements adjusted to reflect these legitimate and real concerns??
- off 101 on the way to Petaluma
- Why aren't you considering sites in the unincorporated areas of western Novato, for instance along McClay, Wilson and Indian Valley?
- Two property owners on this list told me they had no idea their properties were being targeted. Are those eminent domain scenarios?
- we are conducting an environmental review of all sites that will analyze those concerns.
- How do you figure that the Recommended List has 82 sites when there are over 100 sites in Los Ranchitos alone? Each of these HOMES is a site, with a property owner/taxpayer.
- It says, "New Candidate Sites, Continued, but we didn't see any previous site.
- we can only count a specific number of ADUs according to HCD, based on past production.
- How do we find out what proposals are for these sites ie what level and density of housing
- Has the Tamalpais/Flanders ranch site and sir Francis drake 5800 been removed from the final list??!

- How do you choose the sites? Are these sites currently on the market? For example one of the sites on Harbor is the little store. Is that going to be sold or eminent domain? 350 is the Greenpoint Nursery. Is she selling?
- Those are in San Geronimo valley
- the sites list with proposed units will be available soon.
- the updated sites list will be available soon.
- Last meeting supervisor Rodoni asked to have 5800 sir Francis drake to be removed and has also asked for Tamalpais site to be removed
- were those all moderate income?
- Site selection does not factor in whether they are on the market. The County will not exercise eminent domain for any of the sites.
- Aren't some of these people's homes? I don't understand, unless they've already said they are willing to sell for this purpose.
- Last meeting Supervisor Connolly and Commissioner Dickenson asked to have the Los Ranchitos properties removed. When will we see the revised list with those properties removed?
- Wow Blackpoint is in WUI with only one road out for fire egress and more than 4 miles away from any public transit. 80 new units.
- Ok. When should we check back for updated sites? I thought you might be able to answer that now about those two sir Francis drake sites Tamalpais and 5800
- Also the Blackpoint area does not have sewer does it?
- We don't need any moderate income in San Geronimo valley
- <https://www.google.com/maps/d/u/0/viewer?mid=1fpxZN5FM9A7ZBYywc1FyYZNkqItdN056&ll=38.01962903666834%2C-122.68002030867736&z=15>
- We need low to very low income housing in San Geronimo valley. I think many of us have said the same thing
- Are the PowerPoint slides on the BOS website? Could you kindly put the link into chat.
- Blackpoint sites are on septic.
- Can you tell us what sites were removed?
- No, Blackpoint is on septic
- what are ADU's
- have you considered the fact that the Atherton location will affect traffic? and the protected wetlands?
- Accessory Dwelling Unit = ADU
- are these new sites in addition to the Olive/Atherton sites proposed before?
- How can the Forest Knolls property expand when this location seems to be right on top of the creek? Is the San Geronimo Presbyterian Church property off the map now?
- With so many potential sites in the Atherton corridor, it seems you will be fundamentally changing the community!
- With all due respect, It's difficult to keep up with this map- better to send us the proposed sites to us beforehand as we signed up for this meeting beforehand.
- How are you going to help home owners build adu's? Is the county going to offer a special program for homeowners to build them and also deal with the increase in septic costs??
- how many sites from previous RHNA cycle are still possible to be developed. ONE of the meetings said practically NONE of the previous cycle sites had been developed
- I have a comment but would prefer to speak to it
- not type it

- For Inverness and the San Geronimo Valley, what about drought related issues including water shortages and wild fire danger. Additionally there is the issue of already excessive traffic on Sir Francis Drake Blvd. Please address.
- Is the (former) golf course off the table?
- We are on a 2 acre minimum area. So our neighbor could develop but I cannot?
- Does this mean you are building on The Farm stand or next to it in Forest Knolls
- What income levels are the properties at 350, 654 and 618 Atherton Avenue being considered for?
- Is the proposed development at the Fireman's Fund site included in these county wide numbers
- Webpage about site selection process:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/housing-sites>
- Is it true that the current Tamalpais site with about 50 acres used to belong to the Flanders family but was taken by eminent domain by the county? If that is the case why was this land never returned to the Flanders family??
- So if there's no possibility of eminent domain (why not?) Marin obviously won't be meeting its HE /RHNA amounts. So then what?
- The new sites on Harbor Drive are adjacent to route 37 entrance ramps. Again escape route for fire are all feeding into Atherton and then 37. Has this danger been considered?00:41:45
- the new site at 6760 Sir Francis Drake is the lot to the west of the farmstand in Forest Knolls.
- It took me 45 minutes from Woodacre this morning around 8:30 am to get to 101 freeway and this is without all these added homes. This makes traffic untenable
- With so many additional housing units in the city of Novato, as well as so many sites in the "county" of Novato, it seems the traffic will be significant, right?
- Subscribe here to get continued notifications:
https://public.govdelivery.com/accounts/CAMARIN/subscriber/new?topic_id=CAMARIN_1795
- Does this mean that if a site has been identified but owned by owner that a the owner has to agree to your plan and what happens if they do not ?
- Webpage that contains all meeting video recordings and presentations:
<https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/meetings>
- Does the county have any formal effort underway to oppose/revise the sky high housing unit targets, or has it essentially given up at this point?
- What can the county do to fight the mandate set by the RHNA especially if they don't meet their quota? What local control do we have in Marin??
- The new Atherton/School Road site is part of the flood control plains all along Atherton on both sides of the road.
- what is # of housing
- Environmental studies show much of the Atherton corridor will be impacted by water rise.
- Density at the St. Cecilia site creates a bottleneck for potential evacuations. What is the rationale there? The roads in that neighborhood (north of the church) are already very narrow.

- I would like to register my objection to grouping sites owned by various property owners/taxpayers. It seems to me quite misleading to publicize the potential rezoning of 82 sites, versus rezoning 182 sites, or even more when other groupings are separated out.
- The County appealed its housing allocations (RHNA) but our request was denied by the Association of Bay Area Governments.
- may I ask a question pls
- how about our water shortage? with all of these developments, how are you going to provide water?
 - o It seems there are several people who want to make comments. Will we have time to do so?
- will new developments be required to use reclaimed w
- ADU's please be more specific. If a ADU "counting towards RHNA" depends on trends and history - what does that mean for MARIN?
- Oops reclaimed water for toilets and landscape
- where on marin co website can we find the info related to ADUs and septic assistance You mentioned a workshop was recently done thx
- Is the Forest Knolls parcel what is now a mobile home park? or is it a privately owned parcel with one home already existing?
- Atherton ave is now a traffic nightmare. Trucks and big rigs use Atherton as a shortcut from 37 to 101. Most truck and big rigs speed on Atherton, making this a dangerous road. Furthermore, when 37 floods, Atherton is the only detour from 37 to 101. With all these additional housing units, how are you planning to manage this big increase in traffic on Atherton.
- Will environmental impact reports be required on any of these new sites?
- Re: existing lots for sale -how to Best Buy these also Thanks for taking Flanders off and golf course too!
- lee lee and staff; What do you consider our biggest hurdle going forward?
- I ask the county to make a more robust effort at appealing these quotas. There has to be a high authority than ABAG in this state.
- Does this mean that if a site has been identified but owned by owner that a the owner has to agree to your plan and what happens if they do not ?
- Atherton Ave appears to be in a future flood zone due to global warming/sea level rise. Has that been taken into consideration? <https://www.marinwatersheds.org/flood-protection/flood-control-zones>
- Please consider transportation when picking sites. Change the zoning and include fireman fund for this housing. Has train station right there. Transportation is important to consider.
- Black Point 80 sites are over 4 miles away from any public transit and on septic. Have these things been considered?
- How will you deal with the fact that insurance companies in the San Geronimo valley will not insure any new buildings for fire? Would that alone not prevent new housing from being built?
- Atherton Ave is a one way road in and out - why would this area be considered for low income housing where there are some many other options closer to the 101
- Is there going to be a second meeting to discuss these specific proposals?
- You answered the Forest Knolls property is to the left of the Farm Stand. Is it the existing mobile home park? or is it the land to the left that has one existing home?

- ABAG appeal process information: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/2023-2031-rhna-appeals-process>
- ABAG and the State seem to be reaching deeply into our planning process with no knowledge of community plans or existing conditions. How do we get them in front of us, and vice versa?
- Why can we not appeal again and again especially as these proposed environmental impact reports come out? Surely then the county could appeal again?
- If you are concerned about the density requirements that are being mandated by Sacramento, take a look at Our Neighborhood Voices - a coalition of 1000s of Californians who are trying to restore our ability to speak out about what happens in our own neighborhoods and why SB9 and SB10 are harmful to our communities: <https://ourneighborhoodvoices.com/>
- where on marin co website can we find the info related to ADUs and septic assistance You mentioned a workshop was recently done thx
- Please talk about what happens if no property owners/ developers are willing to develop housing at a given site. Multi family housing on septic, with solar required, fire sprinklers, exorbitant construction costs, etc. make it very difficult for developers to profit. What happens when none of these projects are developed?
- More information on the number of units are in the FAQs: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/faqs>
- Why is the county still including A-60 zoned locations? Fifty years ago (1972) the Marin County Board of Supervisors passed A-60 zoning, a limit of one house per 60 acres in agricultural areas. A-60 zoning in the Inland Corridor removed 136,000 acres of agricultural lands from potential subdivision and urban sprawl development. Developers (then and now) view Marin's agricultural lands as vacant areas ripe for development and urban sprawl. A-60 zoning was designed to protect our working agricultural lands, discourage land speculation for subdivision and development, and protect open agricultural lands that are important for wildlife habitat and corridors. Rolling back A-60 now undermines Marin's sustainable community planning. This is a slippery slope opening the doors for future A-60 rollbacks in the next RHNA cycle and is outside the guidance of ABAG and the Sustainable Communities Plan. Why is A-60 still included when it promotes unsustainable development and urban sprawl?
- How are developers selected and who receives the profits from selling these new homes especially on county property?
- information about programs and policies: <https://www.marincounty.org/depts/cd/divisions/planning/housing-and-safety-elements/programs-and-policies>
- Septic issues, including creek pollution, are a huge issue in the San Geronimo Valley for existing housing. How does the County propose to deal with that related to new development?
- I remain mystified at how ABAG became an authority in this state seemingly at a similar level of power as the governor, legislature and higher state courts in the realm of this issue.
- Will there be a second meeting to discuss these sites or is this it?
- <https://adumarin.org/>
- I'm grateful that one of your slides lists a guiding principle as "ensure robust public engagement around all sites." Given the short duration of this meeting and the lack of dialog other than chat Q&As, we probably need another workshop prior to the 4/12 meeting

to discuss these sites. How can we pull together a meeting where we can exchange more creative solutions for unincorporated Marin?

- Has there been any active outreach to commercial corridor business property owners along any portions of Marin or unincorporated specifically, up to this point in this process, to find an interest in re-design w/mixed use resi/commercial re-design options going into the 6th cycle. Would the County ever set aside funds or staff/consultants to provide design assistance? Thank you guys! --
- What does programmatic EKG report mean?
- Whoever wins the bid to build these homes have to work with and collaborate with environmental consultant What are the plans for planned communities with state of art conservation for the sake of the environment?
- Since you're planning for an 8-year cycle, why aren't you allocating an appropriate amount of time for residents to have discussion about these alarming plans?
- Why choose SGV sites close to existing private homes, some with limited ingress and egress, instead of the entire golf course property?
- I've asked this before - so pls answer
- why has firemens fund been consider
- The Greenpoint Nursery site on Atherton Avenue includes a substantial amount of seasonal wetlands and flood basin. Have you considered that in the allocation of numbers?
- Can you please address some of the questions about the Atherton corridor? You have answered a predominant number of questions about San Geronimo....
- If there are more incentives for ADUs, can't this projected number be increased.
- If you want opportunity to talk further about this, join the statewide Catalysts Call on Monday night at 5 pm. Zoom link at CatalystsCA.org.
- Why don't you broaden District 5 site possibilities? You are fixing only on Atherton area?
- so would county be consider private or public
- Bottom line: We need to fight back to overturn these damaging laws. Visit ourneighborhoodvoices.com to find out how.
- <https://ourneighborhoodvoices.com/>
- What has the county been doing since the last supervisor meeting to let Marin residents know about this process and involve the community? The lack of community outreach and involvement the last time was a dominant theme
- Thank you for addressing the challenges of creating housing for large percentage of seniors on limited income. any additional thoughts creating this?
- Can you send us an email with all of your written response to questions proposed in the chat today?
- Ditto
- little premature on the design front
- Please note that the "Protect Our Neighborhood Voices" initiative in its current state (which may be on the 2024 ballot) would change California's Constitution to give local governments the power to override any state laws that conflict with local laws regulating land use and development.
- If this initiative qualifies for the ballot and ultimately passes, local officials' land use decisions could prevail over state environmental laws and regulations – including the California Environmental Quality Act (CEQA), the California Endangered Species Act, the California Clean Air Act, state laws governing oil and gas exploration, the Native American Historic Resource Protection Act, the Sustainable Groundwater Management Act, and the

Williamson Act, amongst dozens of others. Local governments could also override fair housing rules, rent control, and other housing-related protections. Perhaps most disturbing, this initiative could be a major setback to California's efforts to curb climate change.

- It would have been appreciated if the site list you posted ahead of this meeting would have included the number of units at each address. Where can we find a list of the sites with the units at each location proposed?
- Why is the county still including A-60 zoned locations? This question has been asked before but not answered.
- You said a guiding principle as "ensure robust public engagement around all sites." This does not appear to be happening tonight. Many questions are not being addressed and there has been no time for comment other than chat Q&As. We need another workshop prior to the 4/12 meeting to discuss these sites. How can we pull together a meeting where we can exchange more creative solutions for unincorporated Marin?
- Does the County have the ability to cancel, disregard or override current Community Plans?
- A good resource for the history of planning in Marin the movement for environmentally sustainable development that the CDA and Supervisors should be upholding.
<https://martingriffin.org/the-book/about/>
- Where will you post the sites list WITH number of proposed units? That was not shared before this meeting.
- housingelement@marincounty.org
- when will we receive information on the decisions made at the April 12 and future meetings? On time for us to have further input?
- Please talk about what happens if no property owners/ developers are willing to develop housing at a given site. Multi family housing on septic, with solar required, fire sprinklers, exorbitant construction costs, etc. make it very difficult for developers to profit. What happens when none of these projects are developed?
- How will you coordinate with cities? Their site choices magnify the impact of yours.
- Despite your 'efforts' it seems that the majority of Marin residents are in the dark about when new meetings are and what is going on with this new housing mandate. What will you do to increase community involvement and outreach? What about having each supervisor having a town hall meeting for their district??
- Why is the CDA disregarding the Countywide Plan and the Urban Growth Boundary (that was passed by voters) to include A-60 sites?
- Thank you for your hard work in sharing the Housing Elements with the community.
- Leelee & Jillian, you have both done a great job throughout all this housing process. TY!
- Where will you post the sites list WITH number of proposed units? I can't see the new housing sites list with number of units at each site anywhere.
- Can you please schedule another meeting where we can actually have dialog?
- We need town hall meetings where we can have discussions in person. Can you ask the supervisors to hold town hall meetings while we still have input??
- In person meetings would be very helpful for dialogue and community input.
- I agree.
- To allow traffic of over 1000 additional cars (assuming at least 2 cars per new home) in West Marin, won't Sir Francis Drake have to be widened to 4 lanes to at least the San Geronimo golf course, or Nicasio?
- thank you, LeeLee, for answering so many questions in a patient and thorough manner. we appreciate it!

- It's better to have input early on instead of waiting until later. Why don't we have a robust discussion now to develop realistic solutions?
- Fairfax for example regularly has town hall meetings on new measures. Why are the supervisors not having town hall meetings? This must be part of the community involvement and process
- I think having in-person meetings in addition to zoom meetings makes the most sense.
- Where will you post the new sites with new zoning unit counts?
- Thank you for your time, talent and willingness to engage with community members. I appreciate it.
- I appreciate the efficiency of online attendance, but this is a hugely contentious issue; It can't be handled solely online.
- Where is the water going to come from??
- How is the county doing everything possible involve the community then why not add in person town hall meetings??
- Yes, thank you.
- WATER!
- Yes, thank you for hosting at least this.
- I would like to see Supervisor Arnold hold a series of town hall meetings
- I see the list new of sites but not the counts of units at each site.
- Agreed with the last speaker, thank you Leelee, Aline and Jillian! Marin County is fortunate to have you lead these efforts.
- Thanks so much, CDA staff
- Will there be a replay of this zoom?
- PLEASE put an updated sites list online ASAP.

Marin HE-SE Focus Groups

Top Level Findings

September 9th, 2021

Homeowners

- Living about 10-20 years in the current housing
- Found housing through real estate agents
- Somewhat satisfied - would like more options, the climate is changing
- Affordability is an issue, moving in fees, has to make multiple offers
- Limited access to public transit in Marin County
 - Reverse commute from SF is still bad, super commuters from outside Bay Area
- Would not move or be able to buy again in Marin now
- COVID: working from home more now, internet access/call reception (spotty)
- Feeling “stuck” in current home, unable to consider buying something else right now
 - Decided to invest in renovations since they feel unable to move/purchase something else
- Maintenance: poor street infrastructure, clogged water pipes causing flood issues
 - Whose responsibility is it for tree maintenance: HOA vs County?
- Wildfire and flooding are constant fears, house would not survive (older houses)
- No AC in older homes / single-family homes, homes get hot inside after 80 degrees
- Power outages - issue for boat homes
- Air Quality: residents are adapting, closing windows, getting air filters
 - Not getting notified, had to find information daily through apps/weather channels
 - Using masks, but hard to access/find, health concerns
- Insurance has gone up / concerns about this
- Programs from County - few were aware
- Suggestions for getting information to residents
 - Mailers, working with local businesses, emails, nextdoor, neighborhood associations (formal/informal), schools
- Suggestions for making housing more affordable
 - Transparency on purchasers (concerns of LLCs / Foreign buyers/speculators)
 - Limiting short-term rentals (AirBnB, etc)
 - Removing barriers to building in-law units (limited city/county staff to help with these processes - San Rafael as an example)
 - Increase property taxes on higher (millions) income homeowners/residents
 - Lower / subsidence property taxes for lower-income residents

Renters

- Wide range of length of time living in Marin (6 months - 50 yrs)
- Not able to buy a home / afford to buy a house
- Limited space (studios / small units / in-law units) - limit family growth
- Found housing through Craigslist and online searches and referrals

- Long-term renters had moved a lot around the County
- Barriers: affordability, strange rules, and added requirements from landlords (not feeling comfortable being home all day, not being able to have guests)
 - Most of their paycheck goes to housing, transportation, utilities, and not much left
 - Discrimination based on race/ethnicity by landlords
 - Limited transportation
 - Would rather live in East Bay (would feel more comfortable there)
- Some POC expressed they feel unwelcome or watched when they go shopping- prefer the East Bay where they people more welcome
- Improving housing:
 - Moving expenses are high
 - People would leave Marin County
 - Lose medical support system (resident on disability)
- Isolation, feeling secluded
- Residents don't know where to access programs
- Suggestions for getting information
 - Billboards, community boards, flyers
 - Seniors centers
 - Grocery stores
 - Schools
 - Craigslist, Next Door
- Suggestions for affordable housing
 - Developing co-op
 - Repurposing public spaces: church parking lots, other vacant spaces
 - Increase taxes on the rich
- COVID: feeling a lot more isolation, disconnected from community
- Air Quality: smoke impacting health concerns
 - Not getting notified - using apps, Google
 - Using masks, staying indoors (exercise, not walking dog)
 - Changing air filters, air purifiers
 - Impacting mental health/isolation
- Extreme heat events
 - Want cooling centers
 - Don't have a central cooling system in units
- Neighborhoods not organized, don't know their neighbors
 - Not much coordination or alarms for emergencies
- Limited cell reception, especially in case of emergencies

Similar Themes (Renters + Homeowners)

- Lack of affordability (rents, buying homes, living expenses in general)
- Lack of resources / information: not knowing who to go to for access, or where to get information
- A general feeling of dissatisfaction / just dealing with what they have / settle for what they can afford

- Residents would have to leave Marin if they have to move from current housing or in event of natural disaster, can't afford to rebuild/stay/find a new place within Marin
- Most neighborhoods are not coordinated or organized in case of natural disasters

CBO

- To some degree, they all work with Low-income residents; People of Color; Families with children; Adults and youth with special needs; Seniors; Other groups
- Finding housing
 - Long waitlists (up to 200 households)
 - Word of mouth/referrals are used
- Length of a search varies, case by case (could be a few weeks to a couple of months)
- CBOs providing support
 - Security deposits
 - Working with landlords
- Barriers
 - Lack of affordability
 - Undocumented residents have a had time securing housing
 - Substandard/unsafe housing
 - Lack of public transportation
 - Landlords trying to evict people, not keeping homes up to codes/repair needs
 - Challenges for sub-leaders
 - Farmworker housing is tied to work/employment
 - Homeowners often do not qualify for “low-income” programs/services
 - Changing housing is a challenge
 - Many workers are commuting from other counties, including CBO staff and clients
 - Limited housing stock: due to short term rentals and secondary homes
 - Other issues: waste systems, education for homeownership, renters rights
- Obstacles due to Covid
 - Rise in domestic violence / sexual violence
 - Poor performance in school (online)
- Opposition for affordable housing projects
 - Lack of sites for new housing
 - Concerns that increase diversity would make drought challenges worst
- Discrimination:
 - Against undocumented people
 - General unwelcomeness
 - NYMBYism
 - Racist / discriminatory comments/ covenants
 - Against disabilities (design of the housing is not helpful)
 - Seniors are unable to downsize because of limited affordable options
 - Need to have better relationships with landlords
 - Landlords discriminate against housing vouchers
 - Concerns about new residents disrupting the neighborhood

- County programs Support awareness
 - ADU/JADU programs are good, need to be expanded
 - Need inclusionary housing
 - People don't know they qualify for certain services
 - Zoning for camp groups
- Challenges to adding ADUs
 - Cost of construction/permits, staying up to code
 - Property taxes- tax relief if you have affordable rentals (incentives to rent affordable units, maybe have lower property taxes)
 - Land use policy limiting Increase density
 - Design/ infrastructure considerations for seniors (Ex: ramps, counter height)
 - ADUs being used for short term rentals
- Suggestions for making it easier to get information
 - Increase case management at CBO level (would like funding to support this)
 - Cultural considerations of staff supporting clients - Vietnamese communities, Spanish speaking communities,
 - Go where the people are
 - Closing digital divide: using WhatsUp and text to get information out
 - Increase staff to assist with application to services
 - Education awareness to people/public on ways they could retain their homes and stay in Marin
- Suggestions for making it more affordable
 - Universal basic income
 - One-stop shop to find resources (Events, public health information, etc.)
 - Intergenerational housing
 - Pathways to affordable homeownership with a racial equity lens, addressing decades of unequal access/racism
 - Innovative housing - Innovative ways to build things, 3D printed little homes / little neighborhoods, set a new image of what is acceptable housing
 - Fair Chance ordinance
- Safety/ Disaster Preparedness
 - Flooding and fire hazards
 - Bridge closures, earthquakes
 - Displacement due to natural disasters (people would not be able to stay in Marin)
 - Unable to afford hotels for evacuations / unable to stay in friends' home (limited space)
 - Generally unprepared and don't know who to ask for help
 - Can't afford AC, limited transportation to cooling centers
 - Seniors unable to care for themselves, more health risks, more isolation
 - Aging in place is difficult, people lose their support systems
 - Support
 - Grassroots project by and for low-income residents created emergency Go Buckets (75 buckets with supplies, masks, etc)
 - Organizations Directly working with communities

Community Survey – Housing Needs in Unincorporated Marin County

Marin County is in the process of preparing a housing plan, called the Housing Element, to address housing needs for people living in the County’s unincorporated areas (not within the cities or towns). This survey is designed to have you share your ideas about housing needs today and in the future.

Your input will inform the Housing Element. The survey will take about 10 minutes to complete.

Please tell us about your current housing circumstances.

1. What is your housing situation?

- I rent my home
- I own my home
- I live with family/friends, do not own or pay rent
- Do not currently have permanent housing

2. Where do you live? (Find where you live <http://gis.marinpublic.com/lookup/JurisdictionLookup/>)

- Unincorporated Marin County
- A city within Marin County (Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburon, Novato, San Anselmo, San Rafael)
- I do not live in Marin County

3. If you responded that you live in Marin County, please tell us exactly where. (Select one)

- West Marin**
 - Northern Coastal West Marin (Dillon, Tomales, Marshall)
 - Central Coastal West Marin (Inverness, Point Reyes Station, Olema)
 - Southern Coastal West Marin (Bollinas, Stinson, Muir)
 - Valley (San Geronimo, Woodacre, Lagunitas, Nicasio, Forest Knolls)
- Unincorporated San Rafael**
 - Santa Venetia
 - Los Ranchitos
 - Other part of Unincorporated San Rafael
- Unincorporated Novato**
- Marinwood/Lucas Valley**
- Unincorporated Southern Marin**
 - Marin City
 - Strawberry
 - Tam Valley/Almonte/Homestead
 - Other part of Unincorporated Southern Marin
- Unincorporated Central Marin**
 - Kentfield/Greenbrae
 - Sleepy Hollow
 - Other part of unincorporated Central Marin
- I do not live in unincorporated Marin County**

4. Do you work in Marin County?

- Yes
- No
- I do not work (retired, unemployed, unable to work, or other)

5. How long have you lived in Marin County (city and unincorporated)?

- Less than 1 year
- 1-5 years
- 5-10 years
- 10 + years
- I do not live in Marin County

6. What is your age?

- Under 18
- 18-29
- 30-49
- 50-64
- 65 or older

7. What is your race/ethnicity?

- White / Caucasian
- Asian / Asian American
- Black / African Ancestry
- Hispanic / Latino
- Pacific Islander
- Native American, or Indigenous
- Two or more races
- I prefer not to say
- I prefer to self-identify: _____

8. What percentage of your income is spent on housing costs (including rent and utilities or mortgage, property tax, and homeowner’s insurance)?

- Less than 30% of income
- Between 30-50% of income
- More than 50% of income
- Does not apply

9. How well does your current housing meet your needs?

- I am satisfied with my housing
- I would like to downsize but am unable to find a smaller unit
- I am unable to house additional family members
- My unit is substandard or in bad condition and I need my landlord to respond
- My unit is in bad condition, and I cannot afford to make needed repairs
- My unit needs improvements to make it easier to live with a disability
- None of the above

10. Select the top 3 housing priorities for unincorporated Marin County:

- Increase the amount of housing that is affordable to moderate, low, and very low- income residents
- Make it easier to build new housing in unincorporated Marin County
- Create programs to help existing homeowners stay in their homes
- Target efforts to address inequities in the housing market, including discrimination in renting
- Increase homeownership opportunities for moderate, low- and very-low-income residents
- Improve substandard housing conditions
- Other: _____

11. There is insufficient housing in my community for (please select all that apply):

- Families with children
- Low-income households
- Older adults (Seniors, Elderly)
- Single individuals
- Persons with disabilities
- I don't know
- Other: _____

12. Please identify any barriers to affordable housing:

- Lack of resources to help find affordable housing
- Limited availability of affordable units
- Long waitlists
- Quality of affordable housing does not meet my standards
- Other: _____

13. Please share any other comments you have related to housing in Marin County:



Thank you for your input. For more information and to stay informed, please visit:
MarinCounty.org/HousingSafetyElements

Encuesta comunitaria – Necesidades de vivienda en el Condado de Marín, áreas no incorporadas

El Condado de Marín está preparando un plan de vivienda, llamado Elemento de Vivienda, para abordar las necesidades de vivienda de las personas que viven en áreas no incorporadas del Condado (fuera de las ciudades o pueblos). Esta encuesta está diseñada para que comparta sus ideas sobre las necesidades de vivienda hoy y en el futuro.

Su aportación ayudará a la creación del Plan de Vivienda del Condado. La encuesta tardará unos 10 minutos en completarse.

Cuéntenos sobre sus circunstancias actuales de vivienda.

1. ¿Cuál es su situación de vivienda?

- Alquilo mi casa
- Soy dueño de mi casa
- Vivo con familiares / amigos, no soy dueño ni pago alquiler
- Actualmente no tengo un hogar permanente

2. ¿Dónde vive? (Encuentre dónde vive aquí: <http://gis.marinpublic.com/lookup/JurisdictionLookup/>)

- Área no incorporada en el Condado de Marín
- Una ciudad dentro del Condado de Marín - Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburón, Novato, San Anselmo, San Rafael
- No vivo en el Condado de Marín

3. Si respondió que vive en el Condado de Marín, díganos exactamente dónde vive. (Seleccione una opción)

- Oeste de Marín**
 - Costa Norte del Oeste de Marín (Dillon, Tómales, Marshall)
 - Costa Central del Oeste de Marín (Inverness, Point Reyes Station, Olema)
 - Costa Sur del Oeste de Marín (Bolinás, Stinson, Muir)
 - Valle (San Gerónimo, Woodacre, Lagunitas, Nicasio, Forest Knolls)
- Áreas no incorporadas de San Rafael**
 - Santa Venecia
 - Los Ranchitos
 - Otras áreas no incorporadas de San Rafael
- Áreas no incorporadas de Novato**
- Marinwood / Lucas Valley**
- Áreas no incorporadas del Sur de Marín**
 - Marín City / Ciudad de Marín
 - Strawberry
 - Tam Valley / Almonte / Homestead
 - Otras áreas no incorporadas del Sur de Marín
- Áreas no incorporadas del Centro de Marín**
 - Kentfield / Greenbrae
 - Sleepy Hollow
 - Otras áreas no incorporadas del Centro de Marín
- No vivo en áreas no incorporadas del Condado de Marín**

4. ¿Trabaja en el Condado de Marín?

- Sí
- No, trabajo fuera de Marín
- No trabajo (estoy jubilado, desempleado, incapacitado para trabajar, u otra razón)

5. ¿Cuánto tiempo ha vivido en el Condado de Marín (ciudad y no incorporado)?

- Menos de 1 año
- 1-5 años
- 5-10 años
- 10 años o más
- No vivo en el Condado de Marín

6. ¿Qué edad tiene?

- 17 años o menos
- 18-29
- 30-49
- 50-64
- 65 años o más

7. ¿Con qué raza o etnia se identifica? (Elija todo lo que corresponda)

- Caucásico / Blanco
- Asiático / Asiático Americano
- Afroamericano
- Hispano / Latino
- Isleño del Pacífico
- Nativo Americano o Indígena
- Dos o más raza o etnias
- Prefiero no decir
- Prefiero identificarme a mí mismo: _____

8. ¿Qué porcentaje de sus ingresos se gasta en costos de vivienda (incluidos el alquiler y los servicios públicos, o la hipoteca, el impuesto a la propiedad y el seguro de vivienda)?

- Menos del 30% de mis ingresos
- Entre el 30-50% de mis ingresos
- Más del 50% de mis ingresos
- No me aplica

9. ¿Qué tan bien satisface sus necesidades su vivienda actual?

- Estoy satisfecho con mi vivienda.
- Me gustaría reducir el tamaño, pero no puedo encontrar una unidad más pequeña.
- No puedo alojar mi hogar a miembros adicionales de la familia.
- Mi unidad es deficiente o está en malas condiciones y necesito que mi arrendador responda.
- Mi unidad está en malas condiciones y no tengo el presupuesto para hacer las reparaciones necesarias.
- Mi unidad necesita mejoras para que sea más fácil vivir con una discapacidad.
- Ninguna de las anteriores

10. Seleccione las 3 principales prioridades de vivienda para las áreas no incorporadas del Condado de Marín:

- Aumentar la cantidad de viviendas asequibles para residentes de ingresos moderados, bajos y muy bajos.
- Facilitar la construcción de nuevas viviendas en las áreas no incorporadas del Condado de Marín.
- Crear programas para ayudar a los propietarios existentes a permanecer en sus hogares.
- Dirigir los esfuerzos para abordar las desigualdades en el mercado de la vivienda, incluida la discriminación en el alquiler.
- Aumentar las oportunidades para convertirse en propietario de vivienda para los residentes de ingresos moderados, bajos y muy bajos.
- Mejorar las condiciones de vivienda deficientes.

11. No hay viviendas suficientes en mi comunidad para (seleccione todas las opciones que correspondan):

- Familias con niños
- Residentes de bajos ingresos
- Adultos mayores (Mayores, Ancianos)
- Individuos solteros o viviendo solos
- Personas con discapacidad
- No sé
- Otro: _____

12. Por favor identifique cualquier barrera a la vivienda asequible:

- Falta de recursos para ayudar a encontrar viviendas asequibles
- Disponibilidad limitada de unidades asequibles
- Listas de espera largas
- La calidad de la vivienda asequible no cumple con mis estándares
- Otro: _____

13. Comparta cualquier otro comentario que tenga relacionado con la vivienda en el condado de Marín.



Gracias por su aporte. Para más información y para mantenerse informado por favor visite:
MarinCounty.org/HousingSafetyElements



Marin Housing Element: Housing Survey Results Summary

Prepared by:



800 Hearst Avenue
Berkeley, CA 94710

January 2022



Introduction

The County of Marin is updating their Housing Element, as required by law, to establish the conditions for more housing at all income levels to be developed across the unincorporated areas of the county with the goal of meeting the RHNA number assigned to Marin County by the state of 3,569 units.

The County has provided multiple opportunities for resident to weigh in on the update process for the Housing Element. The survey described in this summary was just one of the ways residents were able to share their experiences and needs for housing in Marin. The project website: <https://www.marincounty.org/housingsafetylements> contains more information about upcoming activities.

Methodology

The County of Marin is conducting a variety of outreach activities to solicit community input. This survey was focused on the housing needs and desires for the county, and it was publicized in English and Spanish.

The County used the Survey Monkey platform for this survey, which was promoted extensively through County communication channels including post-card mail-outs, multiple email communications, and social media. Using both an online and paper format, the survey was shared with County residents via multiple Community-Based Organizations (CBOs) and publicized through online workshops.

The CBOs who supported the outreach effort included:

- Community Action Marin
- Community Land Trust Association of West Marin
- Lifehouse
- Marin Community Foundation / West Marin Community Services
- Marin Environmental Housing Collaborative (MEHC)
- San Geronimo Valley Affordable Housing Association
- Vivalon (serves people that need paratransit)
- West Marin Senior Services

The survey period ran from October through December 20th, 2021. There were 728 responses completed in English and 90 responses in Spanish, for a total of 818 responses.

Key Findings

Highlights of the survey results include:

Top housing choices for Unincorporated Marin County

Participants were asked to identify their top three housing priorities (out of seven choices).

- 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 4 choices were selected by 23% to 28% of the respondents

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%)

Top barrier to affordable housing

Participants were asked to identify the top barrier to affordable housing of out five choices.

- 55% identified “Limited availability of affordable units”
- The remaining choices received between 5% and 18% of the responses.

The survey included 12 questions that were multiple choice. Where appropriate, the responses also included “other” as a choice where participants could write in their response. There was also a thirteenth question that provided the opportunity for participants to add any additional comments.

The following sections present the survey results for each question based on responses received in English, Spanish, and the combined total. There is also a summary of the key themes from the open-ended comments received for each question. A full compilation of the comments is available as an appendix to this document.

Survey Results

The complete survey results are summarized below.

The English survey had 728 respondents:

- 626 responses online
- 102 responses through paper surveys

The Spanish survey had 90 Spanish respondents:

- 22 responses online
- 68 responses through paper surveys

The following charts show both the English and Spanish responses, as well as the combined results. Percentages are rounded to the nearest whole number. Not all participants responded to each question.

Question 1. What is your housing situation?

About 67% of respondents are homeowners, while 25% are renters. Most English respondents (75%) are homeowner while the majority of Spanish respondents (68%) are renters.

Responses	English	Spanish	Combined
I rent my home	144 (20%)	59 (68%)	203 (25%)
I own my home	540 (75%)	1 (1%)	541 (67%)
I live with family/friends, do not own or pay rent	33 (5%)	18 (21%)	51 (6%)
I don't have permanent housing	6 (1%)	9 (10%)	15 (2%)
Total	723 English respondents	87 Spanish respondents	810 combined respondents

Question 2. Where do you live?

About 54% of respondents live within unincorporated Marin County.

Responses	English	Spanish	Combined
Unincorporated Marin County	425 (59%)	16 (19%)	441 (54%)
A city within Marin County (San Rafael, Corte Madera, Larkspur, Mill Valley, Ross, Sausalito, Tiburon, Novato, San Anselmo)	279 (39%)	70 (80%)	349 (43%)
I do not live in Marin County	19 (3%)	1 (1%)	20 (2%)
Total	723 English respondents	87 Spanish respondents	810 combined respondents

Question 3. If you responded that you live in Marin County, please tell us where exactly.

The results shown in chart below represent only the response options that received more than 5% of the results in at least one of the languages or in the combined count.

Responses	English	Spanish	Combined
Unincorporated San Rafael: Santa Venetia	37 (5%)	3 (4%)	40 (5%)
Unincorporated San Rafael: Other part of Unincorporated San Rafael	26 (4%)	13 (16%)	39 (5%)
Unincorporated Novato	50 (7%)	1 (1%)	51 (7%)
Marinwood/Lucas Valley	36 (5%)	1 (1%)	37 (5%)
Unincorporated Southern Marin: Marin City	10 (1%)	8 (10%)	18 (2%)
Unincorporated Southern Marin: Tam Valley/Almonte/Homestead	96 (14%)	0 (0%)	96 (13%)
Unincorporated Central Marin: Kentfield/Greenbrae	62 (9%)	1 (1%)	63 (8%)
I do not live in unincorporated Marin County	186 (28%)	41 (51%)	227 (30%)
Total (Not all responses are listed above)	779 English respondents	81 Spanish respondents	760 combined respondents

Question 4. Do you work in Marin County?

About 47% of respondents work in Marin County, and 18% work outside the County. A significant portion of the English respondents (37%) do not work, are retired, unemployed or unable to work.

Responses	English	Spanish	Combined
Yes	290 (44%)	63 (77%)	353 (47%)
No	128 (19%)	7 (9%)	135 (18%)
I do not work (retired, unemployed, unable to work, or other)	247 (37%)	12 (15%)	259 (35%)
Total	665 English respondents	82 Spanish respondents	747 combined respondents

Question 5. How long have you lived in Marin County (city or unincorporated)?

Most respondents (75%) in English and Spanish combined have lived in Marin County for over ten years.

Responses	English	Spanish	Combined
Less than 1 year	10 (2%)	9 (11%)	19 (3%)
1-5 years	52 (8%)	18 (22%)	70 (9%)
5-10 years	69 (10%)	7 (8%)	76 (10%)
10 + years	516 (77%)	49 (59%)	565 (75%)
I do not live in Marin County	19 (3%)	0 (0%)	19 (3%)
Total	666 English respondents	83 Spanish respondents	749 combined respondents

Question 6. What is your race / ethnicity?

Of all the survey respondents, 70% identify as White / Caucasian, and another 16% identify as Hispanic / Latino.

Responses	English	Spanish	Combined
White / Caucasian	519 (79%)	1 (1%)	520 (70%)
Black / African Ancestry	4 (1%)	0 (0%)	4 (1%)
Asian / Asian Ancestry	30 (5%)	1 (1%)	31 (4%)
Hispanic / Latino	35 (5%)	81 (95%)	116 (16%)
Pacific Islander	8 (1%)	0 (0%)	8 (1%)
Native American, or Indigenous	6 (1%)	0 (0%)	6 (1%)
Two or more races	21 (3%)	0 (0%)	21 (3%)

I prefer not to say	52 (8%)	1 (1%)	53 (7%)
I prefer to self-identify	17 (3%)	1 (1%)	18 (2%)
Total	660 English respondents	85 Spanish respondents	745 combined respondents

Question 7. What is your age?

Most respondents (56%) are between the ages of 30 and 64 years old and 38% are over the age of 65.

Responses	English	Spanish	Combined
17 or under	1 (0%)	1 (1%)	2 (0%)
18-29	25 (4%)	16 (19%)	41 (5%)
30-49	142 (21%)	52 (63%)	194 (26%)
50-64	210 (32%)	14 (17%)	224 (30%)
65 or older	287 (43%)	0 (0%)	287 (38%)
Total	665 English respondents	83 Spanish respondents	748 combined respondents

Question 8. What percentage of your income is spent on housing costs (including rent and utilities or mortgage, property tax, and homeowner's insurance)?

One third of respondents (37%) spend between 30% and 50% of their income on housing costs, while another 19% of respondents spend over 50% of their income. In total, 56% of respondents stated that they spend over 30% of their income on housing costs. From the Spanish respondents alone, almost 60% of those who responded to the survey spend more than 50% of their income on housing costs.

Responses	English	Spanish	Combined
Less than 30% of income	260 (40%)	11 (13%)	271 (37%)
Between 30-50% of income	254 (39%)	18 (22%)	272 (37%)
More than 50% of income	95 (14%)	48 (59%)	143 (19%)
Does not apply	48 (7%)	5 (6%)	53 (7%)
Total	657 English respondents	82 Spanish respondents	739 combined respondents

Question 9. How well does your current housing meet your needs?

While 69% of the combined respondents stated they were satisfied with their housing, about 18% of the Spanish respondent selected that their unit is “substandard or in bad condition and need [their] landlord to respond.”

Responses	English	Spanish	Combined
I am satisfied with my housing	478 (73%)	26 (34%)	504 (69%)
I would like to downsize but am unable to find a smaller unit	25 (4%)	6 (8%)	31 (4%)
I am unable to house additional family members	35 (5%)	13 (17%)	48 (7%)
My unit is substandard or in bad condition and I need my landlord to respond	9 (1%)	14 (18%)	23 (3%)
My unit is in bad condition, and I cannot afford to make needed repairs	18 (3%)	3 (4%)	21 (3%)
My unit needs improvements to make it easier to live with a disability	21 (3%)	6 (8%)	27 (4%)
None of the above	72 (11%)	9 (12%)	81 (11%)
Total	658 English respondents	77 Spanish respondents	735 combined respondents

Question 10. Select the top 3 housing priorities for unincorporated Marin County.

Of the combined respondents, 59% agreed that increasing “the amount of housing that is affordable to moderate, low, and very low-income residents” was among their top housing priorities. The second highest selected option was to “increase homeownership opportunities for moderate, low- and very low-income residents,” which was selected by 47% of the combined respondents. The third highest option selected among the English respondents was “Create programs to help existing homeowners stay in their homes” with 36% of English respondents selecting this option. Among the Spanish respondents, the third highest selected option, with 33% of Spanish results, was “Make it easier to build new housing in unincorporated Marin County.”

Responses	English	Spanish	Combined
Increase the amount of housing that is affordable to moderate, low, and very low- income residents	382 (57%)	63 (73%)	445 (59%)
Make it easier to build new housing in unincorporated Marin County	180 (27%)	28 (33%)	208 (28%)
Create programs to help existing homeowners stay in their homes	238 (36%)	11 (13%)	249 (33%)
Target efforts to address inequities in the housing market, including discrimination in renting	213 (32%)	15 (17%)	228 (30%)
Increase homeownership opportunities for moderate, low- and very-low-income residents	313 (47%)	40 (47%)	353 (47%)
Improve substandard housing conditions	176 (26%)	24 (28%)	200 (27%)
Other (please specify)	170 (25%)	7 (8%)	177 (23%)
Total	668 English respondents	86 Spanish respondents	754 combined respondents

Summary of additional comments included:

- A desire to build more moderate and low-income housing
- Desire for more programs that support affordable homeownership
- Support for current residents to be able to stay in Marin
- Suggestions to keep higher density developments near transportation, in city centers, and where infrastructure for utilities already exists
- Desire to preserve the open space, parks, and agricultural land within the County
- Concerns about how the character of towns and neighborhoods might change with higher density
- Concerns for limited water due to drought
- Concerns for increased traffic due to more housing
- Hesitancy for increased density and more development

Question 11. There is insufficient housing in my community for (please select all that apply).

The top three choices by the combined responses were:

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

Responses	English	Spanish	Combined
Families with children	202 (32%)	49 (62%)	251 (35%)
Low-income households	369 (58%)	53 (67%)	422 (59%)
Older adults (Seniors, Elderly)	235 (37%)	8 (10%)	243 (34%)
Single individuals	189 (29%)	10 (13%)	199 (28%)
Persons with disabilities	156 (24%)	7 (9%)	163 (23%)
I don't know	129 (20%)	4 (5%)	133 (18%)
Other (please specify)	108 (17%)	3 (4%)	111 (15%)
Total	641 English respondents	79 Spanish respondents	720 combined respondents

Note: Percentages will total over 100% since respondents were allowed to select multiple options.

Summary of additional comments included:

- Desire for more rental options
- Insufficient housing for local workers resulting in workers having to live outside of Marin County
- Lack of options for those experiencing and/or are at risk of homelessness
- Insufficient housing for middle-income families, single individuals, and older adults
- Support for more moderate- to low-income housing
- Concerns about how diversity has decreased over the years
- Desire to preserve open land space and parks within the county
- Concerns of expansion due to climate change impacts
- Sentiment that there was already sufficient housing in Marin County

Question 12. Please identify the top barrier to affordable housing.

The top barrier to affordable housing according to the respondents is the limited available of affordable units (55% of combined results, and 60% of English-only responses). Spanish respondents selected the lack of resources to help find affordable housing as their top barrier (64% of Spanish-only results).

Responses	English	Spanish	Combined
Lack of resources to help find affordable housing	64 (10%)	50 (64%)	114 (16%)
Limited availability of affordable units	376 (60%)	8 (10%)	384 (55%)
Long waitlists	32 (5%)	13 (17%)	45 (6%)
Quality of affordable housing does not meet my standards	30 (5%)	3 (4%)	33 (5%)
Other (please specify)	123 (20%)	4 (5%)	127 (18%)
Total	625 English respondents	78 Spanish respondents	703 combined respondents

Summary of additional existing barriers included:

- NIMBY (“not in my back yard”) housing policies
- Insufficient water supply
- Lack of rental opportunities
- General lack of affordable housing
- Limited homeownership opportunities or inundated waitlists for homeownership
- Lack of affordable housing due to city regulations such as zoning, permit fees, etc.
- Low paying jobs and lack of living wages is a barrier of entry to living in Marin
- Desire to keep Marin County population small and build more densely in other places outside of Marin County such as San Francisco
- Pushback against building affordable housing
- Some respondents believe there are no barriers or that this is a marketplace issue



Question 13. Please share any other comments you have related to housing in Marin County

	English	Spanish	Combined
Total	380 English respondents	50 Spanish respondents	430 combined respondents

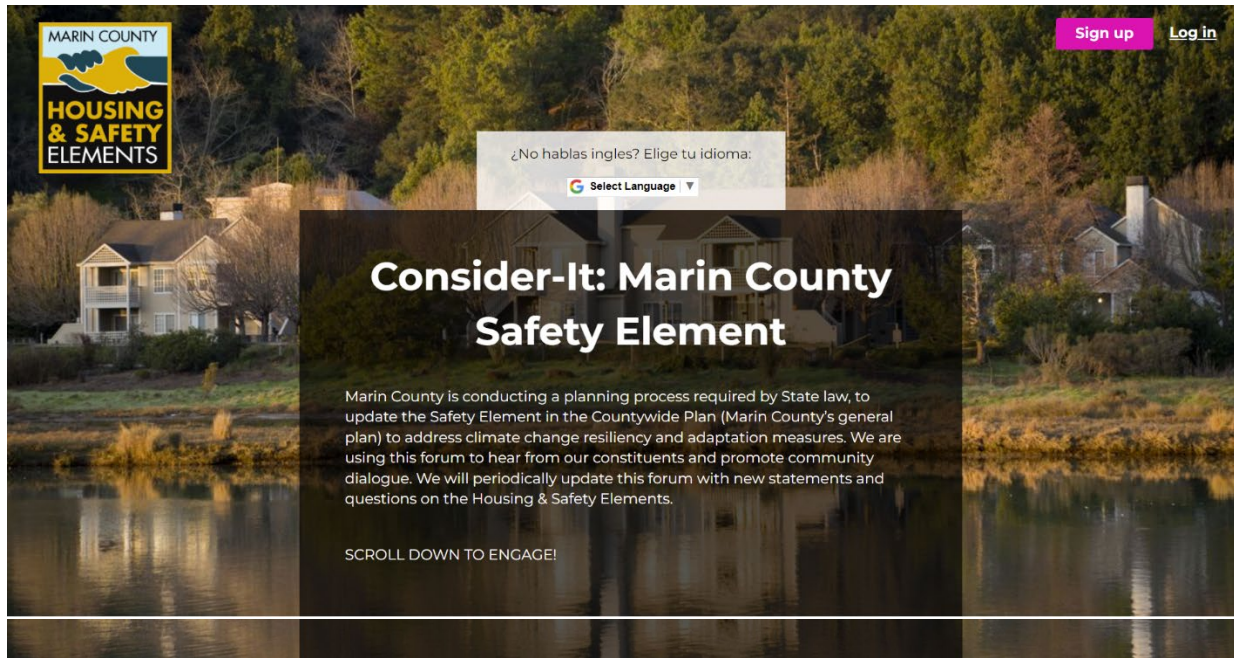
The following summarizes the key themes mentioned in the 430 comments:

- Support for more low-income to middle-income housing
- Support for affordable units for seniors
- Support for additional workforce housing
- Frustration with housing barriers such as limited availability and long waitlists
- Concern for how additional units may affect the strained local water supply
- A desire for infrastructure issues such as limited water supply, transportation (increased traffic and road damage), and flooding concerns, to be addressed before building additional units
- Respondents shared that regulatory burdens slow down development
- Desire to keep existing open land space preserved
- A desire to keep Marin population less dense
- Concern for short term rentals and/or vacation rentals that take homes off the market for long term renters
- Concern over existing inequitable housing practices and discrimination

Appendix

Attached are additional documents, including:

- Charts summarizing English and Spanish results (in PowerPoint File)
- Summarized data for English and Spanish results, with list of additional comments (in Excel File)
- Full raw data from survey results (in Excel File)



[Create an Account](#) to share your thoughts

The forum host has set participation to anonymous, so you won't be able to see the identity of others at this time.

⌵ Hazards: Threats & Opportunities

There are a range of hazards that may impact Marin County communities. Use the slider to show how big of an impact each hazard is to you and your community. Tell us how each hazard is a threat (cons) to you and what opportunities or solutions (pros) we should consider to minimize the effects of each hazard. Use the slider to express the level of impact each hazard will have on you, and then use the cons/pros comment section to help explain your response.

sort by: **Trending**

All opinions | Just you | Custom view

• **Drought**

Added: 10/19/2021 | 2 pros and cons



• **Severe Weather**

Added: 10/19/2021 | 2 pros and cons



• **Wildfire**

Added: 10/19/2021 | 0 pros and cons



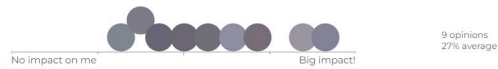
• **Flooding**

Added: 10/19/2021 | 1 pro or con



• **Extreme Heat**

Added: 10/19/2021 | 1 pro or con



• **Sea Level Rise**

Added: 10/19/2021 | 0 pros and cons



• **Subsidence**

Added: 10/19/2021 | 1 pro or con



• **Landslide**

Added: 10/19/2021 | 0 pros and cons



Consider It Webpage

Potential Ideas & Strategies

The statements below are early ideas for the public to consider, and some are ideas from other jurisdictions. Tell us if you support or oppose each statement. Leave your comments in the cons & pros section for each statement to help us understand why.

sort by: Trending

All opinions Just you Custom view

- The County should provide incentives and/or subsidies to property owners for protecting their assets from environmental hazards.**

Added: 10/19/2021 | 1 pro or con



- The County should establish an economic recovery fund that enables swift and equitable recovery from the impacts of environmental hazards.**

Added: 10/19/2021 | 1 pro or con



- Marin County should focus on protecting the most vulnerable and highly impacted populations first from environmental and climate related impacts.**

Added: 10/19/2021 | 2 pros and cons



- Property owners should be responsible for making modifications to structures in order to minimize damage from future hazards.**

Added: 10/19/2021 | 0 pros and cons



How prepared are you for an emergency?

Tell us how prepared or ready you are in case of an emergency caused by a natural disaster or environmental hazard impacting your home or community.

sort by: Trending

All opinions Just you Custom view

- In case of an evacuation, do you have an alternative place to stay or cash for a hotel or other lodging?**

Added: 10/19/2021 | 0 pros and cons



- If you have to move or lose your home due to a natural disaster, could you afford to find another place to live within Marin County?**

Added: 10/19/2021 | 0 pros and cons



- Does your community have an emergency preparedness plan ready in case of a natural disaster emergency?**

Added: 10/19/2021 | 0 pros and cons



- How well prepared is your household for an emergency?**

Added: 10/19/2021 | 0 pros and cons



- Do you have an evacuation plan in place?**

Added: 10/19/2021 | 0 pros and cons





Marin County Housing Element Candidate Housing Sites and Selection Process Comments

Summary

Marin County conducted a robust process to share information and to solicit feedback on the process used to identify housing sites for inclusion in the Marin County Housing Element. The County is required by state law to prepare a plan which identifies sites where its assigned Regional Housing Needs Allocation (RHNA) of 3,956 housing units at different income levels can be built. While the County does not build the planned housing, they must, along with the specific sites, provide the zoning and policies and programs to ensure these sites can be developed.

At a December 7th meeting, the Board of Supervisors provided direction on a set of guiding principles to guide the process. One of the principles directed for substantive public engagement. Between late January 2022 and mid-March 2022, the County provided a variety of opportunities and formats for the public to use to share their feedback through written and verbals comments and use of digital tools. They included:

Outreach Opportunity	Comment Methods
On-line community workshop January 20	Participants could ask questions and submit comments in the chat.
County-wide Roads Shows	Ten virtual meetings were conducted at Design Review Board, Community and neighborhood specific locations throughout the County. Depending on the meeting, participants could comment verbally and/or in writing using the chat feature.
Balancing Act Digital Tool*	On-line digital tool that allowed participants to balance the sites to meet a desired number of units. It also allowed for site specific comments. <i>*County staff held 4 sessions of office hours to assist anyone who had questions about how to use the tool.</i>
Marin County Atlas	On-line map that showed natural hazards and constraints to be considered. Users could consult the details of a specific property and make site specific comments.

To make it easier for the team to review the comments, the attached tables were created to organize the written comments submitted using various tools. They are attached to this document as an appendix.

Marin County Housing Element: Candidate Housing Sites and Selection Process Comments Received via Email or Balancing Act Submissions – Key Themes

PCL—Incorrect or Inconsistent Categorization of Parcels: Parcels have been incorrectly or arbitrarily categorized in the Draft Candidate Housing Sites List.

INF—Limited Infrastructure: Sites have limited infrastructure and/or limited capacity to support sufficient infrastructure for more development.

SER—Insufficient / Limited Access to Schools, Services, etc. Sites lack sufficient access to or resources to support schools, proximity to jobs, shopping, and amenities, and other required services.

TRF—Traffic Congestion: Site unsuitable due to traffic congestion

PRK—Lack of Parking: Site unsuitable due to lack of parking

PTR—Lack of Public Transportation: Site lacks access to public transportation

ACT—Lack of Active Transportation Infrastructure: Lack of safe access for pedestrians and bicyclists

NMR—No More Room for Additional Development or Too Much Additional Development Proposed: Site has no more room/infrastructure capacity etc. for development or is already overdeveloped, or the amount of additional development proposed is too much for the site.

SEA—Threat of Sea Level Rise / Current Flooding: Area is prone to sea level rise and/or current flooding. Makes the entire site unsuitable, or development should be limited to levels above the sea rise/flood zone.

NAT—Impacts Natural / Agricultural Resources: development on site will impact natural and/or agricultural resources; located in rural area which is not appropriate for development

CUL—Impacts Cultural Resources: Impacts tribal site or other cultural resources

FIR—Fire Risk / Limited Access for Emergency Services: site unsuitable due to fire risk / limited access for exit or egress in case of fire / limited access for emergency vehicles

WAT—Lack of Water / Septic Water Issues: Not enough water currently or for more development; insufficient clean water and septic issues

HLT—Air Quality / Chemicals / Other Health Impacts: Additional development will impact air quality, add toxins to the environment, or otherwise create negative impacts on community health.

EQT—Inequitable Development / Need for Equitable Development: Affects equitable housing; either it will improve housing equity OR site already has a majority of public housing/low income units in area; or will not assist in providing equitable housing / improving housing equity.

GDL—Good location: Identified as good location for housing; may be some caveats

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
1009 Idleberry (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
1501 Lucas Valley Road (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X			X	X	X	X	X	X	X		
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X			X	X	X	X	X	X	X		
254 Lucas Valley Road near Terra Linda Ridge	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X						X							X
254 Lucas Valley Road near Terra Linda Ridge	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Lucas Valley Rd/near terra Linda Ridge: 26 Where is this? Where the stable is now located?	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
254 Lucas Valley Road Near Terra Linda Ridge	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR – but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email	X		X	X			X	X		X		X				X	X
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X					
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X					
254 Lucas Valley Road near Terra Linda Ridge	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X					
2800 West Novato Blvd., Novato	If you need MORE " VERY LOW AND LOW INCOME" and " MODERATE INCOME " sites closer to Novato, our property at 2800 West Novato Blvd has plenty of room and space. Thank you. We appreciate all your hard work here	Email																	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
4260 Sir Francis Drake Boulevard, Woodacre	Hello Supervisor Rodoni, This message is regarding the Housing Element site proposals. Like yourself, I was born and raised in West Marin County. My family has been ranching in Marin for 5 generations, and our love for the land and community runs deep. We understand that there is a need for more affordable housing in Marin, however, We oppose any development at 4260 Sir Francis Drake Boulevard (TUHS). Development on said property would be a detriment to the Valley consider how the lack of public transportation, water access, septic/sewage and the increase of traffic would impact the surrounding area - community, environment and wildlife as a whole. There are many other places in Marin where housing can be developed and integrated into the surrounding area to the benefit of the community. We are asking you to conserve the land at 4260 Sir Francis Drake Boulevard. Thank you for your time.	Email				X		X				X		X	X			
530 Blackstone Drive (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
530 Blackstone Drive (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X								X
530 Blackstone Drive (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley: 530 Blackstone Drive (site of religious house) - 32 ???	Email																
530 Blackstone Drive (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
530 Blackstone Drive (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
530 Blackstone Drive (Marinwood / Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			
6 Jeanette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
6900 Sir Francis Drive Boulevard (San Geronino)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting into the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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7 Mt. Lassen (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X				X		X	X	X			X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email			X	X	X							X					
7 Mt. Lassen (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email			X	X				X								X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. 7 Mt Lassen (site of office park) - 58: Would this replace office park? If so 58 apartments or condos seems reasonable. No market rate	Email															X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via ldyberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR – but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email	X		X	X		X	X			X		X			X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	

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7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
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7 Mt. Lassen (Marinwood / Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Sites located at 7 Mt. Lassen Drive and at Lucas Valley Road/Mt Muir near Terra Linda Ridge fail to comply with stated criteria for site selection. These sites present environmental hazards, including high fire danger as exhibited last August when a wildfire approached housing and traffic became a hazard. These areas also fail to provide access to transportation, jobs, services, and amenities. Lucas Valley is an inappropriate choice. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email	X			X		X		X		X		X				
70 Oxford Drive, Santa Venetia	RE: APN 180-261-10 Address: 70 Oxford Drive. The undersigned is owner of this large (27.8 acres, or approx. 1,211,000 sf) parcel. As currently zoned A2B2 (minimum lot size of 10,000 sf), it is extraordinarily and technically suitable for numerous residences. To help the County and the State to meet their Housing target, we agree with and welcome the proposed suggestion of multiple possible residences on this acreage, but suggest the number be reduced to a maximum of five (5). This necessarily lower number would result in (A) lot sizes more consistent with the surrounding neighborhood, as specifically recommended in the Santa Venetia Community Plan; (B) smaller homes consistent with the affordability targets; (C) lot configurations more accessible (requiring less ground disturbance) and least likely to conflict with numerous environmental and cultural constraints extant on the site; and (D) a density nearly ten times less than the initial proposal, thus significantly less negative impact on the current traffic congestion on NSPR which is the sole access/egress to Santa Venetia.	Email	X			X				X		X						

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B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)				X					X	X		X				X
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B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X			
B - 160 Shoreline Highway (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
B - 160 Shoreline Highway (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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B - 160 Shoreline Highway (Almonte)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
B - 160 Shoreline Highway (Almonte)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)—that are different or additional—that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
Bon Air Shopping Center (Greenbrae)	you should add this is your list of housing element sites. This land could accommodate many units, it is very close to public transportation and have plenty of available parking.	Email																X
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing is inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development. 2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect Improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development. 2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)		X	X		X				X		X		X				
D - Los Ranchitos Road (Los Ranchitos)	I am writing in response to the 2023-2030 Housing Element Proposals for the Los Ranchitos area of Marin County. The current proposal for approximately 139 additional units in Los Ranchitos does not consider the safety of residents and the impact on the natural environment. 1. Los Ranchitos is made up of lots on narrow hillside streets, without sidewalks and street lights. Adding more units will increase the difficulty of fighting fires on the upper streets or safely evacuating residents when earthquakes occur. 2. The only way in and out of Los Ranchitos is on Los Ranchitos Road. Traffic on Los Ranchitos Road becomes gridlock today when there is the slightest slowdown on Highway 101. I expect traffic will increase as the proposed housing units in the Northgate Mall are built. Adding more units in Los Ranchitos will make that even worse. 3. Where will the water come from for all of these proposed additional housing units, including the ones outside of Los Ranchitos? We are all reducing water usage to meet current water restrictions. I would think new sources of water should be identified and funded before large scale housing increases are proposed. 4. Los Ranchitos lots were created and deeded to be 1 acre minimum parcels. We are zoned light agricultural, resulting in many barnyard animals and backyard vegetable gardens. The rural nature of this area is what attracted me to this area and I am sure that is true for most of my neighbors. As I noted above, many of our streets are on steep hills. So to get 139 additional units in Los Ranchitos zoning will be changed to allow apartment-like buildings on the flatter streets. This will destroy the rural/wildlife feel to this neighborhood.	Email		X		X			X	X		X		X	X				
D - Los Ranchitos Road (Los Ranchitos)	I find it hard to believe that this many new housing units is even being considered! For the last three years we've been told that we can use only 60 gallons of water a day. And you want to add 1000 more houses in Los Ranchitos? Where does the water come from? Traffic is already insane, and this will add nothing but more gridlock. What about the fire hazards in densely populated areas? I find it absolutely insane that this could even be in anybody's minds. The people that live in this area chose it because of the zoning and the lot sizes. How can you just swoop in and say the "hell with you we're going to do what we want"? What happened to private property rights?	Email				X				X				X	X				
D - Los Ranchitos Road (Los Ranchitos)	I write to express my great objections to the proposed housing element to rezone Los Ranchitos in unincorporated Marin County. It is not well thought out and will have many negative consequences. First, the infrastructure of water, fire protection, education do not support this proposal. Due to the hilly properties and limited egress/ingress greater density will create a major fire liability and risk. Already, only one insurer will write policies for this neighborhood. Second, Los Ranchitos lots were created and deeded to be 1 acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood. Third, Los Ranchitos is a Wildland Urban Interface (WUI). In addition to increased fire hazard, it will greatly affect the native animal habitats of turkeys, owls, deer, foxes and other animals. Fourth, The only way into and out of Los Ranchitos is Los Ranchitos Road. That road is already gridlocked during morning rush hours. The addition of more new housing units in Northgate and Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances, and create a huge potential for loss of life in the event of major emergencies like fires and earthquakes. Adding housing to Los Ranchitos will only make a bad situation worse. Fifth, Los Ranchitos is currently zoned agricultural with numerous barnyard animals kept here. Increased density will adversely affect them as well. This housing element is not well thought out and will be detrimental to health and safety as outlined above. I urge that this plan not be adopted.	Email				X				X		X		X					

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D - Los Ranchitos Road (Los Ranchitos)	I write to express my objections to proposals in the County's Housing Element to rezone the Los Ranchitos area of unincorporated Marin County. While I acknowledge the need for additional housing, and generally support efforts to equitably provide for the good of the greater community, I believe that the proposal to rezone this particular area of the County is misguided. For one thing, the only way into and out of Los Ranchitos is Los Ranchitos Road. As things currently stand, Los Ranchitos is already a very congested road, used as the primary corridor through which people access the Northgate malls, Terra Linda High, Mark Day School and other points west of Highway 101 and in the valley between Central San Rafael and Lucas Valley. Los Ranchitos Road is already becoming a dangerous thoroughfare, particularly at the two Los Ranchitos Road/Circle Road intersections. The planned redevelopment of the Northgate Mall (up to 1,443 residential units, I understand?) is going to put even more pressure on Los Ranchitos Road. The addition of another 80-139 more units in the Los Ranchitos neighbor is going to push things over the edge. Heavy traffic and gridlock will be normal circumstances - a nuisance on a daily basis, but a real safety hazard in the event of a significant emergency or disaster, such as an earthquake or fire. Further, as a Wildland Urban Interface (WUI) area, the Los Ranchitos area already poses a significant risk (so much so that at least one insurer that I'm aware of already refuses to provide coverage to residents of the area). With greater density between them and the only road out, all residents of Los Ranchitos, but particularly this in the hilly portions of the neighborhood (the majority of the current residents) will face a real and life threatening challenge should a wildfire or other disaster strike. Greater density in this WUI will also have an adverse, if not existential, impact on turkey, owl, deer, fox and other animal populations that call the area home. The plan to rezone Los Ranchitos seems to ignore the fact that the area lacks the infrastructure to support any additional development. There are no sidewalks, no streetlights, no access to recycled ("purpose pipe") water. The adequacy of other resources necessary to support additional density in the area (police, fire, schools, etc) also seems tenuous at best. How will these things be provided? Los Ranchitos is currently zoned agricultural. Many of us grow our own produce and as many have horses, goats and other barnyard animals. What are those residents to do and where will those animals go when modest farm homes are replaced with multi-family condos, duplexes, etc.? Los Ranchitos lots were created to be 1 acre minimum parcels for single family housing. The deeds to the lots in the neighborhood limit further development or subdivision. Increasing density here will destroy the nature and character of the neighborhood. It will take from the residents of the neighborhood that very thing which drew them to the neighborhood in the first instance, I realize this may not be the most compelling argument, but I do think its important to realize that what is being propose is not a plan to build something down the road from or adjacent to a residential neighborhood, but a complete and dramatic reconfiguration of the residential neighborhood itself. Finally, the proposal presumes the Los Ranchitos neighborhood is "not currently used to [its] full potential." I realize the lots in Los Ranchitos are larger than many, but does that really mean they are not used to their full potential? Seems like a pretty subjective assessment, unless "full potential" is really just another way of saying "capacity for density." If that's the case, I would posit that there are a good many other areas of the county that could be made more dense without adversely impacting the quality of life of the persons who live in that area. This proposed Housing Element is ill considered and will be detrimental to health, safety and well being of the community. I am for more housing, but I urge the County to reconsider whether this is the best, or most appropriate place to put that housing.	Email		X	X	X			X			X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	Like many Los Ranchitos residents my wife and I both feel very strongly that we do not think additional development in our agricultural neighborhood is wise. Denser housing will destroy the area, cause additional traffic, eliminate much of the animal friendly atmosphere and potentially be significantly difficult for fire engines and other ingress and egress. Please reconsider and hopefully leave our area the beautiful place that we love.	Email				X				X		X		X				
D - Los Ranchitos Road (Los Ranchitos)	Los Ranchitos Housing Element Sites: I would like to comment about the upcoming Housing Element environmental review. I do not believe that there is infrastructure regarding Safety Elements and Water supply. Our driveways is 8 feet wide up a steep knoll. It is not conducive to adding density housing. The past two years drought, is an indication that we do not have enough rain to sustain our community. If we are to add more housing it will increase water usage. What will happen to the community if the water is not available. Regarding the infrastructure, the roads will need to be addressed. The safety will be more dangerous for emergency vehicles if the roads are full of traffic on two lane roads. Thank you for considering my comments to the environmental review	Email		X		X								X	X			
E - 2 Jeannette Prandi Way (Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development - infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley.2 Jeannette Prandi Way (site of Juvenile Hall) - 254 100 or less Good location but too many units, must be affordable. Rotary Senior Housing is excellent. Perhaps expand affordable housing for seniors there with larger 2 BR units	Email															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	I see the maps and have concerns that things aren't matching. I'm not opposed to additional housing, but it should be done gradually and incrementally. I'm concerned about the number of units planned for Jeanette Prandi/Juvi of 254 units. That, I believe, is WAY more than Rotary Village. It is one thing if it is planned as beautifully as Rotary Village with one-story facilities and have trees and landscaping. It is another thing if you build a 4 story building in the center of the meadow of Marin County Parks.	Email								X		X						
E - 2 Jeannette Prandi Way (Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners.Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station, And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR - but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X	X				X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the addl vehicles on the road will be intolerable. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal	Email				X		X				X						
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E - 2 Jeannette Prandi Way (Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X					X			X				
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MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juv/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X			X					
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E - 2 Jeannette Prandi Way (Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X			X		X		X					
E - 2 Jeannette Prandi Way (Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Juvenile Hall Site Master Plan (A copy of the Master Plan and Appendix will be presented to the Board of Supervisors at the March 2, 2021 meeting.); A Master Plan was developed through collaboration of Marin County Supervisor Bob Roumiguere, Planning Director Mark Reisenfeld, and Lucas Valley Community members. The Master Plan was submitted to the Board of Supervisors and adopted in 1994. The Plan encompasses the Jeanette Prandi and Juvenile Hall sites being considered as housing sites. The Master Plan provides: a. Upper Idylberry Corridor - The plan stipulates the area north of the Idylberry is transferred to the Open Space District, and there shall be no structures or other improvements north of the Idylberry Corridor. b. Lower SE portion of the Juvenile Hall Site - the lower grass area is preserved for recreational uses. c. SW corner of the site (Jeanette Prandi Way) - shall remain as County Administrative and Storage Facilities only. d. Rotary Senior Housing (Jeanette Prandi Way) - shall be limited to 55 units, single story only. e. Juvenile Hall and County Parks Offices - area shall remain as County facilities. No additional development is permitted. The restrictions of the Master Plan prohibit consideration of this entire area for possible housing sites. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email								X		X	X					

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G - 155 Marinwood Avenue (Marinwood)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)											X						X
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G - 155 Marinwood Avenue (Marinwood)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Marinwood Market - 136 100 or less: Best and necessary site for redevelopment, but it should be a mixed use development as was proposed by Bridge Housing some years ago. Housing number should be reduced to under 100	Email								X									
G - 155 Marinwood Avenue (Marinwood)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on be on tomorrow's meeting agenda.	Email																	X
G - 155 Marinwood Avenue (Marinwood)	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincent's and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X			
G - 155 Marinwood Avenue (Marinwood)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners.Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X		X				X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
G - 155 Marinwood Avenue (Marinwood)	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below:3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below:3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market - 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) - 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			

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G - 155 Marinwood Avenue (Marinwood)	While I am generally in favor of additional low-income housing in Marin, it appears that the proposals for development of Marinwood Avenue turn that are of our neighborhoods (I live across the street) into an area that exclusively low-income housing. Experiments with consolidating low- income housing in the 1960-80's proved to us that this does not work well. These areas become neglected bygovernment and residents alike. Is it possible to make these development more diverse?	Email															X	
H - 1565 Vendola Drive (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X				X			X	X				
H - 1565 Vendola Drive (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
H - 1565 Vendola Drive (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email																X
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email				X				X	X		X	X			X	
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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H - 1565 Vendola Drive (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				
H - 1565 Vendola Drive (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design., get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	
H - 1565 Vendola Drive (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Goobe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
H - 1565 Vendola Drive (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X		X	

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COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) As the directors of Marin Cove Homeowner's Association, and on behalf of the Association, we register our strong objections to plans to turn the Old Gallinas school site into a housing complex. The Marin Cove subdivision is in the Santa Venetia neighborhood. It has 75 units, on single lane streets, and has limited parking areas. The owners are generally single families; some of which have children. The owners, in part due to the limited public transportation, generally use cars to get to and from work. Marin Cove HOA, not the school district, owns the strip of land on the west side of Schmidt Lane separating the field at the Old Gallinas School District from Schmidt Lane. The HOA does not consent to the use of its property to provide access for proposed housing. To the extent the driveway on Schmidt Lane, which crosses the strip of property owned by the Marin Cove HOA, is claimed to be an easement to permit access to the field, if the proposed housing development contemplates the use of such driveway, such is a dramatically increased use of the easement. We do not consent to the use of the driveway to serve a 180- unit development. For the reasons discussed below, we request the removal of the Old Gallinas property from the list of sites proposed for affordable housing. We make these objections based on Government Code section 65852.21 of the Housing Crisis Act ("HCA"), which provides for denial of a proposed housing development project if such project would have a "specific, adverse environmental and social impact," as defined and determined in paragraph (2) of subdivision (d) of Government Code section 65589.5. A significant adverse environmental and social impact means a "significant, quantifiable, direct, and unavoidable impact" [emphasis added], based on objective, identified written public health or safety standards, policies, or conditions. (Govt. Code, § 65580.5(d)(2).) Preliminarily, we object to the lack of notice of consideration of the Old Gallinas school site as a location for affordable housing. The Board only learned of the consideration on Monday, February 21, 2022. In the past, the County posted notices of consideration of proposed construction developments on our streets, or sent circulars to residents, so they could make a reasoned response. Why such notice was not given here is unclear. In the past, Santa Venetia residents have objected to the County's attempts to either build on the Old Gallinas field, or turn the field into a designated dog park. The residents' objections, then, as now, included concerns as to congestion and parking. Due to the lack of notice, we are only able to offer brief comments as to the unsuitability of the planned development in this location. We do not know, for example, whether the proposal is for the entire closure of the child care center, as well as the field. We do not waive any objection to the lack of notice. We reserve all rights to contest the lack of notice. As a very brief summary, the significant adverse impacts posed by the housing development include the loss of needed facilities for childcare and recreational purposes, traffic congestion on our streets, parking problems, and safety concerns created by the inability of emergency vehicles to access our neighborhood during periods of traffic congestion. There are obviously more suitable alternatives which, under the HCA, does not permit disregarding these adverse impacts. First, the loss of a child center (if such is being considered) will dramatically affect local residents who use the center to permit their children to be cared for while they work. The Legislature has declared furnishing facilities for child care serves an important public interest.1 The field is used by children attending the day care center for recreational purposes. It is unfair to conclude such children should not have adequate recreational space. Second, turning to the traffic congestion issue, North San Pedro is only a two lane highway east of Civic Center Drive until approximately Peacock Gap. This roadway is already heavily burdened by parents dropping off and picking up their children (weekdays 8-9:15 am, 3-4 pm), and buses transporting children to and from the Venetia Valley school. Approximately 730 children attend the school. The turnouts built during the modification of the Venetia Valley school have not eliminated the congestion problems. The HCA expressly refers to congestion management, and provides that nothing in the HCA relieves a public agency from complying with congestion management. (Govt. Code, § 65589.5. subd. (e).)	Email (See Email Comments Received.PDF, pp. 75-79)			X	X	X						X					
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) The Northridge Homeowners Association ("NHA") respectfully submits these initial comments regarding 251 North San Pedro Rd. (herein, "Old Gallinas School and Ball Field")—and also regarding the identified potential sites in Santa Venetia more generally. We very much appreciate the County's consideration of the below comments. Northridge is a residential neighborhood in Santa Venetia that is adjacent at its eastern end to Old Gallinas School and Ballfield. Northridge includes 176 single-family homes as well as a neighborhood pool and privately-owned tennis courts. Given our close proximity to Old Gallinas School and Ball Field, any proposed development of that property is obviously of critical interest (and concern) to our residents. The County's draft candidate site list identifies Old Gallinas School and Ball Field as a candidate site for adding an extremely large number of what would have to be high-density housing units in a relatively small space. The NHA has received feedback from some of the residents in our neighborhood. The scope, size, and would-be density of this, alone, are shocking and of great concern to our neighborhood. Old Gallinas School and Ballfield would be a very poor choice/candidate for any significant housing development for multiple reasons: Please Don't Get Rid of Santa Venetia's Only Ball Field. To accommodate a project anywhere near the scope suggested in the draft list would require not only getting rid of the school buildings (which themselves are currently being used for essential child day care services), but also would require getting rid of (i.e., building on top of) the baseball field which currently comprises the majority of the property. This is the only ball field that Santa Venetia has, and it would be absolutely terrible if it were to be lost. Indeed, the Santa Venetia Community Plan specifically identifies as a major priority: "preservation of existing recreational assets in the community such as the...existing ball and play fields." This item was included in the Community Plan because numerous residents identified this specifically (including the Old Gallinas Ball Field, in particular) as a critical neighborhood asset to preserve. Surely, there must be better candidate sites that don't require eliminating the only ball field for an entire neighborhood (and eliminating a desperately-needed day care facility on top of that). Don't Exacerbate an Already Very Serious Traffic Problem. Adding numerous units of housing where the Old Gallinas School and Ball Field is—and, more broadly, adding hundreds of additional housing units to Santa Venetia—would significantly exacerbate an already very serious traffic problem in the neighborhood. Santa Venetia has one way in and out of the neighborhood, and that one road (N. San Pedro Rd.) often backs up significantly, particularly, but not only, during school drop off/pick up times. Even without the potential additional housing identified in the draft candidate site list, the traffic situation in Santa Venetia is already expected to get worse in the near and intermediate term, as San Rafael City Schools apparently intends to expand and increase enrollment at Venetia Valley School and the Osher Marin JCC also has plans to increase the size and enrollment of its school. As to Venetia Valley School, the County apparently has little if any control over development/expansion plans on SRCS school property. Both the current major traffic problems facing the neighborhood and the schools' expansion plans must be considered in evaluating the traffic impact, and ultimately the viability, of adding any material amount of additional housing to Santa Venetia. Simply put, adding hundreds of housing units to this neighborhood, as the draft candidate site list seems to contemplate as a possibility, would further exacerbate a bad traffic situation and, frankly, would not be sustainable for this community. Additional Housing Units Would Exacerbate Emergency Exit Problems. Adding Hundreds of Units of Housing to Santa Venetia Would Materially Impact the Character of the Neighborhood. If even a fraction of the potential housing contemplated as possible by the draft site candidate list were to come to fruition, it would involve adding large housing complexes that are overly-dense and out-of-character for the neighborhood, creating potential noise and quality of life problems for Northridge and Santa Venetia more generally. The possibility of adding 186 units of housing to Old Gallinas School and Ball Field Site, alone, would be a drastic change for Northridge and is of great concern to our community which is adjacent to the school/ball field. Any rezoning/approval of additional housing, to the extent it is deemed appropriate, should carefully limit development to something far less dense (i.e., something in line with the current, prevailing residential density in Santa Venetia).	Email (See Email Comments Received.PDF, pp. 87-89)			X	X				X		X	X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
1 - 251 N San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X				X				X	X			
1 - 251 N San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
1 - 251 N San Pedro Road (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email			X		X											
1 - 251 N San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
1 - 251 N San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				
1 - 251 N San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and I would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

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1 - 251 N San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
1 - 251 N San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X			X
1 - 251 N San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%—far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes "market rate" housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 "above moderate income" units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email				X				X	X		X	X			X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Inverness, Balmoral Way	(Comment edited for length) I am a resident of Old Inverness, specifically Balmoral Way. Please consider the following comments as you finalize your recommendations: The entire approach of this planning effort is misguided. The consultant seems to have arbitrarily plopped new housing onto a map of West Marin without considering County planning history, constraints on the land, or natural resources, let alone community input. This top-down and ill-informed approach is unlikely to succeed, certainly not without damaging community good will, neighborhood cohesion, natural resources and other values of importance. The sites to be developed should be chosen only after a thorough inventory of geology, water supply, slope and other relevant factors. The 2007 Countywide Plan conceived of the entirety of West Marin as a rural, agricultural and low-density region, serving the Bay Area's recreational needs. This reflects the large proportion of the undeveloped lands that are protected as national, state and county parks. Further it carried forward the zoning decisions of the Board of Supervisors in the 1970's, which put a high priority on agricultural and natural resource preservation. If not implemented with great care, this plan risks contravening the supervisors' vision for West Marin. It should not be carried out until the County as a whole considers the larger planning goals for the area. An "elephant-in-the-room" with the housing shortage is the effect of AirBnB. If the County could reign in this business, the housing supply would quickly rebound, with numerous benefits to the community. Additionally, any new regulations for implementing the current planning process must avoid the ironic outcome that the newly constructed residential sites will also be converted to vacation rentals. Indeed, I suggest the County begin its effort to increase housing supply by tackling this behemoth before undertaking the kind of process it is currently engaged in. Assuming willing sellers of residential properties can be found on Balmoral Way, developers will find they are unsuitable for high density projects. Most of the lots slope steeply downhill to a floodplain of Second Valley Creek to the north or a smaller riparian zone to the south. The California Coastal Commission has jurisdiction over the whole neighborhood; this circumstance will render any permitting process lengthy, difficult and expensive. No sewers are available in Inverness. The Coastal Commission has already reacted negatively to the prospect of increasing the number of septic systems due to the likelihood that more leachate will be detrimental to the already-poor water quality of local streams and Tomales Bay. The Inverness Public Utility District is already struggling to meet the current demand for water. This past summer, we were forced to accept severe limits on usage. With the uncertainty that climate change is bringing, it would be risky to assume that the 2021 drought is unlikely to be repeated. Inverness is unsuitable for low-income housing. First, the price of undeveloped land is decidedly high. Additionally, there are few jobs to be had in West Marin and the availability of public transportation for commuting to jobs in east Marin is almost nil. Accordingly, any new residential construction should be geared for moderate to high income residents. The Inverness Community Plan, (adopted in 1983)(ICP) provides little support for the concept of substantially increasing housing and for good reasons: The Plan states that even then, there was insufficient water for new connections. There is no potential for municipal wells on Inverness Ridge and although wells were stated to be feasible in the alluvial fans, the Coastal Commission is unlikely to allow them. Grading of Inverness's hilly lots in preparation for construction would significantly increase sedimentation of our creeks and the Bay. The Old Inverness neighborhood is already close to complete buildout. The entire town of Inverness has poor transportation resources. As noted above, public transportation is not readily available. The ICP notes that the "likelihood of improved transit service to and from the Inverness Ridge Planning Area is remote at best." The roads are narrow and, in many cases, do not allow two-way traffic. Moreover, there is only one road leading in and out of the town, Sir Francis Drake Boulevard. In the increasingly likely event of a wildfire, serious and potentially dangerous congestion and traffic is likely to occur during an emergency evacuation. Additional population would exacerbate this risk. In sum, adding substantial quantities of new housing to Inverness would require a significant revision to the Countywide Plan and the Inverness Community Plan, policy changes at the Coastal Commission and greatly increased sanitary facilities. Even if these hurdles can be overcome, the lack of water resources and the emergency evacuation challenges would require a significant reduction in the scale of the	Email (See Email Comments Received.PDF, pp. 16-19)		X	X		X					X		X	X	X	X		
Inverness, Balmoral Way	I am writing about the draft list of "underutilized residential housing" in Inverness, specifically those listed on Balmoral Way in Inverness. I am the property owner of 5 Balmoral Way. Imagine my surprise to see my own property (and my house which was fully rebuilt in 2015 with full permits from the county) included on this list as "underutilized residential housing." I was even more surprised to see all of my neighbors' homes on Balmoral Way (in which my neighbors live) to be similarly listed. Obviously the folks who came up with these addresses on Balmoral Way made a significant factual error that needs to be corrected by deleting the Balmoral Way addresses from the list. This isn't about NIMBY -- this is simply a factual matter that the listed addresses are not underutilized housing sites. Balmoral Way is a small, one-lane, private, dirt road with no empty lots. Each lot is already built on and fully-utilized. Each lot has a steep incline. All lots are near the water of Tomales Bay and highly constrained in terms of septic system expansion. While perhaps we residents of Balmoral Way should consider it an honor to be listed as the epicenter of underutilized residential units in Inverness, alas, it is an error by those who compiled the list and is divorced from reality. In summary, as a simple factual matter, the housing stock on Balmoral Way in Inverness is fully-built-up and fully-utilized and should not be listed as "underutilized"; all the Balmoral Way addresses on the "underutilized" list should be removed. Thank you for your kind consideration of this request to correct clear and obvious factual errors in the county's data.	Email		X						X				X					
Inverness, Cottages at Point Reyes Parcel	Re: Cottages at Point Reyes Seashore parcel, Inverness. This parcel is inappropriate for proposed development for two very serious reasons: 1) it is in a high fire danger zone, and 2) is prone to floods and landslides. 1: The adjacent hundred+ acres of private and public bishop pine forest is long untended and seriously overgrown with brush and dead trees, and has not burned in almost 100 years. Wildfire in the canyon would directly threaten our family homes and all our neighbors on Pine Hill Road, Kehoe Way and Vision Road, in addition to all of the residents of Seahaven on the north. 2: The canyon was damaged in the 1982 storms, which unleashed large amounts of mud and rock, and woody detritus, into the bottomlands, and it is unstable as far as landslide danger (take note of the problems on Sir Francis Drake Blvd. above). Without any doubt, these events will be repeated in the future. For these reasons alone, this is one of the least appropriate areas for future housing. Douglas (Dewey) Livingston	Email									X	X		X					
J - 9840 State Route 1 (Olema)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email								X		X							

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
K - 1500 Butterfield Road (Sleepy Hollow)	(Comment edited for length) I am a Marin County native, longtime resident of Sleepy Hollow, and a former member of the Sleepy Hollow Board of Directors. I am also a licensed real estate appraiser, and an MAI-designated member of the Appraisal Institute, although I write this letter as a concerned private citizen. This letter pertains to the revised housing element, in particular the San Domenico School site, but these points apply equally to all proposed West Marin sites. Sound urban planning supports higher density development along existing highway corridors, and "low" and "very low" income housing should be constructed near employment centers and in areas with adequate public transportation and adequate infrastructure, including shopping, hospitals, schools, etc. None of the West Marin sites offer these basic amenities. In particular, the Sleepy Hollow site at the end of Butterfield Road on the San Domenico School campus is slated for 90 units, of which 56 are "low" and "very low" income. There are several serious problems with the plan, most notably the bulk and size of a 90-unit development in a low-density, semi-rural location. The major issues are as follows: 1. The Sleepy Hollow site (San Domenico campus) is zoned for a minimum density of 1 dwelling unit (d/du) per 10 acres. The San Domenico parcel is +/-551 acres, so the maximum allowable number of units is 55 units, and probably far less, once slope is factored in. The current allocated number of 90 units far exceeds the County's own General Plan. 2. The height and bulk of a 90-unit development is incompatible with the low-density and semi-rural character of Sleepy Hollow, where the existing zoning is one acre minimum lot size. Assuming 1,000 square feet per unit, the building will be a minimum 90,000 square feet. Assuming 4 stories (well above the current allowed height restriction) and an 85 foot width, the length would be +/-265 feet, far larger than any current commercial building in Fairfax or San Anselmo with the exception of Safeway and Rite Aid in Red Hill Shopping Center. Onsite parking would certainly be required because the location is 100% auto-dependent. A minimum of 5-7 acres abutting County Open Space would be permanently lost. 3. A development of this size would likely require a significant sewer upgrade. Other infrastructure upgrades might also be necessary to handle an additional 90 households. There are +/-785 existing homes in Sleepy Hollow, so 90 units is a 10% increase in households overnight. A cost benefit analysis should be conducted to see if the project even pencils out. And certainly, an EIR will be necessary. 4. The proposed location is in the wildlife urban interface (WUI) with elevated wildfire risk. Butterfield Road is only road in and out of Sleepy Hollow, and evacuation of residents in case of wildfire has been a major safety concern of the Sleepy Hollow Board for many years. The "Achilles Heel" of Sleepy Hollow is single point of ingress/egress. 5. There is inadequate public transportation to support a 90-unit development, particularly if 56 are "very low" and "low" income units. These households may lack a car, and the location is 100% auto-dependent. 6. The Sleepy Hollow location is over 5 miles to the nearest employment center in San Rafael, and is three miles from the nearest supermarket which is "upscale" (Good Earth) and expensive. It is over one mile to the nearest school, which is currently operating at near full capacity. 7. Of the proposed 90 units, 56 are "very low" and "low" income households, or over 50%. The median HH income is Sleepy Hollow is \$255,000, and the average housing price is around \$2 million. What formula is used to determine the number of "low" and "very-low" income households that go into a location?	Email (See Email Comments Received.PDF, pp. 99-101)	X		X		X	X		X		X		X		X		X
K - 1500 Butterfield Road (Sleepy Hollow)	I live in Sleepy Hollow. I am concerned about the San Dominico site (which proposes adding 90 housing units to a community with ~800 households) for two main reasons. 1) Safety. Butterfield is a one way in one way out road. In case of evacuation, increasing the households by over 10% is troubling. Cars at the far end of Butterfield tend to speed. Adding more cars at the very end of the road significantly increases the risk of cars speeding. 2) Traffic. There is almost no public transportation on Butterfield. San Dominico already has a strict traffic commitment with the community because traffic is so bad. This would make it worse. There are three schools which adds to the traffic on Butterfield. Best practices for increasing housing is to do infill in urban areas. This is the opposite. It's building far away from public transportation and freeway access. What makes the most sense is to build as close to highway 101, bus terminals, Smart, etc.	Email				X		X						X				
L - 26500 Main Street (Tomales)	Your proposal to place 186 low-income units on this site is not fair nor does it make sense for the following reasons: You will take away a little league ball field currently used by the nearby communities. It may displace the early development center on the site. The immediate area already supports a section 8 housing community at the corner of North San Pedro and Schmidt Lane. This development will put an unfair burden on the surrounding neighborhood. Here is a site at McPhail School down the road on North San Pedro that accommodate the same number of units without removing the little league field and have less visibility to the nearby neighborhood. As stated in another comment, Bon Air shopping center could accommodate most if not all of these units.	Email			X					X								
Lucas Valley	I do not support the proposed quantity of housing proposed for Lucas Valley. I am concerned about water resources, evacuation congestion in a fire, lack of services for new people in the area, increased road congestion and increased wildfire risk. This is not a NIMBY response. The Rotary Village is a great example of affordable housing for seniors that is near our community which is lovely. Expanding this type of housing would be welcome. High rises are not welcome as they do not fit-in with our area. greatly reduced quantity of one or two story homes would be welcome. Why are we targeted with such a large percentage of the proposed housing? This is not an equitable plan. thought the Governor wanted housing in urban centers where services were available. Your plan does not meet this key criteria.	Email			X	X				X		X		X	X		X	
Lucas Valley	I have resided in Upper Lucas Valley since 1986. Part of the appeal when I purchased here was the rural setting. Although I understand the need for housing, high density housing is inappropriate for Marin, i.e. large multi-unit structures. I welcome the addition of single family residences as many younger people need homes here desperately. I'm not sure where they would be situated in this area, but am open to suggestions. When George Lucas proposed affordable housing further down Lucas Valley Road, the main concern was the lack of transportation, grocery stores, and the other necessities. It made no sense. Another suggestion would be to make it possible for seniors to give (not sell) their larger homes to their children, purchase smaller homes and retain their property tax base. Most people in that position don't/can't move because buying a smaller home for \$1+ million brings with it property taxes they would find unaffordable. The only way it is currently possible is to sell your existing home and buy a cheaper one. When thinking of housing, perhaps the smart thing to do is build an area of affordable homes in the 1100-1500 square foot range for seniors. That would free up many, many existing homes for growing families.	Email			X			X									X	
Lucas Valley	I just want to officially voice my opposition to the development of additional homes in the Lucas Valley area. While I support the development of affordable housing in Marin County, protecting our undeveloped green spaces is an even higher priority. Instead, I believe areas that have already been developed (green space replaced with concrete) such as towns in southern Marin or places like Northgate Mall would be better options for new housing. Our undeveloped green spaces are priceless and irreplaceable!	Email								X		X						
Lucas Valley	It's come to my attention the HOA to which I belong is objecting to proposed increased housing in Lucas Valley. I would like to inform you that the Lucas Valley HOA is not uniform in this opinion. There are members, such as myself, that would welcome additional housing in Lucas Valley. While I found some of the HOA's arguments moderately persuasive (especially with regard to access to public transportation), I believe the need for more affordable housing in Marin trumps all of their points. I encourage you to keep Lucas Valley on your radar for proposed housing sites, and to find ways to encourage and incentivize more public transportation in our community.	Email						X									X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Lucas Valley / Marinwood	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X					X	X	X	X			X	
Lucas Valley / Marinwood	All of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newsom's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email										X		X					
Lucas Valley / Marinwood	Due to FIRE danger and Drought please stop more construction in Mount Marin and Lucas Valley.	Email												X	X				
Lucas Valley / Marinwood	I am against housing development down Lucas valley and Marinwood. The weather here gets windy starting in spring and ends in the late fall. The surrounding mountains can catch on fire as we had a small one last year. With the drought we are already under rationing. A spark can create a fire and the wind will carry it all over the place. There are no exits except Lucas Valley road and in case of a fire it will be difficult for all to evacuate. Most locations you are considering are in heavily populated areas. Where would we go in case of a fire? 101 will be impacted. Yes we need affordable housing, not more multi million dollar homes. If the water department would consider building a desalination plant off the bay of San Francisco it would help us out. We are in global warming and more cars on the road and more pollution will set us back. What about the empty land space between Novato and Petaluma?	Email				X				X				X	X	X	X		
Lucas Valley / Marinwood	I am extremely concerned about the proposed new developments in the Lucas Valley Marinwood area, especially when taken together with other large new development projects in the nearby vicinity. I realize California has a housing issue. However, destroying existing communities is not the solution. The number of added housing units in the LVM area alone will utterly destroy our school system. The Miller Creek School district currently serves about 2000 students. Just one proposal would add 1800 homes and possibly triple our student needs. Where will these children go to school? Similarly, almost 250 homes in the Prandi location would increase the Lucas Valley Elementary school population by a similar 200%. This will overwhelm our schools, and other community services. If there is another huge build at the Northgate site, also in the Miller Creek School district, it's even worse. I'm also worried about many environmental considerations that seem to be ignored. One has only to look at the debacle of the Talus development to see that these plans are not in the interest of the community or environment. These were not affordable homes for teachers and firefighters, but large expensive homes with big lots. Now we have a razed hillside, threats to our creek, destruction of few remaining heritage trees and wildlife habitat and one giant fire hazard with an enormous pile of dead trees and brush. This is what happens when projects are rammed through without proper review and oversight. Traffic increases will be a nightmare. In an emergency, how do we escape with the gridlocks that will occur? Lucas Valley Road and 101 are already jammed with cars especially at commute times. We are in continuing drought, unlikely to ever improve thanks to climate change. Where does the water come from for this new population? A few of the proposed sites make sense but this large scale unbalanced load into our small community does not. Any development should be tailored to fit the need (ie truly affordable housing, not a token 5%) and address community concerns. It's time for our community to have a say in protecting our schools, neighborhood, the environment, and our safety. (Photo attached) Is this what we want Lucas Valley to look like? What an eyesore and environmental disaster for a few houses for rich people (and richer developers). Look at the giant pile of flammable dead heritage trees!	Email			X					X		X		X				X	
Lucas Valley / Marinwood	I am writing in regards to the proposed multi unit housing in Unincorporated Marin County. I'm against using open space to build housing. The site in the open space on Lucas Valley Road should be used for a community park or sports center for the community. Kids need a place to go that could include Basketball, Swimming, Playstructure and lawn for families. I understand the need for additional affordable and Multi-Family housing in Marin, but why Open Space? The County should be looking to improve areas that need improvement, not use open space to pour concrete and build multi level boxes. What about repurposing and improving small strip mall areas all along the freeways? These building have small space and often times run down retail shops and turning those in to thriving shops with housing above. Several responsible counties and cities have successfully done this. Why can't Marin think this way? I don't understand it. Open space should remain open space or for public park use. Dilapidated buildings should be improved to include affordable housing for the better of the community.	Email										X							
Lucas Valley / Marinwood	I moved to San Rafael specifically to get out of the city and to avoid over congestion, traffic and over development. The proposed additional housing in Marinwood and Lucas Valley will detract from the exact reason I moved here. Over development of north bay is an issue - and just because there is land does not mean it should be developed, which will permanently change the character of the community and landscape. I was unable to sign the petition against the new development, so sending this email instead. Thanks.	Email				X				X		X							

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Lucas Valley / Marinwood	I see the maps and have concerns that things aren't matching. The Housing Distribution Scenario says: Ensure Countywide Distribution - really? It looks like a disproportionate amount of it is in unincorporated Marinwood/Lucas Valley - 3,569 units to be exact. And some things to remember: We are a fire danger area now that we have had a fire evacuation this last summer. And what happens to road traffic during an evacuation? And it they don't drive, what happens to them? And what about the Water Shortage in Marin County with conservation being the ONLY SOLUTION so far? It is my understanding that the builders of these units won't have to pay property tax. So what does THAT do to our schools? Fire Department? EMT? And who picks up the tab...Marinwood/Lucas Valley homeowners? And do we pick up the tax tab for ALL THE UNINCORPORATED AREA of 3,569 units? Encourage Infill and Redevelopment Opportunities: Can the residents of these residents drive? Are they close to services, jobs, transportation and amenities? I don't think so, especially if they can't drive.	Email			X	X		X						X				
Lucas Valley / Marinwood	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.4: Consider Environmental Hazards: WATER AND WILDFIRE..... This pertains to most of Marin County. We have a limited supply of resources to accommodate doubling of the population of marinwood/Lucas valley.	Email								X		X						
Lucas Valley / Marinwood	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				

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COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
Lucas Valley / Mt. Muir Court	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X				X		X	X	X			X	
Lucas Valley, Grady Ranch Development	Addendum to LVHA Housing Statement: EIR Traffic Impact Report Needed For Emergency Evacuations on Lucas Valley Road. The recent wildfire emergency evacuation of Upper Lucas Valley in 10/12/21 caused a logjam of traffic on the only road out, the 2-lane Lucas Valley Road. It has belatedly been brought to our attention that the Grady Ranch development, currently in works (224 housing units), also has Lucas Valley Road as their only exit in a wildfire emergency. When the units are complete, they could add another 300 - 500 cars in an emergency (footnote 1 below). Adding even hundreds of more vehicles onto Lucas Valley Road from the 338 new potential housing units projected, could prove disastrous (footnote 2 below). In addition, any traffic study in an EIR report would also have to take into consideration the potential for a significant number of ADU housing units within the corridor. Lucas Valley Road already seems to have all the traffic it can handle during an emergency evacuation. The LVHA would therefore request that a traffic study be done in advance of earmarking any significant number of additional housing units along the Lucas Valley Road corridor.	Email					X				X			X					
Lucas Valley, Mt. Muir Court	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	
M - 1 St Vincents Drive(St. Vincents)	I am extremely perturbed that plans are being made to build housing in within the wetlands and flood zone contained in the old Silveira ranch and St Vincent's properties. This wetlands will become increasingly important as the sea level rises and flood zones will be even less inhabitable year round. This will leave any housing there soon uninhabitable but some builder richer and some county officials who only went through the motions of actually providing affordable housing. This issue was already explored and sanity prevailed in leaving the wetlands to be wetlands. Any housing, affordable or otherwise, should be built on appropriate land, not a flood zone which will damage any housing built on it.	Email									X							X	
M - 1 St Vincents Drive(St. Vincents)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email			X	X					X							X	
M - 1 St Vincents Drive(St. Vincents)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. St Vincent's School - 1800: NO Because there is little infrastructure at St. Vincents, including access to schools and public transportation, this is a poor site for development. Certainly not 1800 units which is an entire community. The only housing at St. Vincents should be limited to students (dorms) and staff.	Email			X	X			X		X								
M - 1 St Vincents Drive(St. Vincents)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on be on tomorrow's meeting agenda.	Email			X						X	X							
M - 1 St Vincents Drive(St. Vincents)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email																X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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M - 1 St Vincents Drive(St. Vincents)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email										X					X	X
M - 1 St Vincents Drive(St. Plaza - St. Vincents and Marinwood Market Plaza.	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincents and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X		
M - 1 St Vincents Drive(St. Vincents)	I think we should spend our time, energy and money on housing the homeless and low income people at the property near St. Vincents just south of Novato. As you may have noticed, people who work in our communities, but can not live here because of the cost, commute from Richmond and Vallejo and we see the traffic jams every day at commute times. I have heard of a toll coming for Hwy 37, making it even more costly for people who can not afford to live here.	Email																X
M - 1 St Vincents Drive(St. Vincents)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to work to! I'd hate to see that disappear!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR - but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X		X			X	X
M - 1 St Vincents Drive(St. Vincents)	I'm writing to express concern about the proposal to put 1800 units of new housing at St Vincents in Lucas Valley. This number is incredibly high - it would overwhelm the Miller Creek School district. There are many other sites proposed in Lucas Valley. I'm not saying no to all of them, but this has got to get more reasonable. Please don't destroy what is now a beautiful community. Marinwood is a special place. We can't absorb all this housing - some please, but nowhere close to the number of units proposed.	Email			X					X								
M - 1 St Vincents Drive(St. Vincents)	Public Feedback - Marinwood/St Vincents housing proposal: I was only recently made aware of the current preliminary proposal for housing allocation to the unincorporated areas of marin county. As a current resident who grew up in Marinwood Lucas Valley - left the county - and returned to raise my family here - I cannot more strongly oppose the sheer volume of proposed housing for the Marinwood/Lucas Valley areas. This location (Marinwood/Lucas Valley) is already underdeserved by commercial services and has a lack of job opportunities. It is a small bedroom community sandwiched between the commercial hubs of San Rafael and Novato. Any significant shopping or professional services require a vehicle trip to either the city of San Rafael or to the city of Novato. The added burden of the new development proposals would grossly increase the negative environmental impacts that the lack of nearby commercial services already causes. Furthermore the 101 interchanges both North and South already can barely handle the traffic that exists. More housing in this area without addressing current school campus, sport field, open space, park and community center availability and other critical services would have a significant negative impact on the community and not balance the Supervisors stated goal of 'equitable distribution' throughout the county. The schools within the Miller Creek School District are also nearly at capacity. Many of the campuses operate with nearly a third of classrooms being in 'portable' classrooms and have had to take over outdoor recreation areas for portable classroom locations. Our youth sports also already operate at a deficit of field/court availability relative to the active youth that participate. I urge the planning department and the board of supervisors to re-evaluate the Marinwood/Lucas Valley area and not look to force nearly 60% of the county's unincorporated housing allotment into our small bedroom community.	Email			X	X				X		X						
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email			X	X	X				X			X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email			X	X	X				X			X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						
M - 1 St Vincents Drive(St. Vincents)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				
Muir Woods Lodge (Tam Valley)	After much thought and consultation with some neighbors, I'd like to submit the motel that is across from the Holiday Inn – the Muir Woods Lodge – as a possible housing site. You may know that the previous motel next door – with the big sign that says "Fireside" was converted to housing some years ago. If the Muir Woods Lodge is similarly converted, it would not create much additional traffic, as the patterns are already established.	Email																X
Nazareth House (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
No Location Specified (Countywide)	All should be near public transportation and shopping. Walking is good for all of us	Email						X	X									
No Location Specified (Countywide)	Any & all housing proposed in Marin county should be near public transportation and shopping. Adding additional cars to the area doesn't make environmental sense so low cost housing should be in convenient locations	Email			X			X										
No Location Specified (Countywide)	Any and all housing sites should consider availability of public transportation and availability of services, ie, grocery stores and pharmacies. It makes no sense to put any housing in out of the way sites where more cars are put on the road. Housing closer to hwy 101 is appropriate.	Email			X			X										
No Location Specified (Countywide)	As I am sure, many of our concerns may have already been asked but there is a need better communicate the information to the community. The follow are questions/ concerns: Who performed the study to identify potential areas for the housing sites? What determines the income used for each Housing category (ie local income, county income, housing prices)? How will residence commute from there new homes? Mass/public transportation? Where will retail commerce be located? Will the county exercise Eminent Domain Power? Effect to local taxes, for local bond issues created as a result increased population (Schools, roads, sewers, law enforcement, fire protection other county services)?	Email		X	X			X					X	X			X	
No Location Specified (Countywide)	I am responding to the request to voice my opinion of where to build 3,569 additional housing units in unincorporated Marin. If this is not the proper email address, please forward the appropriate one to me. My concern is not WHERE to put additional housing, but where WATER resources will come from. We have been under drought and water conservation regulations for more years than not in the past 10 years alone. Why would Marin consider building ANY new homes when there are not enough resources for those that are already here? Also, with the State allowing easy addition of ADUs on existing properties, it appears that some housing needs will be unwittingly filled that way (along with additional strain on resources).	Email				X								X				
No Location Specified (Countywide)	I am urging you to not proceed with the presently proposed Housing Element plans in incorporated Marin County. While affordable housing is a concern, so is sustainability. I do not believe the current plan balances these needs adequately. Please allow time for a more thoughtful discussion with more public engagement before proceeding.	Email										X						
No Location Specified (Countywide)	I am very concerned about the large number of homes that the state is requiring Marin to build, with no local control. We are already short of water. Where do they think we will the supply for more homes. As a minimum any new building should only be done with companion infrastructure improvements to handle it such as water, traffic, local schools, etc. I believe there should be push back to the state legislature regarding push to urbanize many parts of our county without thought or planning for the effects of such building.	Email		X	X	X				X					X			
No Location Specified (Countywide)	I do not think there should be housing put into rural meadows but should concentrate on areas that are near existing commercial or developed areas that are not being used. Why change Marin to be like other congested counties that have houses Everywhere willy-nilly and people have to have cars and use gas to get anywhere they need to go? Marin County has a beautiful and peacefulness in the open meadows and hillsides. Please don't jeopardize the county by putting the housing along open space meadowlands and hillsides.	Email										X						
No Location Specified (Countywide)	I find your proposals rushed and not well thought out. I am in favor of taking a more thoughtful and balanced approach.	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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No Location Specified (Countywide)	I fully support measures to increase housing in Marin County, especially those targeted for low income housing. I reject the disguised racism and NIMBY attitude present among naysayers, even if it were to depress my own home's value. I support both racial and economic diversity as a strength of our community. It's unconscionable that wealthy Marin residents want the best schools, but don't want low paid teachers to be able to afford to also live here. This goes double for housecleaners, yard workers, and other very low wage workers who have to spend a significant portion of their income commuting. Let's stand up to the madness of a vocal few and do the right thing.	Email															X	
No Location Specified (Countywide)	I like how an unelected board (ABAG) comes up with this huge number and threatens the county with a big stick. Never mind the additional water resources that would be needed for all these new residents in a drought prone area.	Email												X				
No Location Specified (Countywide)	Marin Housing authority, It seems like the enthusiasm to push this through the County is ignoring a grievous situation. Already, even with water limitations, the County is poorly prepared to grow without greater water resources. This is truly the 'elephant in the middle of the room'. No expansion on this scale can possible be discussed without responsible delivery of adequate water. Thank you for considering my voice.	Email											X					
No Location Specified (Countywide)	My primary concern is the same one I always have: how will increasing housing affect the environment? A number of sites would require cutting down trees or building close to streams. We need MORE trees, preferably native oaks, to protect soil, reduce moisture loss, & provide shade. Open space is NOT wasted space. Talking about affordable housing sounds good, but I keep seeing huge vanity houses being built. There's a 4,000 ft2 just down the road from me that stands empty most of the time. All that construction required scarce building materials and created lots of air & noise pollution. Is slapping an affordable-housing tag on these projects just another sneaky way for people to invest in real estate? How does packing people into fire-prone areas make sense? What about drought and the impact of more construction & people? Why not buy back or forbid the ownership of 2nd & 3rd homes? Why not build housing in strip malls? Disrespecting the environment is how we got into this mess.	Email										X		X		X	X	
No Location Specified (Countywide)	My view is that the changes proposed will change the character of this lovely region	Email										X						
No Location Specified (Countywide)	The county of Marin has reached peak density due to water and transportation constraints. Minimal new housing should be constructed in Marin County. The housing problem is a statewide problem and it should be addressed at the state level. New cities should be constructed along the Hwy. 5 and 99 corridors near the planned high speed rail lines. The state also needs to build treatment centers for the mentally ill and the drug addicted individuals that are currently living on the streets. These centers can also be placed where land and resources are less expensive. The current uncoordinated county by county plans will only decrease the quality of life and increase expenses for all.	Email			X	X		X		X				X			X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear! Affordable Housing needs are real, and Marin has been a very expensive place to live, both in housing costs and in cost of food, gas and everything else, so we are not a very affordable place to live, even once housed. ites with sea level rise issues should not be considered for new housing. Period. Building housing for the disadvantaged in these areas is not social justice, or even good planning. Parking on site is a must in Marin, regardless of any loopholes in SB9. Especially on the hills, where the streets are sub-standard, parking on the streets has already created impossible access for fire and other emergency vehicles, or even 2-way traffic. This has been caused by the County neglecting to demand the roads be improved before development went in. These are death traps in the event of the fire we know will come some day! Planning has allowed development to continue on substandard roads, particularly on hills. This poor planning has created fire traps throughout the county that people will not be able to evacuate from. These sites should also not be further developed, especially for those in need, without adding the infrastructure that will insure the safety of the residents, ie adequate roads that can handle an evacuation. Other infrastructure needs to be updated to handle increased demands, such as sewers, to meet the unplanned expansions mandated by SB (How will we meet these and who pays for these? While we are planning for housing for those who are not already residents, how are we planning to meet the needs of the residents? Re: sea level rise impacting existing housing and major roads, and fire. While we are redesigning these we may have opportunities to find new housing sites. I hear the Strawberry Seminary has sold its property. There is a vast opportunity for any kind of housing to go there. This is well above sea level and wide open. I am wondering how many affordable units are going in there, where there is so much space to build? The old San Geronimo Golf course is another site that is wide open, though further from town Cost of land is higher here than most other places, plus the cost of building materials is high. Marin has World Class scenery that is enjoyed by everyone in the Bay Area, and beyond. We have a responsibility to our environment that other counties do not. We also have a high amount of traffic going to west Marin, and Muir Woods is the most visited National Park. Neighborhoods where traffic is already gridlocking poses problems for emergency vehicles, and should be carefully evaluated before increasing density. I do not believe we can ever build enough Affordable Housing to fill the demand of everyone who wants to live here. The main cause of housing crises is that wages have not kept up with housing costs, effectively keeping out anyone who is not wealthy. This disproportionately locks out people of color. Since Marin is effectively "built out", we should be looking at infill housing San Rafael's Canal area was built a long time ago with lightly built apartments. These have been heavily used and probably are about to need replacing. This whole area probably need to be redeveloped with plenty of opportunity for affordable housing. With so many people working from home, we have the opportunity to repurpose office buildings Same with shopping centers. Novato has many that could be redone. Since state monies that pay for Affordable Housing, anyone from anywhere in the state is eligible for housing built here, as I have heard. We have Buck \$\$\$. Marin should be building housing for teachers, healthcare workers, fire fighters and police that can be designated for members of our own community. Remodeling existing apartments or turning existing into apartments, instead of always building new. I am all for more affordable housing. I was a single mom of 2 in Marin, for 20+ years and I know first hand how difficult it is to survive here if you are low income. It just is not set up for that, and haas continued to get more expensive. I never saw a dime of assistance from Buck, so I very much doubt it is being used to help the poor, as it was intended. We should use this to help, as outlined above. Ask the State for some of its surplus \$\$ to reestablish the school bus system. Ditto for low lying roads/utilities, etc. Almost 30% of traffic AM/PM is from parents driving their kids to/from school Increase access to affordable child care along with housing. I would welcome an opportunity to work on a brainstorming committee to come up with new housing strategies system.	Email		X		X	X				X	X		X	X		X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear!	Email																
No Location Specified (Countywide)	We should not be approving any more new developments without increasing our water supply.	Email												X				
No Location Specified (East Marin)	Please keep the housing developments in east Marin as our beloved former politicians planned in the early 1960's as detailed in the documentary "Rebels with a Cause".	Email										X						
No Location Specified (San Geronimo and Nicasio)	Dear Board of Supervisors, I am writing to thank you and the County staff for the outstanding work you have been doing on the new Housing Element for Marin County. I especially appreciate the community education and outreach by the County to actively engage residents during these past few months. The workshops on the Housing Element and the Balancing Act tool offered important information on the unmet need for affordable housing and also the criteria that could be used as guides in the decision-making process. I also want to thank Leelee Thomas and the entire Community Development Agency staff for the virtual workshop on February 16th for unincorporated West Marin. More than 100 people attended, many with purposeful, well-informed questions. Leelee and staff responded to all of the questions in a knowledgeable, meaningful and insightful manner. In addition to housing sites, it was good to hear that County staff are working to try and find solutions to some of the most vexing issues that impede and discourage the creation of affordable homes: septic issues, waste treatment and grey water systems, and building code and zoning restrictions. I very much appreciate your dedication and support of affordable housing in Marin. We all have a lot of work to do. Attached are my ideas about possible sites for affordable housing sites in the San Geronimo Valley and Nicasio. (Note: attachment apparently not included)	Email															X	

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No Location Specified (San Geronimo Valley?)	Increasing the potential for 200+ more cars getting through the SFD corridor during rush hour? Traffic is already a nightmare morning and night. Adding houses to a community struggling to maintain homeowners insurance due to wildfire vulnerability? This is really poor thinking and poor planning. I support seeking SOME alternative Valley sites to meet our affordable housing obligations but there are possibilities along the 101 corridor that make much more sense. Please think forward instead of short sightedly.	Email				X								X				
No Location Specified (West Marin)	I agree with and adopt as my own the comments submitted by the Environmental Action Committee of West Marin (EAC), and request that you add my name in support of EAC's position. And additionally, and by all means, Marin County MUST maintain the zoning (A-60) and all other policies designed to protect and enhance agriculture in West Marin. (Note: unable to identify EAC comments which are referred to.)	Email										X						
No Location Specified (West Marin)	I am extremely concerned about more housing going up in West Marin due to fire danger and the already impossible likelihood of getting out of Marin from West Marin due to the lack of roads to get out. How can more housing be considered when there are only a couple ways out and if traffic in Fairfax is bottled up and the ONLY way out is going east then valley residents are screwed. Housing should only be considered in areas nearest the freeways. The golf course should only be for open space and recreation. Fire danger is a serious threat.	Email				X						X		X				
No Location Specified (West Marin)	In West Marin we are on septic systems. It is horrendously expensive to get anything done here., costing up to \$ 100,000 easily for a simple system. Then the County is imposing annual extra fees for people who have non standard systems of any kind. It makes this unfeasible for all but the most wealthy. I and many of my neighbors would be amenable to putting an ADU on our property BUT for the septic issues. There are alternatives - electric toilets, or other things that could be researched. Also, the County must come up with an affordable septic pricing. Plus, the contractors have no incentive to keep their costs in line, even with their proposals. I have heard time and again, how Questa got a bid, must have been the lowest bid, then they went over budget, (by \$15, 000 or \$ 20,000) and to get the house signed off, approved, and be able to move in, the homeowner paid the extortion, I mean, bill. The County could at least provide a service where homeowners could put their comments in about septic contractors for prospective septic owners to see. Thanks for listening.	Email													X			
No Location Specified (West Marin)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X						
Northgate Development (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
Novato, Atherton Corridor	Hello. Thank you for the information and materials regarding the Housing Element on the website. I have reviewed all of the materials and have the following questions the answers to which will help me and others comment and provide input in a more informed way. Because of the 1,000 character limit, this is the 1st of 3 emails with 9 total questions. The Draft Candidate Sites Inventory charts you have provided do not break-out extremely low-, very low-, and low-income units. The Housing Element Site Inventory Guidebook under Government Code Section 65583.2 (the "Guidebook") seems to require this, and Marin County's FAQ 15 breaks down the 3,569 total into those 3 categories plus moderate and above moderate. Can you please provide that more defined breakdown of all 5 categories by site? 1. It would be very helpful to have a chart for the Draft Candidate Sites Inventory that lists the units under each of the four scenarios. Is that something you have? Can you please provide it? 2. Under Part A, Step 3 please provide the infrastructure availability or plans for the Atherton Corridor sites. 3. Under Part A, Step 6 please provide the factors considered to accommodate low and very low-income housing for all of the sites. 4. Under Part B, for the Atherton Corridor sites, please provide the evidence that the site is realistic and feasible for lower income housing. 5. Is there a master plan for all of the low-income housing, up to 516 units, for the Atherton Corridor? Does any plan consider sidewalks, traffic lights, parking spaces and public transit? How many buildings and floors on each site are envisioned? 6. Under Part C, the capacity analysis, and in particular Step 2, what were the factors to calculate the realistic capacity of the Atherton Corridor sites including redevelopment of the non-vacant sites? 7. Under Part D, why are the non-vacant sites in the Atherton Corridor considered "obsolete" or "substandard" or otherwise meet the required criteria? 8. Under Part D, Step 3A, what is the basis for finding that the current residential use for the Atherton Corridor sites is unlikely to be continued? I would appreciate your response to my 9 questions in advance of the planned call for the Novato Unincorporated area on February 17.	Email	X	X														X
Novato, Atherton Corridor	How would you feel if the County identified your home as the possible site for rezoning to accommodate high-density housing but neglected to notify you??? And then justified its inaction as inconsequential because the properties are only under preliminary consideration. That's what happened in the Community Development Agency's Feb. 17 presentation. I call it arrogant, insensitive, high-handed and totally inappropriate. Furthermore, the process of identifying these properties is opaque at best. It is irresponsible to proceed while disregarding the infrastructure necessary to support new homes, particularly in our drought-stressed, fire-endangered landscape. It's not the kind of government that respects its citizens. I am particularly troubled that the planning for the Atherton unincorporated areas ignores the Fireman's Fund 1000-home development in Novato less than a mile away. Dumping 1400 homes into this concentrated area spells disaster and will overwhelm the San Marin-Atherton interchange.* The "Guiding Principles" you adopted in December include "environmental hazards," but they recklessly disregard the practicalities of building on these sites and the adverse impact on the local environment. It's time to go back to the drawing boards and this time develop a reality-based plan that honors your constituents. *Construction of 101 in the Novato Narrows has taken 20+ years! Nothing should proceed until CalTrans is on board with a plan and dollars committed!	Email	X	X						X		X		X				
Novato, Unincorporated	We live in unincorporated Novato and the consensus of my neighborhood is that we do not wish to have our area re-zoned to accommodate low-income housing. What's unique about our area is that we still have some room to support the local wildlife and insects. Since moving here in 2014, we've witnessed a decline in the bee, bumblebee, and butterfly populations. The Monarchs will soon be gone too due to dwindling food resources. They are key to the health of our ecosystem, and every time a property is developed for housing, the plants needed to support these creatures are destroyed. Fencing also hurts the trails and pathways necessary for the animals to get much-needed food and water. We do not want you re-zoning anything. We want to keep our neighborhoods as they are. We already struggle with water issues. Please do not make our areas more accessible for development. We do not want what little beauty is left here destroyed.	Email										X			X			

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O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X							X	X		X				X
O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X		X	X	X	X	X	X		

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O - 217 Shoreline Highway (Tamalpais)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
O - 217 Shoreline Highway (Tamalpais)	I am in complete support of all the points made in Sustainable Tam Almonte letter of 2/24/22. Building in the proposed area is ill advised, and appears to be illegal.	Email								X	X							
O - 217 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X			

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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
O - 217 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)-that are different or additional-that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state-mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top-down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full-time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X	X						X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	98 houses on the San Geronimo Valley floor is a terrible idea. It would ruin the beauty of the valley which Valley residents have worked so hard over the years to preserve. Please help us ... we would be most grateful if you could find other sites for these needed homes. Grateful for your attention to this.	Email								X	X							

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Already leaving here is problematic early in the morning and many folks work and go to school over the hill and have to go then. You would be adding probably 200 or so cars to the problem for starters. As it is I no longer go to Point Reyes on the weekends because its an extremely busy place full of tourists and the locals cant park and get to services. Dennis, I have written to you before regarding the San Geronimo Valley Golf Course and you can see now that what was once a beautiful sward of land full of animals and birds and yes golfers is now a sea of weeds and fallen trees. And yes, people walk there on the paths and I guess through the tick invested grasses as well. And now you want to put up 98 (!) houses and destroy another piece of the Valley? And what about fire and earthquake considerations. If that corridor gets blocked in an emergency we would all try to get out through Lucas Valley or perhaps Highway One but regardless its scary to think of those situations. And I was here when we fought to keep that high school and all the other developments a NO GO. Successfully might I add and I believe the plan states that land was to stay agricultural. And how are you going to get all those folks home insurance? I already know people who have been denied coverage here and several of those companies I believe want to leave California altogether. Surely you can find another spot to meet whatever criteria is mandated some place else. I dont know if you even bother to read these letters but I do want to go on record objecting wholeheartedly to this.	Email				X						X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Dear Mr. Rodoni please do your best to represent the better interest of all Valley residents and don't let 98 new houses be Built-in the area East of Woodacre along San Francisco Drake. The San Geronimo Valley has one road in-and-out and Our septic systems and fire protection issues are at stake! Please say no!	Email				X								X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Hello Dennis, I am writing as a long term resident in Woodacre with some concern regarding the 50 acre parcel alongside SFD Blvd and the Flanders ranch property. Please include all San Geronimo residents in any planning that might go forward on this horrendous possibility for 98 homes. We are already struggling with water issues, fire issues, septic issues, road access in emergencies, current Fairfax traffic jams. We already have a valley floor jammed with County infrastructure - water dept, fire dept, PGE substation, noise and lights all times of day and night. I certainly hope this possibility will become part of many public forums on your agenda for this small and fragile valley. Since the last fire on White's Hill, nothing has been done to remove the battery box from the long-broken highway sign which may have sparked that fire. I think, in speaking to my neighbors, the SGV feels a bit neglected by your office and I sincerely hope that can be rectified.	Email				X				X				X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a homeowner in Woodacre since 1972. I am of the opinion that there are some places that shouldn't be developed. I include all of western Marin in that category, but for the moment I will comment on the proposed development of 98 homes just west of White Hill on Sir Francis Drake Blvd. Entering the valley, one's first impression is the beautiful rural landscape that is becoming rare in California. That experience would be negatively impacted by any development in that area. 98 Homes would mean around 200 automobiles adding to the congestion in Fairfax and San Anselmo and create a great deal more air pollution than already exists. That area is not only a seasonal wetland, but is in the headwaters of the Lagunitas Creek Watershed. Construction and habitation of that area would cause irreparable harm to wildlife, including endangered salmonids and many other species. I support development along the 101 corridor.	Email				X				X		X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a resident and homeowner in Forest Knolls, where I live with my husband and 5 year old. I'm responding to signs I saw posted today along SFD near Dickson Ranch, in regard to the building of 98 homes on that property. I have searched online and cannot find any more information about this proposal. I would like to add my comment that you please proceed very cautiously-- while I really recognize the need for more housing and more affordable housing in Marin, I have a couple of big concerns-- environmental impact (including air quality, native species habitat preservation and restoration, and light pollution. I also have some concern about SFD as the only way into and out of the valley, in case of emergency (and, just in terms of general traffic congestion, and air pollution). So my comment is to please very carefully consider these matters before proceeding. Thank you!	Email				X						X		X		X		
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am dead set against the proposal to develop 98 new houses on the 50 acre High School property. Such a large development is exactly the kind of change the valley has fought against for decades. Such a large development would change the Valley's pastoral character enormously and negatively. I believe the Valley's population stands around 3,500. If 4 people were to live in each house of such a new village, the valley's population would increase over 10% overnight. I would support fewer than half such units of low-income housing if they were located in dispersed fashion, and wouldn't have such a negative aesthetic consequences.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I believe West Marin has reached its carrying capacity for new homes, especially in regards to water, roads, septic and fire safety. Are we going for maximum buildout? What happens after we add 3500 homes the State of California tells we have to do? What happens in 2031 when they say we have to do it again? I watched the zoom meeting with Leelee Thomas on February 16, and she said it's either the carrot or the stick. I did not see any carrots in the equation, only threats. The proposed 98 houses in the heart of the San Geronimo Valley is an ill conceived proposal. It does not take into consideration that the plot of land is the headwaters of the Lagunitas Creek which is a coho salmon nursery. It's a flood plain when we get substantial rain - if you have ever driven by in a downpour, the entire area is a web of small streams before it gets to the main stream channel about 500 feet from there. I believe the infrastructure needed for those houses would not only be an eyesore, but also a detriment to our fragile ecosystem.	Email		X		X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd in the San Geronimo Valley. It would destroy our Valley's rural character and the beauty we prize in that view shed. I support seeking alternative Valley sites not visible from Sir Francis Drake Blvd to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I believe many of these West Marin sites are not strategic due to environmental concerns, lack of local jobs, and inadequate infrastructure to sustain such a population increase. I support seeking alternative Marin sites to meet our affordable housing obligations.	Email		X	X					X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations. We are already working to provide affordable housing for people here in the San Geronimo Valley. Please work with our group to create homes and units that are an integral part of our existing villages. Continue to preserve our open, agricultural spaces and the green belt that surrounds this rural part of Marin county.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative sites to meet our affordable housing obligations. Supervisor Rodoni- You have been a supporter of the environment and the agg culture of Marin. I know we need housing in Marin, but this is the wrong spot for 98 houses especially without any transit options for residents in that development.	Email						X		X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. Not to mention the massive increase in traffic and fire hazard/danger such a development would create. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support new housing on the 50-acre High School property facing Drake Blvd. in the San Geronimo Valley. This important rural gateway property to the valley and nearby Pt Reyes National Seashore should remain in agricultural use as part of the historical Flanders Ranch. I support seeking alternative Valley sites to meet our affordable housing obligations. Our community will vigorously oppose such inappropriate development.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hate to hear that 98 houses are going to be built on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. I do support seeking alternative Valley sites to meet our affordable housing obligations, and hope that some compromise can be reached that won't destroy the beautiful approach to West Marin or further stress our limited resources. I know we are lucky to have remained untouched by "progress" for so long but oh boy I hope our luck holds a bit longer. Anything you can do to stop this unwelcome and depressing development will be much appreciated.	Email								X		X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I have lived in Woodacre for over 40 years. I love the contry feel and woody environment. I highly object to the proposed low income housing development on Flanders property. I am your constituent, and voted for you when you were running for office. Please stop any expansion, re- zoning or building projects that will bring more residences to the Valley. I travel down San Geronimo Valley drive every day as, I work in San Rafael. When I get to the corner of Sir Francis Drake, I would be looking at the very piece of land across SFD, that the houses will be built on. As I understand the proposal, 100 houses will be built on 50 acres. The new development will also add to traffic on SFD by quite a bit. Please, let's keep the beautiful rural nature of the Valley as it is now.	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hope you're well and please allow me to begin by thanking you for your leadership on a range of issues important to San Geronimo Valley residents. While I know the recent report about possible locations for additional housing in the county is quite preliminary (and conducted by a third party that does not speak for Marin County residents), it makes sense that concerned citizens speak loudly and early on this topic. Please know that I do not support 98 houses on the 50 acre high school property facing Sir Francis Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character. It would destroy the beauty we prize in coming over White's Hill. It would create a new, unnecessary and unwanted village. Most important, it would add a possible 200 additional vehicles and possibly up to one thousand daily vehicle trips in and out of the valley to an already congested road. Anyone trying to get to Highway 101 at 8:00 am already knows that the traffic is horrible as you enter Fairfax. This would add to that exponentially. Anyone living on or near SFD Blvd. knows that the weekends are equally tough with many tourists heading to and from the coast. While I support affordable housing I believe there are better ways and better locations to accomplish this.	Email				X				X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email				X				X		X		X	X			X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email				X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the Valley Emergency Response Team, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the San Geronimo community, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I'm not sure if this is accurate, but we have heard a site for 98 new homes is being proposed at the base of Whites Hill. We can only hope this is not true as that would be disastrous for the area and environment, and truly spoil the natural surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	It has come to my attention, either from neighborly chats or from other sources, there is a potential plan taking shape to add housing to the San Geronimo Valley. Specifically close to 100 houses on the land we refer to as "Flander's Field", where there was once a plan for a high school. That plan didn't materialize, as this valley began to be more declarative and assertive in stating the vision for this area, and guidelines for what is / is not acceptable development. When I moved to the valley 25 years ago, I thought it might be a place to stay for a couple of years. But after understanding this community better, and listening to our elders, I came to understand and appreciate what our environmental advocates have been fighting for and diligently guarding. This is the reason I still live here today. In my home town, I watched as the cherry trees toppled, the apple orchards fell, and the planting fields gave way to urbanization and development. It still breaks my heart whenever I drive through and see the Police Station, Post Office, County Buildings and parking lots where I once played with my friends and frolicked with my dog. I am filled with such gratitude to live here in the San Geronimo Valley, comforted in knowing this place is truly special. Magical. I now take up the fight to preserve our natural beauty and the ecosystems that depend on limits to growth. My neighbor refers to entering the valley as the "Chitty Chitty Bang Bang effect", where the wheels of the car roll up under you and you start to float along in the last part of your journey home. Please help us keep this natural beauty as opposed to a Shitty Shitty first impression entering this sacred place. Also, this would impact and devastate what little is left of our natural habitat for spawning salmon...I've witnessed and taken part in many debates and county board meetings to force the stoppage of building homes due to this deleterious impact. 98 homes will be a huge battle, but taking a cue from our long term residents, environmental groups, and our elders, I can't stand back and watch this happen. I look forward to understanding both of your positions on this subject. Signed, a long time Marin tax payer, diligent voter, and newly commissioned soldier in the fight to preserve my surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't approve this development! It is way too big and is in a terrible location. It will destroy the beautiful view that every Valley resident welcomes on their return home to the SG Valley. Yes we need some affordable housing, but not on this parcel, and not at market rate. The Sir Francis Drake corridor in San Geronimo should remain rural. This huge development would create a new, unnecessary and unwanted village.	Email								X		X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't support the development of 98 units on former Flanders Ranch land in the San Geronimo Valley. This site stands at the gateway to the SGV and the headwaters of the watershed which houses our endangered salmonids. It is an especially sensitive location, both aesthetically and ecologically, and should be protected from all development. Just a couple of years ago, you and the BOS attempted to do a very good thing for Marin County and the SGV by purchasing the golf course, in order to protect it permanently from development and to give endangered salmonid populations a place to recover. Probably, in a few years' time, some public entity—possibly Marin County—will resume the pursuit of these goals when TPL sells the land. If the County allows a new village of several hundred people to be built, with all the ecological disturbance that entails, just a short distance upstream from the salmonid sanctuary, it will jeopardize this important environmental restoration project. I believe the 98 units are envisioned to be targeted to buyers of "above moderate" income. If so, then this suggests that the homes will be too expensive to count as the sort of affordable housing that the voting public sympathizes with. We don't want a SGV that is even more exclusive (economically speaking) than it already is—especially not at the expense of the ecology, aesthetics, etc. Please do all you can to keep the old Flanders Ranch area completely open and agricultural. Thank you very much.	Email										X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please understand that our history and values are not supportive of mass development in the San Geronimo Valley. We value our rural character for aesthetic reasons but equally for safety. We must protect egress for fire primarily. In addition we do not have the infrastructure and resources to support 98 new homes. This ideal would be better served along the 101 corridor. Thank you for consideration of supporting no development of the open fields adjacent to Flander's property.	Email		X						X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Remove the high school site from any consideration for housing. It is not supported in our Community Plan (see excerpts below). In addition, this is the critical view shed that every Valley resident experiences and "welcomes" on their return "home" to the San Geronimo Valley as they negotiate the curve, going west, at the bottom of White's Hill leaving the eastern urbanized corridor (where over 90% of Marin residents live), behind. This priceless Valley view encompasses the entire Ottolini/Flanders ranch and the Spirit Rock Meditation Center property from the meadows on the flats, to the uplands and ridge that seems to disappear going west towards the Nicasio pass. High School Site Issues: The development currently proposed would create the equivalent of a "new" village and its location next to SF Drake Blvd. would destroy the Valley's rural character. Increased traffic would overwhelm Drake Blvd. in route to and from the eastern urbanized corridor and 101. The north east section of San Geronimo Creek, which is home to coho salmon and steelhead trout, appears to be in this area. If confirmed, protection of this area could impact proposed development. FYI - Historically, this 50 acre school site was originally owned by the Ottolini/Flanders Ranch family. It was condemned for use of a planned High School -- part of the '61 Master Plan calling for 20,000 residents and 5000 homes. This '61 Master Plan was scuttled in 1972/73 after the newly elected Board of Supervisors voted to adopt the new County Wide Plan. Subsequently, the BOS began the development of highly successful Community Plans for designated areas in West Marin. At one point, (the '80's I think) the Tamalpais school board considered selling it's 3 unused school sites. Two were in the eastern corridor and one was in the Valley. The board appointed a committee to study the situation and make a recommendation. It was composed of Kate Blickhahn (Drake High School Superintendent), Dale Elliott of Forest Knolls and me. They implemented our recommendation to sell the two sites in the eastern corridor and preserve the Valley site for agriculture. The Flanders family subsequently worked out a lease (still in effect) with the District so their cattle could use it for grazing as was done when they owned it. Two proposals to create an orchard never materialized	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	The proposed 98 new houses on the 50 acre parcel in the San Geronimo Valley was just brought to my attention. I am not opposed to more housing, but I am opposed to how and where they will be built (in a cluster creating a new community as well as changing the landscape as you enter The Valley). There have been other projects in the past that are woven into the existing communities. The low cost neighborhood next to the Trailer park is a fine example. I am assuming that this Federal money is to be used for our lower income population? I have lived in the Valley for 50 years at which time we voted against sewer lines and natural gas in order to keep housing developments from taking place. Will a project this large take that into consideration? I will be sure to be adding my input as this project moves forward. Dennis, as old acquaintance I'm hoping that we can find time to discuss this more, I am no longer 'asleep at the wheel'... Thank you for taking my opinion into consideration.	Email		X						X		X		X			X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is a terrible idea! I can tell you that it will become another problem like Victory Village. You can't just plunk down a totally different community (with different needs and mind-sets) inside another unique community. And what about water !?!?!?! I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This proposal make no sense for multiple valid reasons. Please do what you can to reject it.	Email								X								
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	While I support adding housing in WMarin, I believe the White Hill location is not appropriate for the reasons below: This clearly goes against our Community Plan. It is an area prone to flooding As a result of the above, it interferes with the watershed that provides the creeks that support the endangers steelhead. It will place untold stress on an already precarious road evacuation during wildfire season. the Valley is already under major stress with failing septics, with no help on the horizon as has been blocked by the Planning Group. The Valley and it's homeowners are about to be handcuffed by the new stream side ordinances, making repairs and maintenance near impossible, so the added burden of 68 homes is such a double standard. The rural character of the Valley will be visually destroyed. I am curious why this information has been held from the public and the very short window of public comment which further punctuates your desertion, the same way you mid-handled the Golf Course debacle. Please respond with a confirmation of my very strong objection to this location.	Email								X	X	X						
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state- mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top- down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full- time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X						X
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
R10 - 200 San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X				X			X	X				
R10 - 200 San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
R10 - 200 San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R10 - 200 San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design., get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	
R10 - 200 San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X		X	

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COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
R10 - 200 San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%— far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes “market rate” housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 “above moderate income” units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email				X				X	X			X	X			X	
R13 - 26600 State Route 1 (Tomales)	I would like to suggest an alternative site to the one listed on the east side of Hwy 1 and 1st Street in Tomales. After living in Tomales very close to 30 years, I feel the intersection there is already quite impacted due to school traffic approaching both elementary and high school, the district office traffic, our downtown businesses including bakery, deli, and general store and much weekend tourist traffic mistaking their way to Dillon Beach. I feel one or more of the sites at old high school, or further north of “hub” of town would be more suitable and would not add to the current congestion.	Email				X													
R15 -12785 Sir Francis Drake Boulevard (Inverness)	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The site near Vladimir’s restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X				X	X	X	X	X	X		
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X				X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X				X	
R18 - 375 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email				X					X	X		X				X	
R18 - 375 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X			

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R18 - 375 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
R18 - 375 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R18 - 375 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)-that are different or additional-that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X			

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R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With The Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X							X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)																X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R19 - Tennessee Valley Road (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X					X	X		X				X
R19 - Tennessee Valley Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X			
R19 - Tennessee Valley Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X					
R19 - Tennessee Valley Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X							
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I am writing to request that Strawberry site R2 be removed from potential sites for high density housing. This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is in an inaccessible extreme slope. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations instead of paving over natural landscape.	Email				X						X							
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X		X					
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Please start paying attention to the organizing activities of NIMBY -- Marin Against Density an anti-housing group because they are already fighting future development. .47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,600,000, with a recorded lot size of 6.12 acres	Email																X	X

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R2 - North Knoll Road and St. Thomas Drive (Strawberry)	So evidently this vacant lot is being considered for building housing and NIMBY is already out against it ! Please start paying attention to the organizing activities of NIMBY – Marin Against Density an anti-housing group because they are already fighting future development. .47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email																X	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X					
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While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)					X				X	X		X			X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email				X					X	X		X				X
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email				X					X	X		X				X
R20 - 260 Redwood Highway Frontage Road (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	The information lists only 1 Parcel, which is wrong - there are 3. It lists only 36 possible Housing units, which is wrong - it should be 36 units for Workforce or Senior units and 73 Hotel rooms, which is what the Tam Valley community Plan calls for on the larger Parcel. This site is located in the Manzanita area, not Almonte.	Email	X															X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X					X	X	X	X	X		
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MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X				X
R21 - 204 Flamingo Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R21 - 204 Flamingo Road (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. The site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
R21 - 204 Flamingo Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R21 - 204 Flamingo Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R3 - 275 Olive Avenue (Blackpoint)	I wanted to share concerns about a proposed housing element on the corner of Olive avenue and Atherton (275 Olive Ave, currently a nursery). That site is a wet meadow and not an appropriate building location for a development of 50 homes. It is already subject to frequent flooding, is essentially sitting on top of a wetland nature preserve, and is basically at sea level. If you walk out there today, it is mostly under water. The inevitable sea level rise that will impact that spot makes it, and any other sites at that elevation, inappropriate for further development. Is it alright to ask why this parcel is being considered when these conditions are well known?	Email	X							X	X	X						
R3 - 275 Olive Avenue (Blackpoint)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X						

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R5 - 299 Olive Avenue (Blackpoint)	I am just finding out about the rezoning proposal along the Atherton corridor in Novato, and since I missed the meeting, I am writing to express my deepest concern as well as how much I am against this proposal. I live at the end of Olive Avenue, close to Atherton Ave, and have for almost 40 years. I have watched the impact just a few additional homes have had in this area. I am tremendously concerned about the wildlife, and how this proposal would jeopardize their well being. It would greatly impact their ability to access food and water. More homes means more traffic, which means more animals in danger of being struck by cars. There is already too much traffic for this corridor, and I am referring to Olive Avenue as well as Atherton Avenue. These areas cannot handle more housing! Please reconsider this proposal and keep the wildlife and our open spaces preserved.	Email				X				X		X						
R5 - 299 Olive Avenue (Blackpoint)	I am writing to express my opinion on the potential construction of hundreds of new housing units along the Atherton Avenue corridor to meet the county's state-mandated housing quotas. I urge you to redirect new high-density housing to more appropriate areas with better access and infrastructure and with less adverse impacts on wildlife and existing residents: It is not sensible to add large new sources of traffic congestion directly onto Atherton Avenue, the only conduit for evacuation from surrounding neighborhoods during fire emergencies. The proposed development will impact a rich and diverse wildlife population in the area, beyond just the destruction of habitat in the footprints of new construction. Increases in road traffic, noise, and other human activity will invariably take a toll. Foxes, opossums, and raccoons regularly transit my yard at night (I live off of Atherton Ave) and the semi-rural neighborhood environment also supports deer, wild turkeys, hawks, quail, squirrels, owls, turkey vultures and other animals. These populations are assets to the natural environment of Marin County and are all sensitive to human encroachment. The potential housing development is grossly uncharacteristic of the adjacent neighborhoods in terms of density and appearance. The proposed housing locations do not have walk-to shopping and other services, which I believe should be a top priority for siting new high-density housing. The Atherton corridor is a narrow strip with very limited road access: One way in from the west; one way in from the east, and one secondary access (Olive Ave) from the south. This situation is a natural consequence of the geographic boundaries along the corridor. Loading up this narrow space with more traffic, more parking needs, more water requirements, and more sewer infrastructure – when other options exist – does not make sense.	Email		X	X	X				X		X		X	X			
R7 - Eagle Rock Road (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X		X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. We are already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
San Geronimo	(Comment edited for length) attended the Wednesday evening presentation last week dealing with the State mandate for increasing housing in Marin. Clearly, you have been given a difficult task. Your introduction of the Guiding Principles and "explore strategies" was well done and appreciated. You answered most questions very well. Regretfully, time constraints didn't allow for in-depth responses and discussion. In every case, yours was the final comment and you, of necessity, moved on . . . I also wish there had been more time for comments. It was kind of you to stay later. That was appreciated and beneficial but some of us couldn't stay because we had another meeting to attend following your scheduled presentation. I have lived in the San Geronimo Valley (Lagunitas) for 60+ years. I was one of the leaders in the five year effort (1972 -77) to create a Community Plan that would preserve the Valley's rural character and natural resources and continue to be active. I was disappointed that so few homeowners from the Valley attended your presentation. Despite the county's efforts, I'm convinced that many Valley residents simply don't know about the current Plan and would be shocked to learn about it and its impact. We can rectify this problem. I request that you hold a meeting at the Lagunitas School multi-purpose room and make a presentation, with maps, and get one on one feedback from San Geronimo Valley residents and groups regarding recommendations and alternatives. In addition: I support the need for affordable housing in the San Geronimo Valley particularly for those with less than a moderate income. I support community involvement studying the issue of what, where, why and how (with the Community Plan as our guide) to deal with affordable housing in our valley, before providing any sites listing. Presbyterian Church - I cannot support the numbers proposed until I learn how much and where their property is located. Leelee and Staff: - The SGV Community Plan (CP) was developed by the Valley community over a five year period (1972 - 1977) with the help of CDA staff and adopted by the Board of Supervisors in 1977. Sections were updated in 1982. I was the CP Committee Chair for the Planning Group when we did a major/complete update in 1997. The Plans major goals have never changed -- keep the Valley rural and protect its natural resources! - See the CP pages IV-12: "Tamalpais Union High School Dist. The community would like to see this parcel remain in agricultural use." Many years ago, the Tam School Dist. needed funds and were considering selling the three undeveloped school properties they owned. They appointed a School Property Study Committee to make a recommendation composed of Kate Blickhahn - Drake High School administrator, Dale Elliott, a Forest Knolls resident and myself. The school board accepted our recommendation. They sold two school properties located in the eastern urbanized corridor and kept the Valley site for potential "agricultural use." I am not aware that their position has ever changed. Your job is to make recommendations to fulfill this new State imposed requirement. In that capacity, you need to be sure you are sensitive to every West Marin communities CP regarding their long held goals and objectives. Ours have been clearly stated in our CP since adoption in 1977. Any changes proposed must START with input from the community group that represent the community affected and come from the County working with that community. I am ccing Supervisor Rodoni and his aide Rhonda Kutter as I do not know if they are aware of some of the Valley's relevant history or the importance to Valley residents of preserving the "magical" view shed entry to our Valley "home." I look forward to working with Valley residents and you and your staff to protect and serve the San Geronimo Valley as we seek to implement changes	Email (See Email Comments Received.PDF, pp. 45-47)				X						X						X
San Geronimo	Considering putting any housing on the site of the once San Geronimo golf course is wrong. It's too far out, creating more congestion on an already congested road. It also goes against the property zoning. In case of fire, ingress and egress would be even more impacted than it is now	Email				X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Tam Valley / Almonte: Unknown-049-231-09-Marin Drive (3 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X				X	X	X	X	X	X		
Tam Valley / Almonte: Shoreline Highway (12 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X				X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
Unknown-049-231-09-Marin Drive (3 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With The Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
Unknown-052-041-27-Shoreline Highway (12 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With The Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X	X		
West Marin Coastal Area	The deadline for input is unrealistic and the tool is exceedingly difficult to use. I understand the County is under pressure to meet the State mandate, however this plan is like throwing darts at a map. It fails to address critical disaster planning in advance of determining even potential site selection. Responding to the coastal zone: I find it extremely distressing that with the impact of climate related severe fire risk, drought, resource depletion, traffic, parking, lack of sewer, emergency ingress/egress, etc., that we are considering adding increased density. The tool does not allow for pinpointing houses that sit empty, or the 600 plus vacation rentals in West Marin. I support accessibility to community based housing. If there were a severe limit placed on vacation rentals in the Coast Region, clawing back on permits/allowances, a number of livable units equal to the numbers proposed would be freed up. I have lived here for 40 plus years and have seen housing go the way of increased tourism, housing stock becoming vacation/business stock and 2nd home owners with frequently vacant homes. Until the Coastal Commission understands the risks involved to increased density and supports strict limitations to vacation units/business, the problem will persist no matter how many new units are introduced. It is unfortunate that it will likely take a fire storm / evacuation disaster to illustrate the hazards compounded by sheer numbers. My cottage on the Inverness Ridge burned in 95 and the risk then was a fraction of what it is today. Driving Sir Francis Drake on a usual busy weekend, or most days during the summer, is the equivalent of coastal gridlock. Adding more units at the bottom of White's Hill, Nicasio, Point Reyes, Olema, and Inverness is placing more people in vulnerable locations. Imagine residents trying, along with thousands of visitors, to flee during an inevitable disaster on a narrow artery. Stop vacation rentals; create incentives to convert empty living units to housing stock.	Email		X		X	X			X		X		X	X		X	
West Marin Coastal Area	The housing candidate sites for our Marin coastal villages are not suitable as these sites do not have jobs, public transit or community services please consider what doubling the population of these villages would mean to public safety when electricity is out our wells cannot pump water and the many propane tanks result in a hazardous mixture. Our aquifers are undoubtedly low after these droughts it will be a strain on our coastal communities to entertain a larger population many in our village are already renting their small units let's just let SB 9 do its job.	Email		X	X			X		X		X		X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
West Marin Coastal Area	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The proposed Cottages building site is an environmental hazard to an already contaminated salt marsh and channel leading to Chicken Ranch Beach, Tomales Bay. As a result of previous inappropriate building and filling in a salt marsh, this has been an ongoing problem for many years. The site near Vladimir's restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X			
Woodacre	There is a lot for sale as you enter Woodacre at the intersection of Park and Railroad (and an adjacent lot that is not for sale) that would be ideal for seniors with close access to post office and grocery store and bus stop.	Email															X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS

COMMENTS RECEIVED VIA SITES SUGGESTION MAP

Home » Unincorporated Marin County » Do you have a suggestion for a potential Housing...



Do you have a suggestion for a potential Housing Element site?



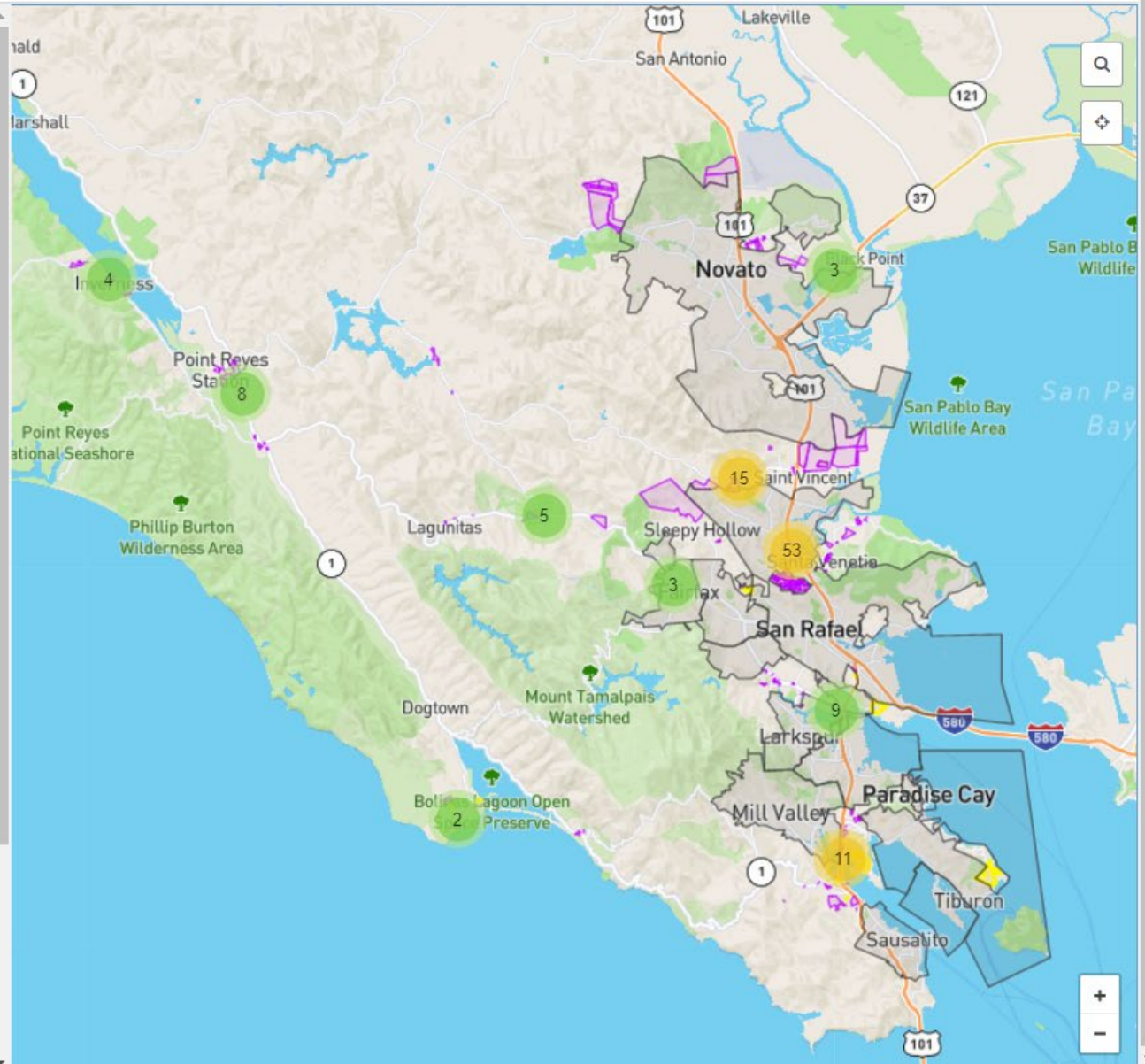
Part of the Housing Element includes identifying potential sites for housing development in the unincorporated county. **If you have a housing site suggestion, click on the plus icon to the left and drag a pin on the map.** You can also **search by address** by clicking on the magnifying glass icon to the top-right of the map. To check whether an address is located in the unincorporated county, use our [jurisdiction lookup tool](#).



- Areas in grey on the map indicate incorporated cities and towns
- Areas in purple are candidate Housing Element sites
- Areas in yellow are credit Housing Element sites (meaning there is an active housing application on the site)

In addition to the [Balancing Act tool](#), you may use this map to share comments about any of the candidate housing sites. You can do so by dragging a pin on the site and typing your comment into the textbox.

If you are having difficulty using this tool, you can also share site suggestions with Staff by email at



Do you have a suggestion for a potential Housing Element site?

Date of contribution	Contributor Details		Marker Details				Your Comment	Add Image
	Login (Screen name)	Contributor Summary (Signup form Qs - Detailed breakup on the right >)	Latitude	Longitude	Address	Category		
Jan 05 22 07:39:24 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.04439745	-122.541846	261 Red Hawk Road, Novato, California 94949, United States	Potential Housing Site	Example #2	/files/original/missing.png
Jan 05 22 07:39:26 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.04324292	-122.5362944	Redwood Highway, Novato, California 94949, United States	Potential Housing Site	Example	/files/original/missing.png
Jan 11 22 01:16:22 am	Mary Miller		37.87774002	-122.5233241	60 Tennessee Valley Road, Mill Valley, California 94941, United States	Potential Housing Site	Tennessee Valley Road has room for infill, with access to major commute areas, buses and bike routes.	/files/original/missing.png
Jan 12 22 02:46:32 pm	Andre Souang		38.02605035	-122.577526	1501 Lucas Valley Road, San Rafael, California 94903, United States	Potential Housing Site	Property has authorization for four water connections and is surrounded by smaller-lot residential development.	/files/original/missing.png
Jan 13 22 03:25:45 pm	Technically Beautiful		38.00844237	-122.5081694	50 Bayhills Drive, San Rafael, California 94903, United States	Potential Housing Site	I own more than 15 acres of hillside here that I think could be used for housing -- especially now that the law allows for more than one house per lot. I have 5 lots, and at least one could be split. My property is about 1.5 miles from Hwy 101, so a bit far for commuting purposes, but Santa Venetia is across the street and they have a small bus service.	/files/original/missing.png
Jan 14 22 06:29:14 pm	Marinparker		37.86353815	-122.4948657	2100 Bridgeway, Sausalito, California 94965, United States	Potential Housing Site	The bay model would be an ideal site to convert to housing	/files/original/missing.png
Jan 14 22 06:51:45 pm	Guy Palmer		38.02510648	-122.5279427	401 North Avenue, San Rafael, California 94903, United States	Potential Housing Site	The (ridiculous) amount of housing should be added in Northern Marin. Efforts should be focused on where there is ample, undeveloped land. Southern Marin is way too congested (local traffic wise). Plus, I don't understand why the recent creation of inlaw units, lot splitting, duplex creation doesn't already meet the housing mandate. The mandate is also patently ridiculous. Why? The infrastructure doesn't exist. Labor force doesn't exist. And Marin just lost 2000 (+) residents and will likely lose more.	/files/original/missing.png
Jan 20 22 06:56:44 pm	kevin conger		37.88066279	-122.5241661	227 Shoreline Highway, Mill Valley, California 94941, United States	Potential Housing Site		/files/original/missing.png
Jan 21 22 03:03:36 pm	Leep		37.98872624	-122.5611269	58 Sacramento Avenue, San Anselmo, California 94960, United States	Potential Housing Site	Large area of land to develop, close to services, open space, shopping, parks, schools, high resource area	/files/original/missing.png
Jan 21 22 03:05:40 pm	Leep		38.01514988	-122.6611733	5800 Sir Francis Drake Boulevard, Nicasio, California 94963, United States	Potential Housing Site		/files/original/missing.png

Jan 26 22 06:01:24 pm	Ethan Strull		38.00013653	-122.5356841	Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56816	Potential Housing Site	Underutilized area near transit and growing town center!	/files/original/missing.png
Jan 31 22 05:19:13 pm	WM person		38.06824735	-122.7999401	201 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-56916	Potential Housing Site	50 +/- units of Affordable housing are being planned for this site by C.L.A.M. in West Marin. This project is in development now.	/files/original/missing.png
Feb 01 22 04:01:57 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00760547	-122.5120693	161 Granlee Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57008	Potential Housing Site	180-311-06	/files/original/missing.png
Feb 01 22 04:05:30 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00753361	-122.511313	161 Granlee Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57009	Potential Housing Site	180-311-07	/files/original/missing.png
Feb 01 22 04:09:03 pm	Aline Tanielian	Aline Tanielian,atanielian@marincounty.org,	38.00775763	-122.5104064	220 Granlee Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57010	Potential Housing Site	180-331-04	/files/original/missing.png
Feb 02 22 04:36:06 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57022	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	/files/original/missing.png
Feb 02 22 04:36:07 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57023	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	/files/original/missing.png
Feb 02 22 04:36:15 pm	TomHicks10	TomHicks10,investmentbanker1023@gmail.com,	38.09730678	-122.3434639	California, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57024	Potential Housing Site	We would like to introduce our property for potential housing in Marin County 2800 West Novato Blvd 435 acres Bowman Canyon	/files/original/missing.png
Feb 03 22 11:14:13 pm	Geoffrey Barneby	Geoffrey Barneby,gbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57069	Potential Housing Site		
Feb 03 22 11:14:21 pm	Geoffrey Barneby	Geoffrey Barneby,gbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57070	Potential Housing Site	Potential housing site	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:14:25 pm	Geoffrey Barneby	Geoffrey Barneby,gbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57071	Potential Housing Site	The 5 acres at 192 Atherton, Novato (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937

Feb 03 22 11:15:19 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57072	Potential Housing Site	The 5 acres at 192 Atherton, Novato (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:16:21 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57073	Potential Housing Site	The 5 acres at 192 Atherton, Novato (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 03 22 11:19:32 pm	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57074	Potential Housing Site	The 5 acres at 192 Atherton, Novato (on the corner of Tamarin Ln), is owned by The New Village School. Our intent with this land is to provide an educational facility to our k - 8 students around caring for animals, growing crops and working with their hands while engaging in the sciences (botany, biology, physics and environmental impacts, etc.). We are also interested in supporting our Community and a part of this would be to offer affordable housing options for our teachers and supporting team members - and potentially for our alumni and other public service providers. We regard this as an imperative for the sustainability of our school and our community - as the cost of living in Marin increases - we would like to provide options for our teachers to be able to afford to live in Marin. We would like to develop up to 12 affordable housing units on approximately 1 acre of this property.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/3e33a3c73b320b7b9f794b52ac5cb389dd91a358/original/1643957937/352f473b39a917a185f7a5e19be2c25e_Screen_Shot_2022-02-03_at_10.58.12_PM.png?1643957937
Feb 04 22 08:26:33 am	Geoffrey Barneby	Geoffrey Barneby,gbbarneby@gmail.com,	38.10613726	-122.5192952	194 Atherton Avenue, Novato, California 94945, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57079	Potential Housing Site		
Feb 05 22 08:31:13 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57110	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:31:21 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57111	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:31:25 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06895435	-122.7993694	204 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57112	Potential Housing Site	I hope more housing is built in areas such as the coast guard area which are set back from the main town and will not result in a significant change of character	/files/original/missing.png
Feb 05 22 08:35:32 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06993664	-122.8079653	207 A Street, Point Reyes Station, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57113	Potential Housing Site	This is not an appropriate site for additional housing. It is a historic building along a very common walking path for residents. The open lot was often used for community events in the past and helps the outskirts of town avoid a dense feel. The town would be better served with affordable housing units that are either in existing buildings or in concentrated developments outside of the areas of the town that provide its character and sleepy feel	/files/original/missing.png
Feb 05 22 08:35:35 pm	chrishulls	chrishulls,crhulls@gmail.com,	38.06993664	-122.8079653	207 A Street, Point Reyes Station, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57114	Potential Housing Site	This is not an appropriate site for additional housing. It is a historic building along a very common walking path for residents. The open lot was often used for community events in the past and helps the outskirts of town avoid a dense feel. The town would be better served with affordable housing units that are either in existing buildings or in concentrated developments outside of the areas of the town that provide its character and sleepy feel	/files/original/missing.png
Feb 09 22 05:34:31 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.9461604	-122.5244236	Mollie Stone's Markets, 270 Bon Air Ctr, Greenbrae, California 94904, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57332	Potential Housing Site	All of Bon Air Shopping Center. They could easily provide two floors of apartments above the entire center. All shopping centers in Marin should be high on the list for adding apartments so that we can begin to balance our land use pattern.	/files/original/missing.png

Feb 09 22 05:37:06 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.95773364	-122.5499153	1036 Sir Francis Drake Boulevard, Kentfield, California 94904, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57333	Potential Housing Site	3-4 story apartment buildings could be added along Sir Frances Drake from the college to Bon Air Road. This would provide much needed housing for students and staff as well as others. SFD also has excellent transit services, making this ideal for commuters.	/files/original/missing.png
Feb 09 22 05:39:38 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	38.00292627	-122.5446582	7000 Northgate Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57334	Potential Housing Site	I realize this isn't in unincorporated Marin, but it bears repeating - add housing at all shopping centers in Marin. We need to balance our land uses with housing on top of retail.	/files/original/missing.png
Feb 09 22 05:44:13 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.8968691	-122.5143814	50 Belvedere Drive, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57335	Potential Housing Site	Add two or three stories of apartments to all shopping centers in Marin. These areas are already built up, are (obviously) close to shopping, and already have masses of parking.	/files/original/missing.png
Feb 09 22 05:44:20 pm	Marinette	Marinette,v_taylor_94903@yahoo.com,	37.8968691	-122.5143814	50 Belvedere Drive, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57336	Potential Housing Site	Add two or three stories of apartments to all shopping centers in Marin. These areas are already built up, are (obviously) close to shopping, and already have masses of parking.	/files/original/missing.png
Feb 10 22 05:12:05 pm	cclune		38.10238883	-122.8575271	5 Balmoral Way, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57352	Potential Housing Site	Arent these houses on a cliff? Doesnt seem like the best place to develop multiple units for the long term	/files/original/missing.png
Feb 10 22 05:12:07 pm	cclune		38.10238883	-122.8575271	5 Balmoral Way, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57353	Potential Housing Site	Arent these houses on a cliff? Doesnt seem like the best place to develop multiple units for the long term	/files/original/missing.png
Feb 10 22 05:12:47 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57354	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:12 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57355	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:17 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57356	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:21 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57357	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png

Feb 10 22 05:13:31 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57358	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:39 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57359	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:41 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57360	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:42 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57361	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:13:43 pm	cclune		38.10265478	-122.8569049	12844 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57362	Potential Housing Site	What does it mean when the box goes way out into the water like this one does? Has sea level rise been considered?	/files/original/missing.png
Feb 10 22 05:15:23 pm	cclune		38.10782552	-122.872892	F R Road, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57363	Potential Housing Site	This would be a nice place	/files/original/missing.png
Feb 10 22 05:16:14 pm	cclune		38.09704446	-122.8516048	12786 Sir Francis Drake Boulevard, Inverness, California 94937, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57364	Potential Housing Site	This would be lovely but has sea level rise been considered?	/files/original/missing.png
Feb 10 22 11:13:22 pm	SS		37.96031202	-122.5536	16 Sir Francis Drake Boulevard, Greenbrae, California 94957, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57366	Potential Housing Site	Central location for housing students, teachers, medical staff, retail/restaurant workers, etc. Nearby public Transit access.	/files/original/missing.png
Feb 14 22 10:10:36 am	tjamez		37.95343619	-122.4962926	2900 Kerner Boulevard, San Rafael, California 94901, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57410	Potential Housing Site	I don't know if there is a problem with this being too low in altitude, but if the big stores are out here, it seems housing could be too.	/files/original/missing.png
Feb 14 22 10:16:38 am	tjamez		37.95343619	-122.4962926	2900 Kerner Boulevard, San Rafael, California 94901, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57411	Potential Housing Site	I don't know if there is a problem with this being too low in altitude, but if the big stores are out here, it seems housing could be too.	/files/original/missing.png

Feb 14 22 10:34:07 am	Laurie Monserrat		38.08367652	-122.8031735	40 Tomasini Canyon Road, Petaluma, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57412	Potential Housing Site	There is already unpermitted housing on this property, why not permit it and add more? (Martinelli property in Point Reyes CA)	/files/original/missing.png
Feb 14 22 11:01:25 am	Said		37.98880976	-122.5907436	2040 Sir Francis Drake Boulevard, Fairfax, California 94930, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57424	Potential Housing Site	Infill rather than encroach on open space. Fairfax seems to have some viable lots.	/files/original/missing.png
Feb 14 22 12:00:59 pm	Valeria Sasser		37.92583513	-122.5230289	Pet Club, 508 Tamalpais Dr, Corte Madera, California 94925, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57460	Potential Housing Site	Several units can be added to this underutilized commercial site, by adding second/third floors, not to mention it is well served by transit. This area belongs to the Town of Corte Madera city.	/files/original/missing.png
Feb 14 22 12:03:01 pm	Valeria Sasser		37.9241552	-122.5180346	707 Meadowsweet Drive, Corte Madera, California 94925, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57461	Potential Housing Site	Several units can be added to the CM Library site, by adding second/third floors or building behind it, not to mention it is well served by transit. I am AGAINST destroying or moving the library but using this underutilized site to add more housing. This area belongs to the Town of Corte Madera city.	/files/original/missing.png
Feb 14 22 12:04:47 pm	Valeria Sasser		37.93224555	-122.5174445	Century Theatre, 41 Tamal Vista Blvd, Corte Madera, California 94925, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57462	Potential Housing Site	As long it is all integrated and beautifully planned, we can have several more units on this site.	/files/original/missing.png
Feb 14 22 02:06:30 pm	Neil Sorensen		38.02362817	-122.5235702	301 Smith Ranch Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57464	Potential Housing Site	Old Honor Farm site.	/files/original/missing.png
Feb 15 22 07:36:30 am	B		37.98696319	-122.5892258	47 Broadway Boulevard, Fairfax, California 94930, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57471	Potential Housing Site		/files/original/missing.png
Feb 16 22 11:48:19 am	Annabelle Scott		37.8990177	-122.7043304	270 Elm Road, Bolinas, California 94924, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57520	Potential Housing Site	BCPUD building, formerly a children's center, sitting empty, needs rehabilitation.	/files/original/missing.png
Feb 16 22 11:48:30 am	Annabelle Scott		37.8990177	-122.7043304	270 Elm Road, Bolinas, California 94924, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57521	Potential Housing Site	BCPUD building, formerly a children's center, sitting empty, needs rehabilitation.	/files/original/missing.png
Feb 16 22 11:49:36 am	Annabelle Scott		37.90810075	-122.6871485	22 Brighton Avenue, Bolinas, California 94924, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57522	Potential Housing Site	Waterhouse building, damaged by fire, totally dilapidated, formerly housing and commercial, needs rehab.	/files/original/missing.png
Feb 16 22 11:49:52 am	Annabelle Scott		37.90810075	-122.6871485	22 Brighton Avenue, Bolinas, California 94924, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57523	Potential Housing Site	Waterhouse building, damaged by fire, totally dilapidated, formerly housing and commercial, needs rehab.	/files/original/missing.png

Feb 16 22 08:34:54 pm	Leyla Hill		37.99076351	-122.5476166	30 Indian Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57526	Potential Housing Site	This is my property, and it is absurd to include it. It is extremely steep, virtually no level ground, it is up a one-lane, private road in the WUI. It is fully built out with a main house and an ADU. Please delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.	/files/original/missing.png
Feb 16 22 08:41:41 pm	Leyla Hill		37.9917565	-122.5380223	11 Circle Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57527	Potential Housing Site	Just as absurd as it is to include properties on 1-lane roads in the WUI, there is no reason for excluding 5 Circle Road or 11 Circle Road, on flat land, abutting Los Ranchitos Road. I am not suggesting that these parcels be included for rezoning. I'm pointing out the arbitrary and unrealistic manner in which parcels seem to have been selected and omitted. Los Ranchitos is built out as it is and was intended and deeded to be: minimum 1 acre parcels with single family homes that have agricultural zoning and the ability to keep livestock.	/files/original/missing.png
Feb 17 22 12:30:29 pm	Janet		38.02807517	-122.5659445	1009 Idylberry Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57548	Potential Housing Site	Part of this property is on a hillside/open space, has an existing county child development center, senior housing complex, cemetery, juvenile hall, child abuse center, and openspace county offices. Unless these buildings are demolished, there is little space for 245 units. I would be in favor of expanding the senior low income housing that is there, but not in favor of building a multistory complex in the middle of single family homes.	/files/original/missing.png
Feb 17 22 08:56:40 pm	KSC	KSC,k.curtis@comcast.net,	37.9972914	-122.5709081	116 Holstein Road, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57580	Potential Housing Site	40 housing units easy.	/files/original/missing.png
Feb 18 22 07:17:53 am	SWK		38.02689396	-122.5656813	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57581	Potential Housing Site	Considerations need to be addressed regarding the placement of dense, multistory housing in the center of the single story community. It would eliminate a valued and well-loved and well-used accessible open space and destroy the fabric of the existing community. I would be in favor of much less dense, double story housing that is in keeping design-wise with the community, up to 50 units that complement the existing Rotary Village. But please do not plop down 250 units in 4 story megaliths. Such developments are better suited to corridor areas, perhaps nearer to Hwy 101 at the Marinwood site. Please come and spend a few hours in the green and see for yourself how important this particular spot is to the community. I could see repurposing the juvenile complex, as it seems to be under used, rarely more than a handful of residents, and repurposing the juvenile court property to accommodate appropriate double story, attractive housing, but please don't rob the community of accessible green space.	/files/original/missing.png
Feb 20 22 05:29:24 pm	jkc		38.03484201	-122.5294876	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57601	Potential Housing Site	1800 housing units in this area impacts both equity and environmental. This is the largest site in the unincorporated area and will impact this pristine open space environment and add to congestion/air pollution/traffic to 101 at this exit and inability for the community to support this area w/ existing resources (school/fire).	/files/original/missing.png
Feb 21 22 07:10:43 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.99745204	-122.5698119	116 Holstein Road, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57632	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as a priority for Open Space in the Town of San Anselmo General Plan Open Space Element	/files/original/missing.png
Feb 21 22 07:11:21 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.98700547	-122.5615561	300 Los Angeles Boulevard, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57633	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/ed0031705aa7b32ac1c4d35d82d687cea9b604ae/original/1645456996/0ab951d54d3d2143f72a6d56baa80175_Map_3_Open_Space_Plan_Page_1.jpg?1645456996
Feb 21 22 07:12:43 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.99131787	-122.5652897	5 Carmel Way, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57634	Potential Housing Site	San Anselmo Open Space Committee notes that this area designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	/files/original/missing.png
Feb 21 22 07:27:52 am	Elise Semonian	Elise Semonian ,esemonian@townofsananselmo.org,	37.98668415	-122.5618994	256 Los Angeles Boulevard, San Anselmo, California 94960, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57635	Potential Housing Site	San Anselmo Open Space Committee notes that this area is designated as priority for Open Space on the Town of San Anselmo General Plan Open Space Element. Please consider landslide hazard maps for this area too.	https://s3-us-west-1.amazonaws.com/ehq-production-us-california/257e58669bb48924143bfa7e712dac208dce7355/original/1645457273/a6597ab5648ee542a2771a0820a6da08_Rice_Map.jpg?1645457273

Feb 22 22 11:39:12 am	John Kirk McDonough		38.02627278	-122.5662661	6 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57686	Potential Housing Site	6 Jeannette Prandi Way is a bad location for new housing. In the event of a wildfire Lucas Valley Rd. is the only avenue of escape and last September cars backed up on the road with only a few streets in Upper & Lower Lucas Valley being evacuated. Moreover, many residents use the park adjacent to the Juvenile Complex for daily exercise.	/files/original/missing.png
Feb 22 22 02:14:36 pm	G		37.99464079	-122.605834	300 Bothin Road, Fairfax, California 94930, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57688	Potential Housing Site	17 acres across 5 parcels here, Bothin good flat road	/files/original/missing.png
Feb 23 22 12:58:52 am	Greg R.		38.02086297	-122.6688499	Meadow Way, Forest Knolls, California 94963, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57691	Potential Housing Site	West Nicasio Road is mislabeled "Meadow Way" on this map. Seven or fewer mid-to-low income small (<1,300 sf) single family residences/duplexes could be sited on the TPL Commons property, across the street from the existing houses, in a strip along the road. This could improve the racial and economic diversity of this neighborhood in an area that already has infrastructure across the street. Environmental impacts would be minimal in an already-existing neighborhood (compared to adding new units at the clubhouse). Sunny for solar and gardens, minimal hazards, open space-adjacent. Keeping new units small keeps them affordable and allows property owners to expand in remodels over time.	/files/original/missing.png
Feb 23 22 01:26:14 am	Greg R.		38.01313811	-122.6293087	4260 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57692	Potential Housing Site	This is car-dependent sprawl. Housing should be concentrated in existing communities, in walkable configurations, ideally near shopping, work, schools, and parks. Developing this site would generate traffic and negatively impact the wonderful feeling of coming over the hill and arriving in West Marin's wide open spaces, with dark skies and expansive views. This project seems very similar to a Mono County project that was recently denied due to unacceptable impacts (https://www.monolake.org/today/tioga-inn-project-denied-at-april-20-2021-mono-county-board-of-supervisors-meeting/).	/files/original/missing.png
Feb 23 22 01:47:01 am	Greg R.		38.01503155	-122.6599503	5800 Sir Francis Drake Boulevard, Nicasio, California 94963, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57693	Potential Housing Site	This site is not ideal. While it has existing disturbance and infrastructure and adjacent open space, it is not within an existing community. Although it is "walkable" to get to San Geronimo, it seems likely most trips would be made by car. The site seems more appropriate for other public uses such as a fire station or community park or garden. While the site is big enough for both uses, the residents might feel like they are in a fishbowl, surrounded by a busy noisy highway, a busy noisy fire station, and a busy park. That said, if this site were used to replace development in more sensitive or hazardous areas such as along creeks or in the hills, that would be a net improvement I'd have to support, but adding new units here while keeping those in hazardous/sensitive areas would be a missed opportunity to create climate resilience and restore habitat when those opportunities are urgently needed.	/files/original/missing.png
Feb 23 22 01:55:48 am	Greg R.		38.04425517	-122.7907991	10189 Shoreline Highway, Point Reyes Station, California 94950, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57694	Potential Housing Site	A comment on all the Olema properties--I count 99 new units in a town with only 120 people. This represents a plan for a 200% increase in population over a few years. Is it wise and what residents want to make this a town of 300 people? Can existing systems (e.g. water) handle that growth? Seems like some infrastructure upgrades would be in order, including sidewalks and bike lanes (walking along Hwy 1 right now feels dangerous with the narrow shoulders). Are there enough nearby jobs to make this not just car-dependent sprawl?	/files/original/missing.png
Feb 24 22 06:00:39 pm	Valerie1010	Valerie1010, valerie.crawford@gmail.com,	37.88450724	-122.528978	228 Cleveland Avenue, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57732	Potential Housing Site	We would LOVE to do a lot split, perhaps two. Our lot is 24,000 SF. All our neighbors' lots are 5-7K SF. We used to have three parcels in our lot, and we merged them in order to not pay 3x parcel tax. However, we did the wrong kind of merge (no one told us the difference); we merged the lots completely, rather than just for taxation purposes. We would love to turn our single parcel into 3 parcels, and someone could buy two parcels and build two to three units of housing on each parcel: A house and an ADU.	/files/original/missing.png
Feb 24 22 06:02:59 pm	Valerie1010	Valerie1010, valerie.crawford@gmail.com,	37.88484172	-122.5290477	228 Cleveland Avenue, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57733	Potential Housing Site		/files/original/missing.png
Feb 25 22 08:48:33 am	Susan Morgan		38.02953495	-122.5655794	1010 Idylberry Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57740	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png

Feb 25 22 08:49:25 am	Susan Morgan		38.02659816	-122.5664002	6 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57741	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 25 22 08:51:27 am	Susan Morgan		38.02656435	-122.566089	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57742	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 25 22 08:56:54 am	Susan Morgan		38.02593274	-122.5695665	7 Mount Lassen Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57743	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 25 22 08:59:47 am	Susan Morgan		38.02637842	-122.577585	1501 Lucas Valley Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57744	Potential Housing Site	All five of the sites identified in Lucas Valley (7 Mt. Lassen Drive, 2 Jeannette Prandi Way, 6 Jeannette Prandi Way, 1009 Idylberry Road and 1501 Lucas Valley Road) run counter to two of the four site selection principles outlined by the Board of Supervisors: #3: Encourage Infill and Redevelopment Opportunities; and #4: Consider Environmental Hazards. The infill scenario locates housing close to services, jobs, transportation, and amenities. None of these criteria are met in Lucas Valley. The Environmental Hazards scenario prioritizes sites in areas having few impacts associated with climate change; and identifies sites with adequate routes for hazard evacuation. The Lucas Valley sites are located in the wildland urban interface (WUI) zones which are at greater risk of catastrophic wildfire. Further, in the event of a wildfire, Lucas Valley Road is the only avenue of escape. Last September, when only a few streets were evacuated, there were major traffic delays. In summary, the Lucas Valley is a poor choice for affordable housing both in terms of practicality and safety. Governor Newsom has now adopted this same philosophy. Per an LA Times article on 1/13 the governor wants to shift home construction in California away from rural, wildfire-prone areas and toward urban cores as part of his budget plan that aims to align the state's housing strategy with its climate goals.	/files/original/missing.png
Feb 26 22 01:32:53 pm	MWOchoa		38.00254161	-122.5445831	7000 Northgate Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57771	Potential Housing Site	Re-zoning and Adding housing to the Northgate mall area makes much more sense than re-zoning los ranchitos, which is zoned agricultural with many farm animals and has narrow roads and no sidewalks. Los Ranchitos is not conducive to safely supporting multi-unit housing.	/files/original/missing.png
Feb 26 22 01:47:40 pm	MWOchoa		37.99142779	-122.5362682	6 Debes Ranch Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57772	Potential Housing Site	Debes Ranch Road is narrow and not conducive to multi-unit housing. Why has almost every lot in Los Ranchitos been designated as a potential site but you have not done the same in other areas of Marin with large lots, ie Ross? This designation of almost the entire neighborhood seems arbitrary and punitive. There are better areas of Marin to designate such as the Northgate, Town Center and Village malls that would not result in the taking of people's homes.	/files/original/missing.png
Feb 26 22 05:07:33 pm	Emily Morganti		37.99249317	-122.5455058	11 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57774	Potential Housing Site	Property is hilly and not conducive to adding another unit.	/files/original/missing.png
Feb 26 22 05:39:13 pm	Chipmunk		38.01282705	-122.6578259	390 San Geronimo Valley Drive, Woodacre, California 94973, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57775	Potential Housing Site	Underutilized open space at the San Geronimo Valley Golf Course. There is as yet no plan for this county owned property.	/files/original/missing.png

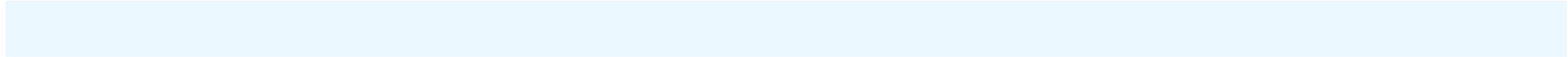
Feb 27 22 08:52:58 am	TvG		38.03377725	-122.5328028	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57777	Potential Housing Site	The St Vincent site scenarios 2 and 3 (1,800 and 1,200 units respectively) are grossly excessive builds that violate the countywide distribution principle re proportional allocation of units and the infill principle re access to services, amenities etc. This is not an "already developed area" and though adjacent to 101 it is isolated by the highway in a largely undeveloped area that requires a drive of 3+ miles north/south to commercial districts for shopping and services. The 221 units in scenarios 1 and 4 better balance though still demands further evaluation re no nearby infrastructure to support a community in this location and the potential to segregate a community in an isolated area.	/files/original/missing.png
Feb 27 22 09:49:09 am	TvG		38.02586711	-122.5676394	4 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57778	Potential Housing Site	The Prandi/Mt. Lassen Office Complex proposed build violates several of the County's housing principles: i) the upper limit on units (295 units) assigns a disproportionate share of units to Lucas Valley that is inconsistent with the countywide distribution principle. Adding in the proposed builds in Marinwood and St Vincents greatly exacerbates this inconsistency, ii) the site isn't well suited to the infill principle as the location isn't accessible to public transportation or jobs; and amenities like shopping/services are 3.5 miles travel. As the plan is for very low and low income residents (e.g. many of whom earn less than \$50k annually) what is the assumption about access given there is no real public transportation service and the county road doesn't have sidewalks even for those who would walk some distance? Others have addressed the inconsistency with the environmental hazards principle -- emergency evacuation for fire/other hazards is a serious constraint given no ready options to expand Lucas Valley Road's 2 lanes. Consider an approach that replaces existing county/other structures, particularly given their aged condition, with 2-story housing for many fewer units -- to reduce the infrastructure challenges and preserve Prandi's wonderful park space for everyone.	/files/original/missing.png
Feb 27 22 10:03:19 am	TvG		38.02617559	-122.5656921	1500 Lucas Valley Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57779	Potential Housing Site	The fourth principle for site selection emphasizes the need to prioritize areas having few impacts associated with climate change plus adequate evacuation routes. Given that principle, the number of sites proposed for Lucas Valley is way too high. Many areas in Marin are impacted by climate change, but Lucas Valley most definitely does not have adequate routes for evacuation. Wildfire is not just a threat in Lucas Valley -- it is a reality. Last September, we were evacuated when a wildfire came within 65 yards of our back gate. With just one lane of Lucas Valley road leading out of the Valley, traffic built quickly. Had there been several hundred more units evacuating, residents would have been locked in traffic jams trying to leave, and it's not inconceivable that, with increased population, people would use both lanes of Lucas Valley Road to escape a future fire--thus hindering emergency crews as they try to get into the Valley. Lucas Valley road is not an adequate evacuation route for the number of people who currently live here and would be a death trap if several hundred people were added.	/files/original/missing.png
Feb 27 22 03:08:25 pm	Anonymous User		38.03004201	-122.5295734	4579 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57791	Potential Housing Site	1800 units here would utterly overwhelm the community. Our schools and other resources can't support this shockingly high proposal.	/files/original/missing.png
Feb 27 22 06:21:50 pm	BMS		38.03075189	-122.5333929	4570 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57795	Potential Housing Site	Adding this number of housing units (1800) here would surely overwhelm the schools in the area. Also the congestion and safety issues with the added traffic to this intersection and access to the facilities at St Vincent's campus would cause huge problems. The site doesn't seem to meet many of the site principles outlined in the proposal.	/files/original/missing.png
Feb 27 22 06:23:14 pm	BMS		38.02683057	-122.5664699	2 Jeannette Prandi Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57796	Potential Housing Site	Adding this number of housing units (250) here would surely overwhelm the schools in the area. Also the congestion and safety issues with the added traffic to this intersection and access to the facilities along Lucas Valley would cause huge problems. The site doesn't seem to meet many of the site principles outlined in the proposal.	/files/original/missing.png
Feb 27 22 11:33:12 pm	Laura Szawarzen ski		38.03108993	-122.5331354	Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57802	Potential Housing Site	The area near St. Vincents could accommodate all the housing needs to fulfill what the State wants. I propose all the housing be for homeless and low income. That's who needs housing in Marin County.	/files/original/missing.png
Feb 28 22 09:32:14 am	julie		38.03075189	-122.531333	4570 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57851	Potential Housing Site	Adding housing here allows ready accessibility to public transit and quick evacuation in an event of an emergency.	/files/original/missing.png
Feb 28 22 09:35:55 am	Strawberry Res1		37.89292369	-122.5157118	690 Redwood Highway Frontage Road, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57852	Potential Housing Site	This site is on a frontage road to 101 - who wants to live overlooking a freeway? Their must be air quality concerns here.	/files/original/missing.png
Feb 28 22 09:37:48 am	Strawberry Res1		37.88765718	-122.5073004	Shuck Drive, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57853	Potential Housing Site	What is happening with North Coast? This is potentially a great solution, but traffic impact, school impact, and transit must be studied in depth	/files/original/missing.png

Feb 28 22 09:38:50 am	Strawberry Res1		37.90116563	-122.5145209	11 Knoll Lane, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57854	Potential Housing Site	This site is on a frontage road to 101 - who wants to live overlooking a freeway? Their must be air quality concerns here.	/files/original/missing.png
Feb 28 22 09:40:19 am	Strawberry Res1		37.90581322	-122.5111037	70 North Knoll Road, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57855	Potential Housing Site	Traffic impact on Tiburon Blvd exit must be studied and mitigated. This will add traffic into Mill Valley that is already overwhelmed.	/files/original/missing.png
Feb 28 22 09:40:37 am	Strawberry Res1		37.90400586	-122.5092798	32 Eagle Rock Road, Mill Valley, California 94941, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57856	Potential Housing Site	Traffic impact on Tiburon Blvd exit must be studied and mitigated. This will add traffic into Mill Valley that is already overwhelmed.	/files/original/missing.png
Feb 28 22 09:43:18 am	Strawberry Res1		37.94093153	-122.4923873	Levee Road, San Quentin, California 94964, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57857	Potential Housing Site	If the state mandates more housing, demand they vacate San Quentin and make it available.	/files/original/missing.png
Feb 28 22 01:34:33 pm	Gavin Baxter	Gavin Baxter,gavinbaxter@gmail.com,	38.0261027	-122.565219	1500 Lucas Valley Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57885	Potential Housing Site	254 units, potentially 1000 people if each is a 4 person family, there just isn't the infrastructure for this. Not from a fire safety view. The exodus last september was fraught enough and the LVHA are has just 538 homes. Much lower density, perhaps 40-50 units of 2 storey housing would make sense. But what about schooling? How is the Miller Creek School District supposed to absorb and provide for all these extra kids were the proposal to happen? there isn't the space. Lucas Valley would potentially have a 50% population growth under these plans. That's not proportional for the county at all. And not sustainable without a massive increase in support services, and for Lucas Valley road becoming heavily congested.	/files/original/missing.png
Feb 28 22 02:12:30 pm	Leyla Hill		38.01790541	-122.5336719	200 Smith Ranch Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57886	Potential Housing Site	This commercial building has been vacant for years. It could be converted into apartments. With the decline in occupancy of office space in the other building and a decreased need for parking in that huge lot, more apartments could be built there.	/files/original/missing.png
Feb 28 22 02:13:33 pm	Leyla Hill		37.99851077	-122.5367922	1 Las Gallinas Avenue, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57887	Potential Housing Site	Good idea, Ethan Strull.	/files/original/missing.png
Feb 28 22 02:33:04 pm	Deborah		37.98862054	-122.5400448	25 Rainbow Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57888	Potential Housing Site	Property is located at end of a steep uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep slope	/files/original/missing.png
Feb 28 22 02:43:22 pm	MORGAN Lynn MURPHY		37.99259886	-122.5448084	11 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57889	Potential Housing Site	unsuitable for multi-family housing	/files/original/missing.png
Feb 28 22 02:44:00 pm	MORGAN Lynn MURPHY		37.99223105	-122.5464606	105 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57890	Potential Housing Site	unsuitable for multi-family housing	/files/original/missing.png
Feb 28 22 03:10:53 pm	Knoll way		37.99483525	-122.5435317	23 Knoll Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57892	Potential Housing Site	Property is located at end of a steep uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep slope	/files/original/missing.png

Feb 28 22 03:31:44 pm	monibk2@comcast.net		37.98755506	-122.5364045	105 Glenside Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57893	Potential Housing Site	105 Glenside Way is not suitable for multi-family, due to its hilly location and single lane private access to the four homes in this section of Glenside.	/files/original/missing.png
Feb 28 22 03:54:27 pm	MM		38.0299068	-122.5294018	4579 Redwood Highway, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57896	Potential Housing Site	Way too many units in an undeveloped area with no amenities to support the residents there. The #1 problem is Water! We are in a drought.	/files/original/missing.png
Feb 28 22 04:00:09 pm	MM		38.03108993	-122.5330979	Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57898	Potential Housing Site	Undeveloped area with no amenities to support the residents. Traffic congestion a problem but #1 is No Water! We are in a drought. Not a good time to build anything.	/files/original/missing.png
Feb 28 22 04:20:43 pm	Daniel szawarzenski		38.03362514	-122.5283718	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57899	Potential Housing Site	This seems very promising, lots of room and easy commute access to 101. Also local job opportunity.	/files/original/missing.png
Feb 28 22 04:29:27 pm	Tom Cooney		37.99035508	-122.5453238	9 Indian Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57900	Potential Housing Site	Limited access. We want the building department and community involved in what is built in this neighborhood. I want all new housing to follow the existing title. This neighborhood will be ruined by developers.	/files/original/missing.png
Feb 28 22 04:55:45 pm	Tessa W		38.03294909	-122.5310326	1 Saint Vincent Drive, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57902	Potential Housing Site	St. Vincents would be a good site due to large area, easy access to 101 and local jobs.	/files/original/missing.png
Feb 28 22 04:58:07 pm	Judy Schriebman		37.98965213	-122.5409567	20 Rainbow Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57903	Potential Housing Site	Not suitable for housing. Intermittent Creek flows through the property. Many Los Ranchitos homes are near to or border intermittent creeks. These maps are unsuitable as they do not show proper topography or watersheds. We regularly see bobcats, raccoons, hawks and owls on our property and we keep chickens and bees as well as farm vegetables and fruit trees for food security.	/files/original/missing.png
Feb 28 22 05:00:32 pm	Judy Schriebman		37.98873892	-122.5415415	9 Poco Paso, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57904	Potential Housing Site	Steep slope and ultra steep driveway/road makes this property unsuitable for additional housing	/files/original/missing.png
Feb 28 22 05:03:20 pm	Judy Schriebman		37.98884462	-122.5406241	20 Rainbow Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57905	Potential Housing Site	Most of property is up an extremely steep slope cut by 2 ephemeral creek drainages. This makes it unsuitable for building.	/files/original/missing.png
Feb 28 22 05:18:26 pm	John Philip		37.99032012	-122.5358981	56 Glenside Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57906	Potential Housing Site	56 Glenside Way is unsuitable for multi-resident housing because: steep slope, limited access, 20-foot wide roadway	/files/original/missing.png
Feb 28 22 05:36:08 pm	SW		37.99438713	-122.5429738	25 Knoll Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57907	Potential Housing Site	not suitable for additional housing , steep hillside minimal building area, compromised local water availability.	/files/original/missing.png

Feb 28 22 06:02:20 pm	Sarah Petras		37.99068371	-122.5345731	67 Los Ranchitos Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57908	Potential Housing Site	flag lot makes access to this property very difficult for more than one house. Half of the lot has a steep slope with added drainage for stability.	/files/original/missing.png
Feb 28 22 06:27:42 pm	19KnollWay		37.99370035	-122.5448311	19 Knoll Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57909	Potential Housing Site	Property is located at end of a steep and long uphill driveway. Limited parking with no possibility of adding more. All of property is on a steep hill/slope. Not suitable for additional housing, steep hillside, minimal building area, compromised local water availability.	/files/original/missing.png
Feb 28 22 06:32:32 pm	JJordan		37.99442729	-122.5419143	26 Knoll Way, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57910	Potential Housing Site	Unsuitable for multi family housing due to slope and potential traffic increase. Roads in the neighborhood are already narrow in the event of a fire or other disaster. Increasing residency without additional infrastructure to protect against fire and drought does not make sense.	/files/original/missing.png
Feb 28 22 07:00:37 pm	Doug lee		37.99080632	-122.5410479	56 Circle Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57911	Potential Housing Site	No access to back of property. Intermittent creek on one side of property. Irregular lot.	/files/original/missing.png
Feb 28 22 07:39:33 pm	Nancy		37.99006792	-122.5417142	55 Circle Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57912	Potential Housing Site	The property has a steep slope and is next to a creek. Los Ranchitos means "little ranches" and has a unique character, a "country-like" feel with a minimum of one acre lots. It is zoned for agriculture and farm animals. I have fruit trees, chickens and food gardens.	/files/original/missing.png
Feb 28 22 08:31:33 pm	Karen Anderson		38.04090916	-122.7877522	10002 Sir Francis Drake Boulevard, Nicasio, California 94950, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57913	Potential Housing Site	The pin says Nicasio but it's in Olema. It's steep with poor drainage. Plus not large enough for multiple homes. Also there is no easily available public transportation, which will increase traffic. Any area along SFD in Olema and on Bear Valley will be flooded with climate change.	/files/original/missing.png
Feb 28 22 08:34:04 pm	Karen Anderson		38.04200339	-122.786513	9950 Sir Francis Drake Boulevard, Nicasio, California 94950, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57914	Potential Housing Site	This is the PG&E site. We need the substation. And this would double the very small population of Olema.	/files/original/missing.png
Feb 28 22 08:37:34 pm	Karen Anderson		38.06745336	-122.8005409	100 Commodore Webster Drive, Point Reyes Station, California 94956, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57915	Potential Housing Site	This is the logical site for additional housing, and some housing already exists (with renovations).	/files/original/missing.png
Feb 28 22 08:54:16 pm	suziebuchh olz		37.99330487	-122.5475979	65 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57916	Potential Housing Site	Please consider this: We feel this area is totally unsuitable for higher density. Our environment is already suffering and our planet is in peril. Cutting down the remaining trees and clearing green areas to replace them with concrete and high density development benefits no one in the long run. We purchased this property because it is a rare green spot with low density surrounded by urban development. Every day and night we share this small forest with wildlife. Their habitable area keeps getting smaller and smaller. It is a rare green oasis that we have worked hard to protect and enhance. Our planet needs trees. Once developed, they are gone forever. We need to save our few green zones for the sake of future generations. We have an obligation and responsibility to use good judgement and the discipline to protect our precious remaining green zones. Thank you.	/files/original/missing.png
Mar 01 22 01:12:20 pm	19IndianRo ad		37.99040985	-122.5471201	19 Indian Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57942	Potential Housing Site	This is my property, and it is absurd to include it. It is extremely steep, virtually no level ground, it is up a one-lane, private road in the WUI. It is fully built out on the part of the hillside that is stable and usable. The rest of the hillside is wild and has frequent (multiple times daily) wildlife activity that would be at risk by further development. Additionally, there is wildfire risk and a one-lane road to exit in case of an emergency would be significantly more risk with addition residents and traffic. Increasing residency without additional infrastructure to protect against fire and drought does not make sense. Please delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.	/files/original/missing.png
Mar 01 22 01:43:42 pm	jnish		37.99195203	-122.5475657	90 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57943	Potential Housing Site	While I understand the intent of this initiative, I don't believe this space is suitable for additional housing. We are on a single lane private road that has limited parking as it is (our home has only 2 spots available). Moreover, our house is on a steep hill and it would take significant resources to make it usable for housing. Please remove us from this site.	/files/original/missing.png

Mar 01 22 01:51:27 pm	brianboates	brianboates,boates@gmail.com,	37.99216341	-122.5465733	105 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57944	Potential Housing Site	This U-shaped lot is my property. The entire property besides where my house and garage are located is all very steep and almost inaccessible hillside. There is limited access even to my home by one single-lane private road. This is in no way suitable for additional housing. There is also a significant amount of wildlife that occupy this property and neighboring properties that would be completely disrupted with further development. Please remove this lot; delete this site and all similarly situated ones in Los Ranchitos from consideration for rezoning.	/files/original/missing.png
Mar 01 22 02:16:01 pm	Bonnie Lau		37.99255236	-122.5468844	101 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57945	Potential Housing Site	This is my property and unsuitable for rezoning or development of multi-family housing. Our house is located on a private road that dead ends, up an extremely steep hill, on the WUI - most cars need to reverse along a narrow road to exit our property. The hillside hosts abundant wildlife that would be negatively impacted by further development. There is also severe wildfire risk in our area, and further development would aggravate the risks and traffic associated with evacuating many residents. The existing infrastructure, including sewage and electrical, would not be able to support additional development. We also have a sewage easement that runs under our and several neighboring houses that would need to be expanded, causing significant damage and disruption. Please do not rezone our property or adjacent homes in Los Ranchitos.	/files/original/missing.png
Mar 01 22 03:06:45 pm	Elizabeth King	Elizabeth King,snowden23@gmail.com,	37.9928187	-122.5478125	79 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57946	Potential Housing Site	This is my property and unsuitable for rezoning or development of multi-family housing. It is on a steep hillside that is not suitable for further development. My house is also up a very steep road on the WUI. The hillside hosts abundant wildlife that would be negatively impacted by further development. There is also severe wildfire risk in our area, and further development would aggravate the risks and traffic associated with evacuating many residents. Please do not rezone my property or adjacent homes in Los Ranchitos.	/files/original/missing.png
Mar 01 22 03:07:39 pm	Christian		37.99255658	-122.5469488	101 Oak Ridge Road, San Rafael, California 94903, United States http://housingelements Marin.org/unincorporated-marin-county/maps/sitesuggestion?reporting=true#marker-57947	Potential Housing Site	Our property, and in fact all of our neighbors on elevated properties, are completely inappropriate for this rezoning / development of multi-family housing. The steep pitched hillsides and tight access abutting the WUI should be reason enough. We have limited utilities which were only installed to service a small number of residences - the infrastructure needed to increase would generate irreparable devastation to the pristine native countryside. The reason we have such abundance of native habitat is a result of this land being largely untouched and left to the wild edge. A reason we moved to the area. The legacy, ancient valley, live and black oaks, Great Horned Owl habitat, the wild cats that take refuge here would be changed forever. We should be preserving our wild spaces, not adding more structures and people. There are so many brown field sites on the lower areas on the 101 corridor that could be utilized for this need. We hope common sense prevails. Please do not rezone our property or adjacent homes in Los Ranchitos.	/files/original/missing.png



**MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA BALANCING ACT SUBMISSION**

Location	Comment	Scenario	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
A - 2754 Novato Boulevard (North Novato)	Fire risk and lack of water.	Countywide												X	X			
A - 2754 Novato Boulevard (North Novato)	The traffic on the streets between this parcel and the freeway are a congested mess already. Building in this fire zone will make inflow and outflow as well as access to emergency services so highly compacted that it will result in tragedy.	Countywide				X								X				
A - 2754 Novato Boulevard (North Novato)	This allows people to stay in Marin County whereas they are moving into Sonoma County now so I prefer this site to keep families living in Marin -- but the road needs to be widened to absorb the extra traffic and people pulling out to make left and right turns, etc. This needs nice frontage roads too for slower traffic to be able to get out onto the 101 and off safely.	Countywide																X
A - 2754 Novato Boulevard (North Novato)	Near Novato schools and infrastructure. Near freeway.	Infill																X
B - 160 Shoreline Highway (Almonte)	Another horrendous place for such a massive building. Seal level rise, Manzanita already floods almost monthly - way too much traffic on hwy 1. Stinson, muir woods, Mt. Tam and muir beach get millions of visitors. Need to build a highway to serve all that traffic, completely redesing Tam junction. And many of MV residents go through the area. Bad, bad, bad place to ram housing in.	Countywide				X					X							
B - 160 Shoreline Highway (Almonte)	As long as this area is raised so that the units are not subject to flooding and same with their cars-- parking and housing need to be built above king tides and flood levels and then that would be fine.	Countywide									X							X
B - 160 Shoreline Highway	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																X
B - 160 Shoreline Highway	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard									X							
C - 935 Sir Francis Drake Boulevard (Kentfield)	workforce housing, college student housing, family housing as long as there is parking for all their cars. Parking is key to the success of this as they need their cars to get to work and take younger kids to their schools too.	Countywide															X	X
D - Los Ranchitos Road (Los Ranchitos)	Closer to the city (than Novato) so a little less commute time. Close to bus lines. Wish it was closer to more amenities though there are a few grocery stores/markets nearby.	Countywide			X													X
D - Los Ranchitos Road (Los Ranchitos)	Higher density as close to Hwy 101 makes the most sense.	Countywide																X
D - Los Ranchitos Road (Los Ranchitos)	Is any thought given to the planning for family needs, heritage trees, drainage and creeks, earthquake and slides.? What about quality of life? Reduce the numbers and come up with healthful considerations	Countywide		X	X					X		X						
D - Los Ranchitos Road (Los Ranchitos)	There is no spare land in this neighborhood. All parcels are occupied. Streets don't have sidewalks and are narrow. Already hard to get out if there was a fire. And it is on open space. We don't have enough water for more residents at these sites. Not a good candidate for this plan.	Countywide							X	X		X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	This area could handle 4 plex apartment units and this would be good for families, workforce, seniors too.	Countywide																X
D - Los Ranchitos Road (Los Ranchitos)	Why can't I adjust the number of units at this site?	Countywide																
E - 2 Jeannette Prandi Way (Lucas Valley)	Building in the southeast section of this parcel on the open fields would likely upset a lot of people in the neighborhood. The area is essentially a public park and the paths around the fields are heavily trafficked by walkers and families. I think people would be more supportive of filling in areas in the southwest and north of the property, or replacing existing buildings/facilities with housing.	Countywide								X		X						X
E - 2 Jeannette Prandi Way (Lucas Valley)	No public transit (one road in and out) and fire risk.	Countywide						X						X				
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is now Lucas Valley Park and has been since the late 1990s. Inappropriate.	Countywide										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	This is already pretty far out and it would be fine for both workforce and senior housing and the seniors need to have access to good public transportation options so they can get food, to the bank, to the doctor, etc.	Countywide																X
E - 2 Jeannette Prandi Way (Lucas Valley)	this website is not a reliable way to seek community feedback. It assumes that each participant is familiar with all the sites in Marin County in order to move the housing around. Specifically on Jeannette Prandi housing, my opinion would be to expand on the low income senior housing that is already there- 50 units would likely double the existing senior housing and be plenty for the heavily trafficked LUCAS VALLEY Road and surrounding community.	Countywide															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	Unlike 55 Marinwood Avenue, the areas further West within this section of Lucas Valley would be a dangerous area for new housing. The narrow valley with strong Western Wind shares similarities with the town of Paradise and its fatal experience with Fire. The green space at Jeannette Prandi Way is the only fire break within a dense construction of highly inflammable houses (resembling the Boulder, CO, neighborhood that burned this winter). For this valley to takes its fair share of county-wide new housing, the most intelligent solution would be to redevelop 55 Marinwood.	Countywide												X				
E - 2 Jeannette Prandi Way (Lucas Valley)	the road and size of land is really good for dense suburban homes	Enviro Hazard																X
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is already developed: Lucas Valley Park. See Marin County Parks.	Enviro Hazard										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	This area is now Lucas Valley Park.	Equity										X						
E - 2 Jeannette Prandi Way (Lucas Valley)	There should be, no development at this site. It's now a park--Lucas Valley Park and has been since the late 1990s. It was developed such as part of the development of the 80-unit Rotary Valley Village development.	Infill										X						
F - 190 A Donahue Street (Marin City)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																X
F - 190 A Donahue Street (Marin City)	Ideal location close to shopping and jobs.	Countywide																X
F - 190 A Donahue Street (Marin City)	Placing additional units here wouldn't be in line with the "Address Racial Equity and Historic Patterns of Segregation" Scenario because there is already a majority of public housing and low income units in Marin City	Equity															X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R2 - North Knoll Road and St. Thomas Drive (Strawberry)	No infrastructure including water hook-up, endangered plant species and wildlife habitats threatened. No easy traffic access including for fire evacuation. That hillside just caught fire in 2021; noisy right next to freeway at hill due to cars and trucks revving engines to get over hill	Countywide		X		X						X		X	X				
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Strongly prefer more housing in locations like this closer to the city - where jobs are - to shorten commutes and decrease traffic sprawl. This site is also right along the highway/commuting corridor which is a plus. Density closer to the city like this location is preferred.	Countywide																	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	There is already multi unit housing in the area. Traffic is a problem.	Countywide				X				X									
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This is around the corner from where I live in Kruger Pines Retirement Home at 47 N Knoll Road and this would be a fine location for more Senior housing which is much needed for boomers born 1946-1964 who are falling into homelessness with more and more frequency. Marin Food Bank could deliver food and Extra Food too since they already come here. This would be a welcome, much needed addition to the neighborhood.	Countywide																X	X
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This is pristine natural land with an abundance of local species of wildlife.	Countywide										X							
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is in an inaccessible extreme slope. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations.	Countywide				X				X		X							
R20 - 260 Redwood Highway Frontage Road (Almonte)	Density closer to the city like this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
R20 - 260 Redwood Highway Frontage Road (Almonte)	prone to flooding, seal level rise and traffic on 101 horrible and traffic through Tam junction horrible. Wrong place to add more housing	Countywide				X				X									
R20 - 260 Redwood Highway Frontage Road (Almonte)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard								X									
R20 - 260 Redwood Highway Frontage Road (Almonte)	This Infill site that was in a Redevelopment area decades ago, is presently zoned for a Hotel, with a garage built under the building, adjacent to Richardson Bay, a 100,000 S.F. Office building on the North and a houseboat community with an Office building on the South side. A distinctively designed building with state-of-the-art innovative elements addressing Climate change, Sea level rise and other changing environmental conditions in crisis mode, such as flooding, fire, power outages, etc. could provide very convenient work force, senior and affordable Housing, together with a Hotel, consisting of several stories of coexisting living- featuring materials and components that would demonstrate how imaginative and solution oriented goals can be attained , while getting cars off the road and facilitating the use of bicycles, buses, walking and jogging to nearby destinations - while also providing jobs and educating prospective workers in the construction, maintenance and service in the hospitality Industry. The substantial fees received by the county of Marin and monies spent with the nearby merchants and businesses would be of great value to the countywide community!	Infill																	X
R21 - 204 Flamingo Road (Tamalpais)	Again, Tam junction - already beyond carrying capacity. Why doesn't anyone do a traffic study? We're getting all of West Marin's traffic and MV's traffic. The entire Tam junction needs total rebuild and redesign before any additional housing is put there. This should be obvious.	Countywide				X													
R21 - 204 Flamingo Road (Tamalpais)	This looks like a good site to put 21 housing units in for seniors-- we need more senior housing and they do not go far very often and so this would not add to much traffic congestion if they were given senior housing there.	Countywide																	X
R21 - 204 Flamingo Road (Tamalpais)	Storymaps.arcgis.com Richardson bay resilience SLR projections and interactive map	Enviro Hazard								X									
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	Fairfax is a terrible place to do massive development. SFD blvd is slammed with all kinds of traffic. Local and tourist traffic. Pt. Reyes, Olema, Stinson, MMWD all get millions of visitors a year- all of which travel on SFD.	Countywide				X													
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	More senior housing is needed and they would not add to the traffic congestion on Sir Francis Drake in the AM & PM peak traffic times.	Countywide																	X
R22 - 2400 Sir Francis Drake Drive (Unincorporated Fairfax)	Prefer other housing closer to the highway/commuting corridor and closer to the city for shorter commute to jobs.	Countywide			X														
R3 - 275 Olive Avenue (Blackpoint)	This location is not within walking distance or near any public transit including bus stops, grocery store, gas station, or any amenities. Recommend to instead build more housing near those amenities and public transit. It is also farthest away from most of the jobs people commute to in the city or East Bay, so will increase commute times and congestion due to lack of being near any public transit. Prefer more density in other locations that are closer to the city.	Countywide			X	X		X											
R4 - 5600 Nicasio Valley Road (Nicasio)	There are lots of agricultural workers in West Marin who would benefit from affordable housing in Nicasio.	Countywide																	X
R5 - 299 Olive Avenue (Blackpoint)	This location is not within walking distance or near any public transit including bus stops, grocery store, gas station, or any amenities. Recommend to instead build more housing near those amenities and public transit. It is also farthest away from most of the jobs people commute to in the city or East Bay, so will increase commute times and congestion due to lack of being near any public transit. Density in other locations closer to the city is preferred.	Countywide			X	X		X											
R6 - Donahue Street (Marin City)	Density closer to the city as in this location is preferred. Along the highway/commuter corridor is a plus as well.	Countywide																	X
R6 - Donahue Street (Marin City)	Placing additional units here wouldn't be in line with the "Address Racial Equity and Historic Patterns of Segregation" Scenario because there is already a majority of public housing and low income units in Marin City	Equity																X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
1009 Idleberry (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
1501 Lucas Valley Road (Lucas Valley/Marinwood)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X			X	X	X	X	X	X	X		
223 Shoreline Highway (Tam Junction)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X			X	X	X	X	X	X	X		
254 Lucas Valley Road near Terra Linda Ridge	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X						X							X
254 Lucas Valley Road near Terra Linda Ridge	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Lucas Valley Rd/near terra Linda Ridge: 26 Where is this? Where the stable is now located?	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
254 Lucas Valley Road Near Terra Linda Ridge	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!!** Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR – but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email	X		X	X			X	X		X		X				X	X
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X					
254 Lucas Valley Road near Terra Linda Ridge	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X					
254 Lucas Valley Road near Terra Linda Ridge	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X					
2800 West Novato Blvd., Novato	If you need MORE " VERY LOW AND LOW INCOME" and " MODERATE INCOME " sites closer to Novato, our property at 2800 West Novato Blvd has plenty of room and space. Thank you. We appreciate all your hard work here	Email																	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
4260 Sir Francis Drake Boulevard, Woodacre	Hello Supervisor Rodoni, This message is regarding the Housing Element site proposals. Like yourself, I was born and raised in West Marin County. My family has been ranching in Marin for 5 generations, and our love for the land and community runs deep. We understand that there is a need for more affordable housing in Marin, however, We oppose any development at 4260 Sir Francis Drake Boulevard (TUHS). Development on said property would be a detriment to the Valley consider how the lack of public transportation, water access, septic/sewage and the increase of traffic would impact the surrounding area - community, environment and wildlife as a whole. There are many other places in Marin where housing can be developed and integrated into the surrounding area to the benefit of the community. We are asking you to conserve the land at 4260 Sir Francis Drake Boulevard. Thank you for your time.	Email				X		X				X		X	X			
530 Blackstone Drive (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
530 Blackstone Drive (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X								X
530 Blackstone Drive (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley: 530 Blackstone Drive (site of religious house) - 32 ???	Email																
530 Blackstone Drive (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
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COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
530 Blackstone Drive (Marinwood / Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 327; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			
6 Jeanette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				
6900 Sir Francis Drive Boulevard (San Geronino)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting into the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X					X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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7 Mt. Lassen (Marinwood / Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X				X		X	X	X			X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development – infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email			X	X	X							X					
7 Mt. Lassen (Marinwood / Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email			X	X				X								X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. 7 Mt Lassen (site of office park) - 58: Would this replace office park? If so 58 apartments or condos seems reasonable. No market rate	Email															X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School – 1800; Marinwood Market – 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters). 530 Blackstone Drive (site of religious house) – 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) – 58. 2 Jeannette Prandi Way (site of Juvenile Hall) – 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via ldyberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR – but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email	X		X	X		X	X			X		X			X	X	
7 Mt. Lassen (Marinwood / Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	

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7 Mt. Lassen (Marinwood / Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
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7 Mt. Lassen (Marinwood / Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Sites located at 7 Mt. Lassen Drive and at Lucas Valley Road/Mt Muir near Terra Linda Ridge fail to comply with stated criteria for site selection. These sites present environmental hazards, including high fire danger as exhibited last August when a wildfire approached housing and traffic became a hazard. These areas also fail to provide access to transportation, jobs, services, and amenities. Lucas Valley is an inappropriate choice. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email	X			X		X		X		X		X				
70 Oxford Drive, Santa Venetia	RE: APN 180-261-10 Address: 70 Oxford Drive. The undersigned is owner of this large (27.8 acres, or approx. 1,211,000 sf) parcel. As currently zoned A2B2 (minimum lot size of 10,000 sf), it is extraordinarily and technically suitable for numerous residences. To help the County and the State to meet their Housing target, we agree with and welcome the proposed suggestion of multiple possible residences on this acreage, but suggest the number be reduced to a maximum of five (5). This necessarily lower number would result in (A) lot sizes more consistent with the surrounding neighborhood, as specifically recommended in the Santa Venetia Community Plan; (B) smaller homes consistent with the affordability targets; (C) lot configurations more accessible (requiring less ground disturbance) and least likely to conflict with numerous environmental and cultural constraints extant on the site; and (D) a density nearly ten times less than the initial proposal, thus significantly less negative impact on the current traffic congestion on NSPR which is the sole access/egress to Santa Venetia.	Email	X			X				X		X						

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B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X							X	X		X				X
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B - 160 Shoreline Highway (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X		X		X	X	X	X	X			
B - 160 Shoreline Highway (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
B - 160 Shoreline Highway (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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B - 160 Shoreline Highway (Almonte)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. The site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
B - 160 Shoreline Highway (Almonte)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
B - 160 Shoreline Highway (Almonte)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)—that are different or additional—that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
Bon Air Shopping Center (Greenbrae)	you should add this is your list of housing element sites. This land could accommodate many units, it is very close to public transportation and have plenty of available parking.	Email																X
D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing is inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development. 2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect Improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)	X	X		X				X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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D - Los Ranchitos Road (Los Ranchitos)	(Comment edited for length) The homeowners and residents of Los Ranchitos (LR) strongly believe that re-zoning LR for denser housing in inappropriate and short-sighted and strongly oppose this change. As you prepare the Housing Element for 2023-30, please take the following into consideration: 1. Incorrect categorization of parcels as "underutilized residential." As a neighborhood, and in terms of its past and current deeds, land use and zoning designations, LR is fully built out. LR was founded and developed on the basis of one (1) single family dwelling per parcel, with the minimum parcel size of 1 acre. For this reason alone, rezoning is undesirable to the property owners. There are few if any unbuilt lots, and the few that may exist are highly sloped properties up steep, one-lane streets, likely private roads maintained by the property owners themselves, not by the County. These are wholly inappropriate for multi-family development. 2. Arbitrary categorization of parcels as "underutilized residential." Not all the properties in LR are highlighted in the map. The assignment of properties as "underutilized residential" on the basis of property improvements is inconsistent and incorrect. Many properties that have been extensively remodeled are incorrectly designated as "underutilized." Many properties that have not been remodeled are not designated as "underutilized," when under the County's own definition, they should be. These designations are arbitrary and inconsistent, and inconsistent with reality. 3. Incorrect improvement-to-land ratios on property tax records. We disagree with the County's assessment of LR properties as "underutilized residential" according to the definition presented. Properties in LR have been maintained and are being lived in and enjoyed mainly by owners in residence. The high land to improvements ratio most likely results less from remodeling than from continuous, long-term property ownership under Proposition 13. Since many properties have not changed hands in recent years or even decades, or are passed on from one generation to the next, their values have not been updated by recent market conditions and values. 4. Steeply sloped streets and properties. There would be issues with parking, fire safety, and most importantly, evacuation in the event of fire or other emergency. 5. Even if rezoning occurs, multi-family housing won't actually be built. Our property owners are here because they enjoy and want to continue to enjoy the rural, spacious, and natural character of our neighborhood and our single-family homes on our minimum 1-acre properties. You can put numbers down on paper now, but unless developers force their way into the neighborhood onto a very few parcels, denser housing will not actually be built. It will not be sufficient to solve housing issues in Marin County or to satisfy the aims of RHNA for the county. 6. Rezoning will destroy the rural nature of LR. 7. Fire hazard in the Wildland Urban Interface (WUI). 8. Emergency Vehicle Entry, Evacuation and Egress. 9. Cumulative effects of additional housing at Northgate. The only way into and out of the LR neighborhood is LR Road. The addition of hundreds if not over a thousand (1,100) new units of housing at the Northgate mall site and in Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances and create a huge potential for loss of life in the event of major emergencies like fires or earthquakes. 10. Loss of Agricultural zoning. 11. Water in Marin County. 12. Water in LR. 13. Lack of suburban infrastructure in LR. 14. Many ephemeral creeks divide properties into smaller portions. The presence of these watershed elements would greatly limit the amount of land that can be covered by additional housing as well as the location of where such housing that could be built. 15. Many utilities easements bisect properties. 16. LR is a wildlife corridor. We would be happy to host planner(s) in actually viewing and experiencing our neighborhood so they can come to understand just how inappropriate multi-family housing would be here. If you have any questions or would like more information about our neighborhood and our input to the Housing Element process, please don't hesitate to contact us directly.	Email (See Email Comments Received.PDF, pp. 64-74)		X	X		X				X		X		X				
D - Los Ranchitos Road (Los Ranchitos)	I am writing in response to the 2023-2030 Housing Element Proposals for the Los Ranchitos area of Marin County. The current proposal for approximately 139 additional units in Los Ranchitos does not consider the safety of residents and the impact on the natural environment. 1. Los Ranchitos is made up of lots on narrow hillside streets, without sidewalks and street lights. Adding more units will increase the difficulty of fighting fires on the upper streets or safely evacuating residents when earthquakes occur. 2. The only way in and out of Los Ranchitos is on Los Ranchitos Road. Traffic on Los Ranchitos Road becomes gridlock today when there is the slightest slowdown on Highway 101. I expect traffic will increase as the proposed housing units in the Northgate Mall are built. Adding more units in Los Ranchitos will make that even worse. 3. Where will the water come from for all of these proposed additional housing units, including the ones outside of Los Ranchitos? We are all reducing water usage to meet current water restrictions. I would think new sources of water should be identified and funded before large scale housing increases are proposed. 4. Los Ranchitos lots were created and deeded to be 1 acre minimum parcels. We are zoned light agricultural, resulting in many barnyard animals and backyard vegetable gardens. The rural nature of this area is what attracted me to this area and I am sure that is true for most of my neighbors. As I noted above, many of our streets are on steep hills. So to get 139 additional units in Los Ranchitos zoning will be changed to allow apartment-like buildings on the flatter streets. This will destroy the rural/wildlife feel to this neighborhood.	Email		X		X			X	X		X		X	X				
D - Los Ranchitos Road (Los Ranchitos)	I find it hard to believe that this many new housing units is even being considered! For the last three years we've been told that we can use only 60 gallons of water a day. And you want to add 1000 more houses in Los Ranchitos? Where does the water come from? Traffic is already insane, and this will add nothing but more gridlock. What about the fire hazards in densely populated areas? I find it absolutely insane that this could even be in anybody's minds. The people that live in this area chose it because of the zoning and the lot sizes. How can you just swoop in and say the "hell with you we're going to do what we want"? What happened to private property rights?	Email				X				X				X	X				
D - Los Ranchitos Road (Los Ranchitos)	I write to express my great objections to the proposed housing element to rezone Los Ranchitos in unincorporated Marin County. It is not well thought out and will have many negative consequences. First, the infrastructure of water, fire protection, education do not support this proposal. Due to the hilly properties and limited egress/ingress greater density will create a major fire liability and risk. Already, only one insurer will write policies for this neighborhood. Second, Los Ranchitos lots were created and deeded to be 1 acre minimum parcels for single family housing. Increasing density here will destroy the rural nature of our neighborhood. Third, Los Ranchitos is a Wildland Urban Interface (WUI). In addition to increased fire hazard, it will greatly affect the native animal habitats of turkeys, owls, deer, foxes and other animals. Fourth, The only way into and out of Los Ranchitos is Los Ranchitos Road. That road is already gridlocked during morning rush hours. The addition of more new housing units in Northgate and Terra Linda will greatly exacerbate traffic and gridlock under normal circumstances, and create a huge potential for loss of life in the event of major emergencies like fires and earthquakes. Adding housing to Los Ranchitos will only make a bad situation worse. Fifth, Los Ranchitos is currently zoned agricultural with numerous barnyard animals kept here. Increased density will adversely affect them as well. This housing element is not well thought out and will be detrimental to health and safety as outlined above. I urge that this plan not be adopted.	Email				X				X		X		X					

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D - Los Ranchitos Road (Los Ranchitos)	I write to express my objections to proposals in the County's Housing Element to rezone the Los Ranchitos area of unincorporated Marin County. While I acknowledge the need for additional housing, and generally support efforts to equitably provide for the good of the greater community, I believe that the proposal to rezone this particular area of the County is misguided. For one thing, the only way into and out of Los Ranchitos is Los Ranchitos Road. As things currently stand, Los Ranchitos is already a very congested road, used as the primary corridor through which people access the Northgate malls, Terra Linda High, Mark Day School and other points west of Highway 101 and in the valley between Central San Rafael and Lucas Valley. Los Ranchitos Road is already becoming a dangerous thoroughfare, particularly at the two Los Ranchitos Road/Circle Road intersections. The planned redevelopment of the Northgate Mall (up to 1,443 residential units, I understand?) is going to put even more pressure on Los Ranchitos Road. The addition of another 80-139 more units in the Los Ranchitos neighbor is going to push things over the edge. Heavy traffic and gridlock will be normal circumstances - a nuisance on a daily basis, but a real safety hazard in the event of a significant emergency or disaster, such as an earthquake or fire. Further, as a Wildland Urban Interface (WUI) area, the Los Ranchitos area already poses a significant risk (so much so that at least one insurer that I'm aware of already refuses to provide coverage to residents of the area). With greater density between them and the only road out, all residents of Los Ranchitos, but particularly this in the hilly portions of the neighborhood (the majority of the current residents) will face a real and life threatening challenge should a wildfire or other disaster strike. Greater density in this WUI will also have an adverse, if not existential, impact on turkey, owl, deer, fox and other animal populations that call the area home. The plan to rezone Los Ranchitos seems to ignore the fact that the area lacks the infrastructure to support any additional development. There are no sidewalks, no streetlights, no access to recycled ("purpose pipe") water. The adequacy of other resources necessary to support additional density in the area (police, fire, schools, etc) also seems tenuous at best. How will these things be provided? Los Ranchitos is currently zoned agricultural. Many of us grow our own produce and as many have horses, goats and other barnyard animals. What are those residents to do and where will those animals go when modest farm homes are replaced with multi-family condos, duplexes, etc.? Los Ranchitos lots were created to be 1 acre minimum parcels for single family housing. The deeds to the lots in the neighborhood limit further development or subdivision. Increasing density here will destroy the nature and character of the neighborhood. It will take from the residents of the neighborhood that very thing which drew them to the neighborhood in the first instance, I realize this may not be the most compelling argument, but I do think its important to realize that what is being propose is not a plan to build something down the road from or adjacent to a residential neighborhood, but a complete and dramatic reconfiguration of the residential neighborhood itself. Finally, the proposal presumes the Los Ranchitos neighborhood is "not currently used to [its] full potential." I realize the lots in Los Ranchitos are larger than many, but does that really mean they are not used to their full potential? Seems like a pretty subjective assessment, unless "full potential" is really just another way of saying "capacity for density." If that's the case, I would posit that there are a good many other areas of the county that could be made more dense without adversely impacting the quality of life of the persons who live in that area. This proposed Housing Element is ill considered and will be detrimental to health, safety and well being of the community. I am for more housing, but I urge the County to reconsider whether this is the best, or most appropriate place to put that housing.	Email		X	X	X			X			X		X	X			
D - Los Ranchitos Road (Los Ranchitos)	Like many Los Ranchitos residents my wife and I both feel very strongly that we do not think additional development in our agricultural neighborhood is wise. Denser housing will destroy the area, cause additional traffic, eliminate much of the animal friendly atmosphere and potentially be significantly difficult for fire engines and other ingress and egress. Please reconsider and hopefully leave our area the beautiful place that we love.	Email				X				X		X		X				
D - Los Ranchitos Road (Los Ranchitos)	Los Ranchitos Housing Element Sites: I would like to comment about the upcoming Housing Element environmental review. I do not believe that there is infrastructure regarding Safety Elements and Water supply. Our driveways is 8 feet wide up a steep knoll. It is not conducive to adding density housing. The past two years drought, is an indication that we do not have enough rain to sustain our community. If we are to add more housing it will increase water usage. What will happen to the community if the water is not available. Regarding the infrastructure, the roads will need to be addressed. The safety will be more dangerous for emergency vehicles if the roads are full of traffic on two lane roads. Thank you for considering my comments to the environmental review	Email		X		X								X	X			
E - 2 Jeannette Prandi Way (Lucas Valley)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)		X		X				X		X	X	X	X		X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I am concerned since I never received this notice. I learned about it from one neighbor on Thursday 2/24. How were property owners in this area notified? How many homeowners have you contacted. I don't know any who has been notified except the neighbor that told me. Please give me the courtesy of a response. This is a lovely area but with many limitations & constraints for development - infrastructure limited ingress & egress on Lucas Valley Road schools etc. Additionally this is a WUI wildfire area. A recent minor fire caused limited area evacuations. I was evacuated and this small event caused alarming road congestion. In case of a more extensive fire it would be a disaster.	Email		X	X	X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
E - 2 Jeannette Prandi Way (Lucas Valley)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email		X	X					X							X	
E - 2 Jeannette Prandi Way (Lucas Valley)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley.2 Jeannette Prandi Way (site of Juvenile Hall) - 254 100 or less Good location but too many units, must be affordable. Rotary Senior Housing is excellent. Perhaps expand affordable housing for seniors there with larger 2 BR units	Email															X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	I see the maps and have concerns that things aren't matching. I'm not opposed to additional housing, but it should be done gradually and incrementally. I'm concerned about the number of units planned for Jeanette Prandi/Juvi of 254 units. That, I, believe, is WAY more than Rotary Village. It is one thing if it is planned as beautifully as Rotary Village with one-story facilities and have trees and landscaping. It is another thing if you build a 4 story building in the center of the meadow of Marin County Parks.	Email								X		X						
E - 2 Jeannette Prandi Way (Lucas Valley)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners.Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station, And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR - but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X	X				X	X
E - 2 Jeannette Prandi Way (Lucas Valley)	my wife and I are long time residents of Lucas Valley and most every day we visit and walk in the delightful redwood lined area in front of Juvi. It is with shock and utter disappointment that I see that this site is being considered for additional apartment housing. In case u have not noticed the traffic on Lucas Valley road is already quite bad especially when inevitably get stopped at the new light on Los Gamos. If this new housing is approved the addl vehicles on the road will be intolerable. Each new resident will need a car as there is NO reliable public transportation. Would make more sense to be built much closer to hwy 101.. Please do NOT approve this thoughtless proposal	Email				X		X				X						
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E - 2 Jeannette Prandi Way (Lucas Valley)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X					X			X				
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MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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E - 2 Jeannette Prandi Way (Lucas Valley)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 4: Consider Environmental Hazards: Juv/Jeanette Prandi & Mt Lassen housing expansion would impact LUCAS VALLEY Road traffic, especially during school /work commutes and also impact evacuation routes out of the valley. This road is also heavily used by bikers/cars en route to west marin.	Email				X				X				X				
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E - 2 Jeannette Prandi Way (Lucas Valley)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market - 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) - 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X			X		X			X				
E - 2 Jeannette Prandi Way (Lucas Valley)	With respect to the Lucas Valley sites being considered as potential housing sites, I submit the following comments: Juvenile Hall Site Master Plan (A copy of the Master Plan and Appendix will be presented to the Board of Supervisors at the March 2, 2021 meeting.); A Master Plan was developed through collaboration of Marin County Supervisor Bob Roumiguere, Planning Director Mark Reisenfeld, and Lucas Valley Community members. The Master Plan was submitted to the Board of Supervisors and adopted in 1994. The Plan encompasses the Jeanette Prandi and Juvenile Hall sites being considered as housing sites. The Master Plan provides: a. Upper Idylberry Corridor - The plan stipulates the area north of the Idylberry is transferred to the Open Space District, and there shall be no structures or other improvements north of the Idylberry Corridor. b. Lower SE portion of the Juvenile Hall Site - the lower grass area is preserved for recreational uses. c. SW corner of the site (Jeanette Prandi Way) - shall remain as County Administrative and Storage Facilities only. d. Rotary Senior Housing (Jeanette Prandi Way) - shall be limited to 55 units, single story only. e. Juvenile Hall and County Parks Offices - area shall remain as County facilities. No additional development is permitted. The restrictions of the Master Plan prohibit consideration of this entire area for possible housing sites. In addition, all of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newson's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email								X		X		X				

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G - 155 Marinwood Avenue (Marinwood)	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)											X						X
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G - 155 Marinwood Avenue (Marinwood)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. Marinwood Market - 136 100 or less: Best and necessary site for redevelopment, but it should be a mixed use development as was proposed by Bridge Housing some years ago. Housing number should be reduced to under 100	Email								X									
G - 155 Marinwood Avenue (Marinwood)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on be on tomorrow's meeting agenda.	Email																	X
G - 155 Marinwood Avenue (Marinwood)	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincent's and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X			
G - 155 Marinwood Avenue (Marinwood)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners.Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to walk to! I'd hate to see that disappear!!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR — but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X		X	X			X		X				X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
G - 155 Marinwood Avenue (Marinwood)	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																
G - 155 Marinwood Avenue (Marinwood)	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below:3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below:3: Encourage Infill and Redevelopment Opportunities; Marinwood market area has been talked about for years as a good site for housing units because of access to 101, market, etc. and is a good location for expansion of housing- it is also close to public transportation.	Email																X
G - 155 Marinwood Avenue (Marinwood)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market - 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) - 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X			X			

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G - 155 Marinwood Avenue (Marinwood)	While I am generally in favor of additional low-income housing in Marin, it appears that the proposals for development of Marinwood Avenue turn that are of our neighborhoods (I live across the street) into an area that exclusively low-income housing. Experiments with consolidating low- income housing in the 1960-80's proved to us that this does not work well. These areas become neglected bygovernment and residents alike. Is it possible to make these development more diverse?	Email															X	
H - 1565 Vendola Drive (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X				X			X	X				
H - 1565 Vendola Drive (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
H - 1565 Vendola Drive (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email																X
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email				X				X	X		X	X			X	
H - 1565 Vendola Drive (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low- lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low- income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			

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H - 1565 Vendola Drive (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X					
H - 1565 Vendola Drive (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design., get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X								X	
H - 1565 Vendola Drive (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact GoDbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X				
H - 1565 Vendola Drive (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X			X	

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COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) As the directors of Marin Cove Homeowner's Association, and on behalf of the Association, we register our strong objections to plans to turn the Old Gallinas school site into a housing complex. The Marin Cove subdivision is in the Santa Venetia neighborhood. It has 75 units, on single lane streets, and has limited parking areas. The owners are generally single families; some of which have children. The owners, in part due to the limited public transportation, generally use cars to get to and from work. Marin Cove HOA, not the school district, owns the strip of land on the west side of Schmidt Lane separating the field at the Old Gallinas School District from Schmidt Lane. The HOA does not consent to the use of its property to provide access for proposed housing. To the extent the driveway on Schmidt Lane, which crosses the strip of property owned by the Marin Cove HOA, is claimed to be an easement to permit access to the field, if the proposed housing development contemplates the use of such driveway, such is a dramatically increased use of the easement. We do not consent to the use of the driveway to serve a 180- unit development. For the reasons discussed below, we request the removal of the Old Gallinas property from the list of sites proposed for affordable housing. We make these objections based on Government Code section 65852.21 of the Housing Crisis Act ("HCA"), which provides for denial of a proposed housing development project if such project would have a "specific, adverse environmental and social impact," as defined and determined in paragraph (2) of subdivision (d) of Government Code section 65589.5. A significant adverse environmental and social impact means a "significant, quantifiable, direct, and unavoidable impact" [emphasis added], based on objective, identified written public health or safety standards, policies, or conditions. (Govt. Code, § 65580.5(d)(2).) Preliminarily, we object to the lack of notice of consideration of the Old Gallinas school site as a location for affordable housing. The Board only learned of the consideration on Monday, February 21, 2022. In the past, the County posted notices of consideration of proposed construction developments on our streets, or sent circulars to residents, so they could make a reasoned response. Why such notice was not given here is unclear. In the past, Santa Venetia residents have objected to the County's attempts to either build on the Old Gallinas field, or turn the field into a designated dog park. The residents' objections, then, as now, included concerns as to congestion and parking. Due to the lack of notice, we are only able to offer brief comments as to the unsuitability of the planned development in this location. We do not know, for example, whether the proposal is for the entire closure of the child care center, as well as the field. We do not waive any objection to the lack of notice. We reserve all rights to contest the lack of notice. As a very brief summary, the significant adverse impacts posed by the housing development include the loss of needed facilities for childcare and recreational purposes, traffic congestion on our streets, parking problems, and safety concerns created by the inability of emergency vehicles to access our neighborhood during periods of traffic congestion. There are obviously more suitable alternatives which, under the HCA, does not permit disregarding these adverse impacts. First, the loss of a child center (if such is being considered) will dramatically affect local residents who use the center to permit their children to be cared for while they work. The Legislature has declared furnishing facilities for child care serves an important public interest.1 The field is used by children attending the day care center for recreational purposes. It is unfair to conclude such children should not have adequate recreational space. Second, turning to the traffic congestion issue, North San Pedro is only a two lane highway east of Civic Center Drive until approximately Peacock Gap. This roadway is already heavily burdened by parents dropping off and picking up their children (weekdays 8-9:15 am, 3-4 pm), and buses transporting children to and from the Venetia Valley school. Approximately 730 children attend the school. The turnouts built during the modification of the Venetia Valley school have not eliminated the congestion problems. The HCA expressly refers to congestion management, and provides that nothing in the HCA relieves a public agency from complying with congestion management. (Govt. Code, § 65589.5. subd. (e).)	Email (See Email Comments Received.PDF, pp. 75-79)			X	X	X						X					
I - 251 N San Pedro Road (Santa Venetia)	(Comment edited for length) The Northbridge Homeowners Association ("NHA") respectfully submits these initial comments regarding 251 North San Pedro Rd. (herein, "Old Gallinas School and Ball Field")—and also regarding the identified potential sites in Santa Venetia more generally. We very much appreciate the County's consideration of the below comments. Northbridge is a residential neighborhood in Santa Venetia that is adjacent at its eastern end to Old Gallinas School and Ballfield. Northbridge includes 176 single-family homes as well as a neighborhood pool and privately-owned tennis courts. Given our close proximity to Old Gallinas School and Ball Field, any proposed development of that property is obviously of critical interest (and concern) to our residents. The County's draft candidate site list identifies Old Gallinas School and Ball Field as a candidate site for adding an extremely large number of what would have to be high-density housing units in a relatively small space. The NHA has received feedback from some of the residents in our neighborhood. The scope, size, and would-be density of this, alone, are shocking and of great concern to our neighborhood. Old Gallinas School and Ballfield would be a very poor choice/candidate for any significant housing development for multiple reasons: Please Don't Get Rid of Santa Venetia's Only Ball Field. To accommodate a project anywhere near the scope suggested in the draft list would require not only getting rid of the school buildings (which themselves are currently being used for essential child day care services), but also would require getting rid of (i.e., building on top of) the baseball field which currently comprises the majority of the property. This is the only ball field that Santa Venetia has, and it would be absolutely terrible if it were to be lost. Indeed, the Santa Venetia Community Plan specifically identifies as a major priority: "preservation of existing recreational assets in the community such as the...existing ball and play fields." This item was included in the Community Plan because numerous residents identified this specifically (including the Old Gallinas Ball Field, in particular) as a critical neighborhood asset to preserve. Surely, there must be better candidate sites that don't require eliminating the only ball field for an entire neighborhood (and eliminating a desperately-needed day care facility on top of that). Don't Exacerbate an Already Very Serious Traffic Problem. Adding numerous units of housing where the Old Gallinas School and Ball Field is—and, more broadly, adding hundreds of additional housing units to Santa Venetia—would significantly exacerbate an already very serious traffic problem in the neighborhood. Santa Venetia has one way in and out of the neighborhood, and that one road (N. San Pedro Rd.) often backs up significantly, particularly, but not only, during school drop off/pick up times. Even without the potential additional housing identified in the draft candidate site list, the traffic situation in Santa Venetia is already expected to get worse in the near and intermediate term, as San Rafael City Schools apparently intends to expand and increase enrollment at Venetia Valley School and the Osher Marin JCC also has plans to increase the size and enrollment of its school. As to Venetia Valley School, the County apparently has little if any control over development/expansion plans on SRCS school property. Both the current major traffic problems facing the neighborhood and the schools' expansion plans must be considered in evaluating the traffic impact, and ultimately the viability, of adding any material amount of additional housing to Santa Venetia. Simply put, adding hundreds of housing units to this neighborhood, as the draft candidate site list seems to contemplate as a possibility, would further exacerbate a bad traffic situation and, frankly, would not be sustainable for this community. Additional Housing Units Would Exacerbate Emergency Exit Problems. Adding Hundreds of Units of Housing to Santa Venetia Would Materially Impact the Character of the Neighborhood. If even a fraction of the potential housing contemplated as possible by the draft site candidate list were to come to fruition, it would involve adding large housing complexes that are overly-dense and out-of-character for the neighborhood, creating potential noise and quality of life problems for Northbridge and Santa Venetia more generally. The possibility of adding 186 units of housing to Old Gallinas School and Ball Field Site, alone, would be a drastic change for Northbridge and is of great concern to our community which is adjacent to the school/ball field. Any rezoning/approval of additional housing, to the extent it is deemed appropriate, should carefully limit development to something far less dense (i.e., something in line with the current, prevailing residential density in Santa Venetia).	Email (See Email Comments Received.PDF, pp. 87-89)			X	X				X		X	X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
1 - 251 N San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X				X				X	X			
1 - 251 N San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
1 - 251 N San Pedro Road (Santa Venetia)	Hi, I would like to object to 251 N San Pedro as a site to build housing. There is a Child Center there serving many families. The ball field on the property is used by the children at the school and people in the neighborhood. There are very few ball fields for Little League. This ball field should not be taken away from ball players. I live in the condo complex next door. Parking is already limited for residents and guests. We can't absorb all the people people who would live there who have more cars than the give spots for them and their guests. If housing needs to be built in Santa Venetia why not 1565 Vendola Dr? The school property there has not been used for decades.	Email			X		X											
1 - 251 N San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
1 - 251 N San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				
1 - 251 N San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and I would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design, get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

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1 - 251 N San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
1 - 251 N San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X			X
1 - 251 N San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%—far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes "market rate" housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, "The County's first responsibility is for the health and safety of the existing residents of our neighborhood." We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 "above moderate income" units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email				X				X	X		X	X			X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Inverness, Balmoral Way	(Comment edited for length) I am a resident of Old Inverness, specifically Balmoral Way. Please consider the following comments as you finalize your recommendations: The entire approach of this planning effort is misguided. The consultant seems to have arbitrarily plopped new housing onto a map of West Marin without considering County planning history, constraints on the land, or natural resources, let alone community input. This top-down and ill-informed approach is unlikely to succeed, certainly not without damaging community good will, neighborhood cohesion, natural resources and other values of importance. The sites to be developed should be chosen only after a thorough inventory of geology, water supply, slope and other relevant factors. The 2007 Countywide Plan conceived of the entirety of West Marin as a rural, agricultural and low-density region, serving the Bay Area's recreational needs. This reflects the large proportion of the undeveloped lands that are protected as national, state and county parks. Further it carried forward the zoning decisions of the Board of Supervisors in the 1970's, which put a high priority on agricultural and natural resource preservation. If not implemented with great care, this plan risks contravening the supervisors' vision for West Marin. It should not be carried out until the County as a whole considers the larger planning goals for the area. An "elephant-in-the-room" with the housing shortage is the effect of AirBnB. If the County could reign in this business, the housing supply would quickly rebound, with numerous benefits to the community. Additionally, any new regulations for implementing the current planning process must avoid the ironic outcome that the newly constructed residential sites will also be converted to vacation rentals. Indeed, I suggest the County begin its effort to increase housing supply by tackling this behemoth before undertaking the kind of process it is currently engaged in. Assuming willing sellers of residential properties can be found on Balmoral Way, developers will find they are unsuitable for high density projects. Most of the lots slope steeply downhill to a floodplain of Second Valley Creek to the north or a smaller riparian zone to the south. The California Coastal Commission has jurisdiction over the whole neighborhood; this circumstance will render any permitting process lengthy, difficult and expensive. No sewers are available in Inverness. The Coastal Commission has already reacted negatively to the prospect of increasing the number of septic systems due to the likelihood that more leachate will be detrimental to the already-poor water quality of local streams and Tomales Bay. The Inverness Public Utility District is already struggling to meet the current demand for water. This past summer, we were forced to accept severe limits on usage. With the uncertainty that climate change is bringing, it would be risky to assume that the 2021 drought is unlikely to be repeated. Inverness is unsuitable for low-income housing. First, the price of undeveloped land is decidedly high. Additionally, there are few jobs to be had in West Marin and the availability of public transportation for commuting to jobs in east Marin is almost nil. Accordingly, any new residential construction should be geared for moderate to high income residents. The Inverness Community Plan, (adopted in 1983)(ICP) provides little support for the concept of substantially increasing housing and for good reasons: The Plan states that even then, there was insufficient water for new connections. There is no potential for municipal wells on Inverness Ridge and although wells were stated to be feasible in the alluvial fans, the Coastal Commission is unlikely to allow them. Grading of Inverness's hilly lots in preparation for construction would significantly increase sedimentation of our creeks and the Bay. The Old Inverness neighborhood is already close to complete buildout. The entire town of Inverness has poor transportation resources. As noted above, public transportation is not readily available. The ICP notes that the "likelihood of improved transit service to and from the Inverness Ridge Planning Area is remote at best." The roads are narrow and, in many cases, do not allow two-way traffic. Moreover, there is only one road leading in and out of the town, Sir Francis Drake Boulevard. In the increasingly likely event of a wildfire, serious and potentially dangerous congestion and traffic is likely to occur during an emergency evacuation. Additional population would exacerbate this risk. In sum, adding substantial quantities of new housing to Inverness would require a significant revision to the Countywide Plan and the Inverness Community Plan, policy changes at the Coastal Commission and greatly increased sanitary facilities. Even if these hurdles can be overcome, the lack of water resources and the emergency evacuation challenges would require a significant reduction in the scale of the	Email (See Email Comments Received.PDF, pp. 16-19)		X	X		X					X		X	X	X	X		
Inverness, Balmoral Way	I am writing about the draft list of "underutilized residential housing" in Inverness, specifically those listed on Balmoral Way in Inverness. I am the property owner of 5 Balmoral Way. Imagine my surprise to see my own property (and my house which was fully rebuilt in 2015 with full permits from the county) included on this list as "underutilized residential housing." I was even more surprised to see all of my neighbors' homes on Balmoral Way (in which my neighbors live) to be similarly listed. Obviously the folks who came up with these addresses on Balmoral Way made a significant factual error that needs to be corrected by deleting the Balmoral Way addresses from the list. This isn't about NIMBY -- this is simply a factual matter that the listed addresses are not underutilized housing sites. Balmoral Way is a small, one-lane, private, dirt road with no empty lots. Each lot is already built on and fully-utilized. Each lot has a steep incline. All lots are near the water of Tomales Bay and highly constrained in terms of septic system expansion. While perhaps we residents of Balmoral Way should consider it an honor to be listed as the epicenter of underutilized residential units in Inverness, alas, it is an error by those who compiled the list and is divorced from reality. In summary, as a simple factual matter, the housing stock on Balmoral Way in Inverness is fully-built-up and fully-utilized and should not be listed as "underutilized"; all the Balmoral Way addresses on the "underutilized" list should be removed. Thank you for your kind consideration of this request to correct clear and obvious factual errors in the county's data.	Email		X						X				X					
Inverness, Cottages at Point Reyes Parcel	Re: Cottages at Point Reyes Seashore parcel, Inverness. This parcel is inappropriate for proposed development for two very serious reasons: 1) it is in a high fire danger zone, and 2) is prone to floods and landslides. 1: The adjacent hundred+ acres of private and public bishop pine forest is long untended and seriously overgrown with brush and dead trees, and has not burned in almost 100 years. Wildfire in the canyon would directly threaten our family homes and all our neighbors on Pine Hill Road, Kehoe Way and Vision Road, in addition to all of the residents of Seahaven on the north. 2: The canyon was damaged in the 1982 storms, which unleashed large amounts of mud and rock, and woody detritus, into the bottomlands, and it is unstable as far as landslide danger (take note of the problems on Sir Francis Drake Blvd. above). Without any doubt, these events will be repeated in the future. For these reasons alone, this is one of the least appropriate areas for future housing. Douglas (Dewey) Livingston	Email									X	X		X					
J - 9840 State Route 1 (Olema)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email								X		X							

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
K - 1500 Butterfield Road (Sleepy Hollow)	(Comment edited for length) I am a Marin County native, longtime resident of Sleepy Hollow, and a former member of the Sleepy Hollow Board of Directors. I am also a licensed real estate appraiser, and an MAI-designated member of the Appraisal Institute, although I write this letter as a concerned private citizen. This letter pertains to the revised housing element, in particular the San Domenico School site, but these points apply equally to all proposed West Marin sites. Sound urban planning supports higher density development along existing highway corridors, and "low" and "very low" income housing should be constructed near employment centers and in areas with adequate public transportation and adequate infrastructure, including shopping, hospitals, schools, etc. None of the West Marin sites offer these basic amenities. In particular, the Sleepy Hollow site at the end of Butterfield Road on the San Domenico School campus is slated for 90 units, of which 56 are "low" and "very low" income. There are several serious problems with the plan, most notably the bulk and size of a 90-unit development in a low-density, semi-rural location. The major issues are as follows: 1. The Sleepy Hollow site (San Domenico campus) is zoned for a minimum density of 1 dwelling unit (d/du) per 10 acres. The San Domenico parcel is +/-551 acres, so the maximum allowable number of units is 55 units, and probably far less, once slope is factored in. The current allocated number of 90 units far exceeds the County's own General Plan. 2. The height and bulk of a 90-unit development is incompatible with the low-density and semi-rural character of Sleepy Hollow, where the existing zoning is one acre minimum lot size. Assuming 1,000 square feet per unit, the building will be a minimum 90,000 square feet. Assuming 4 stories (well above the current allowed height restriction) and an 85 foot width, the length would be +/-265 feet, far larger than any current commercial building in Fairfax or San Anselmo with the exception of Safeway and Rite Aid in Red Hill Shopping Center. Onsite parking would certainly be required because the location is 100% auto-dependent. A minimum of 5-7 acres abutting County Open Space would be permanently lost. 3. A development of this size would likely require a significant sewer upgrade. Other infrastructure upgrades might also be necessary to handle an additional 90 households. There are +/-785 existing homes in Sleepy Hollow, so 90 units is a 10% increase in households overnight. A cost benefit analysis should be conducted to see if the project even pencils out. And certainly, an EIR will be necessary. 4. The proposed location is in the wildlife urban interface (WUI) with elevated wildfire risk. Butterfield Road is only road in and out of Sleepy Hollow, and evacuation of residents in case of wildfire has been a major safety concern of the Sleepy Hollow Board for many years. The "Achilles Heel" of Sleepy Hollow is single point of ingress/egress. 5. There is inadequate public transportation to support a 90-unit development, particularly if 56 are "very low" and "low" income units. These households may lack a car, and the location is 100% auto-dependent. 6. The Sleepy Hollow location is over 5 miles to the nearest employment center in San Rafael, and is three miles from the nearest supermarket which is "upscale" (Good Earth) and expensive. It is over one mile to the nearest school, which is currently operating at near full capacity. 7. Of the proposed 90 units, 56 are "very low" and "low" income households, or over 50%. The median HH income is Sleepy Hollow is \$255,000, and the average housing price is around \$2 million. What formula is used to determine the number of "low" and "very-low" income households that go into a location?	Email (See Email Comments Received.PDF, pp. 99-101)	X		X		X	X		X		X		X		X	X	
K - 1500 Butterfield Road (Sleepy Hollow)	I live in Sleepy Hollow. I am concerned about the San Dominico site (which proposes adding 90 housing units to a community with ~800 households) for two main reasons. 1) Safety. Butterfield is a one way in one way out road. In case of evacuation, increasing the households by over 10% is troubling. Cars at the far end of Butterfield tend to speed. Adding more cars at the very end of the road significantly increases the risk of cars speeding. 2) Traffic. There is almost no public transportation on Butterfield. San Dominico already has a strict traffic commitment with the community because traffic is so bad. This would make it worse. There are three schools which adds to the traffic on Butterfield. Best practices for increasing housing is to do infill in urban areas. This is the opposite. It's building far away from public transportation and freeway access. What makes the most sense is to build as close to highway 101, bus terminals, Smart, etc.	Email				X		X					X					
L - 26500 Main Street (Tomales)	Your proposal to place 186 low-income units on this site is not fair nor does it make sense for the following reasons: You will take away a little league ball field currently used by the nearby communities. It may displace the early development center on the site. The immediate area already supports a section 8 housing community at the corner of North San Pedro and Schmidt Lane. This development will put an unfair burden on the surrounding neighborhood. Here is a site at McPhail School down the road on North San Pedro that accommodate the same number of units without removing the little league field and have less visibility to the nearby neighborhood. As stated in another comment, Bon Air shopping center could accommodate most if not all of these units.	Email			X					X								
Lucas Valley	I do not support the proposed quantity of housing proposed for Lucas Valley. I am concerned about water resources, evacuation congestion in a fire, lack of services for new people in the area, increased road congestion and increased wildfire risk. This is not a NIMBY response. The Rotary Village is a great example of affordable housing for seniors that is near our community which is lovely. Expanding this type of housing would be welcome. Highrises are not welcome as they do not fit-in with our area. greatly reduced quantity of one or two story homes would be welcome. Why are we targeted with such a large percentage of the proposed housing? This is not an equitable plan. thought the Governor wanted housing in urban centers where services were available. Your plan does not meet this key criteria.	Email			X	X				X		X	X	X			X	
Lucas Valley	I have resided in Upper Lucas Valley since 1986. Part of the appeal when I purchased here was the rural setting. Although I understand the need for housing, high density housing is inappropriate for Marin, i.e. large multi-unit structures. I welcome the addition of single family residences as many younger people need homes here desperately. I'm not sure where they would be situated in this area, but am open to suggestions. When George Lucas proposed affordable housing further down Lucas Valley Road, the main concern was the lack of transportation, grocery stores, and the other necessities. It made no sense. Another suggestion would be to make it possible for seniors to give (not sell) their larger homes to their children, purchase smaller homes and retain their property tax base. Most people in that position don't/can't move because buying a smaller home for \$1+ million brings with it property taxes they would find unaffordable. The only way it is currently possible is to sell your existing home and buy a cheaper one. When thinking of housing, perhaps the smart thing to do is build an area of affordable homes in the 1100-1500 square foot range for seniors. That would free up many, many existing homes for growing families.	Email			X			X									X	
Lucas Valley	I just want to officially voice my opposition to the development of additional homes in the Lucas Valley area. While I support the development of affordable housing in Marin County, protecting our undeveloped green spaces is an even higher priority. Instead, I believe areas that have already been developed (green space replaced with concrete) such as towns in southern Marin or places like Northgate Mall would be better options for new housing. Our undeveloped green spaces are priceless and irreplaceable!	Email								X		X						
Lucas Valley	It's come to my attention the HOA to which I belong is objecting to proposed increased housing in Lucas Valley. I would like to inform you that the Lucas Valley HOA is not uniform in this opinion. There are members, such as myself, that would welcome additional housing in Lucas Valley. While I found some of the HOA's arguments moderately persuasive (especially with regard to access to public transportation), I believe the need for more affordable housing in Marin trumps all of their points. I encourage you to keep Lucas Valley on your radar for proposed housing sites, and to find ways to encourage and incentivize more public transportation in our community.	Email						X									X	X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Lucas Valley / Marinwood	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X					X	X	X	X			X	
Lucas Valley / Marinwood	All of the Lucas Valley sites are in the wildland urban interface (WUI) zones that contradict Governor Newsom's priorities to shift housing away from rural wildfire-prone areas and closer to urban centers.	Email										X		X					
Lucas Valley / Marinwood	Due to FIRE danger and Drought please stop more construction in Mount Marin and Lucas Valley.	Email												X	X				
Lucas Valley / Marinwood	I am against housing development down Lucas valley and Marinwood. The weather here gets windy starting in spring and ends in the late fall. The surrounding mountains can catch on fire as we had a small one last year. With the drought we are already under rationing. A spark can create a fire and the wind will carry it all over the place. There are no exits except Lucas Valley road and in case of a fire it will be difficult for all to evacuate. Most locations you are considering are in heavily populated areas. Where would we go in case of a fire? 101 will be impacted. Yes we need affordable housing, not more multi million dollar homes. If the water department would consider building a desalination plant off the bay of San Francisco it would help us out. We are in global warming and more cars on the road and more pollution will set us back. What about the empty land space between Novato and Petaluma?	Email				X				X				X	X	X	X		
Lucas Valley / Marinwood	I am extremely concerned about the proposed new developments in the Lucas Valley Marinwood area, especially when taken together with other large new development projects in the nearby vicinity. I realize California has a housing issue. However, destroying existing communities is not the solution. The number of added housing units in the LVM area alone will utterly destroy our school system. The Miller Creek School district currently serves about 2000 students. Just one proposal would add 1800 homes and possibly triple our student needs. Where will these children go to school? Similarly, almost 250 homes in the Prandi location would increase the Lucas Valley Elementary school population by a similar 200%. This will overwhelm our schools, and other community services. If there is another huge build at the Northgate site, also in the Miller Creek School district, it's even worse. I'm also worried about many environmental considerations that seem to be ignored. One has only to look at the debacle of the Talus development to see that these plans are not in the interest of the community or environment. These were not affordable homes for teachers and firefighters, but large expensive homes with big lots. Now we have a razed hillside, threats to our creek, destruction of few remaining heritage trees and wildlife habitat and one giant fire hazard with an enormous pile of dead trees and brush. This is what happens when projects are rammed through without proper review and oversight. Traffic increases will be a nightmare. In an emergency, how do we escape with the gridlocks that will occur? Lucas Valley Road and 101 are already jammed with cars especially at commute times. We are in continuing drought, unlikely to ever improve thanks to climate change. Where does the water come from for this new population? A few of the proposed sites make sense but this large scale unbalanced load into our small community does not. Any development should be tailored to fit the need (ie truly affordable housing, not a token 5%) and address community concerns. It's time for our community to have a say in protecting our schools, neighborhood, the environment, and our safety. (Photo attached) Is this what we want Lucas Valley to look like? What an eyesore and environmental disaster for a few houses for rich people (and richer developers). Look at the giant pile of flammable dead heritage trees!	Email			X					X		X		X			X		
Lucas Valley / Marinwood	I am writing in regards to the proposed multi unit housing in Unincorporated Marin County. I'm against using open space to build housing. The site in the open space on Lucas Valley Road should be used for a community park or sports center for the community. Kids need a place to go that could include Basketball, Swimming, Playstructure and lawn for families. I understand the need for additional affordable and Multi-Family housing in Marin, but why Open Space? The County should be looking to improve areas that need improvement, not use open space to pour concrete and build multi level boxes. What about repurposing and improving small strip mall areas all along the freeways? These building have small space and often times run down retail shops and turning those in to thriving shops with housing above. Several responsible counties and cities have successfully done this. Why can't Marin think this way? I don't understand it. Open space should remain open space or for public park use. Dilapidated buildings should be improved to include affordable housing for the better of the community.	Email										X							
Lucas Valley / Marinwood	I moved to San Rafael specifically to get out of the city and to avoid over congestion, traffic and over development. The proposed additional housing in Marinwood and Lucas Valley will detract from the exact reason I moved here. Over development of north bay is an issue - and just because there is land does not mean it should be developed, which will permanently change the character of the community and landscape. I was unable to sign the petition against the new development, so sending this email instead. Thanks.	Email				X				X		X							

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Lucas Valley / Marinwood	I see the maps and have concerns that things aren't matching. The Housing Distribution Scenario says: Ensure Countywide Distribution - really? It looks like a disproportionate amount of it is in unincorporated Marinwood/Lucas Valley - 3,569 units to be exact. And some things to remember: We are a fire danger area now that we have had a fire evacuation this last summer. And what happens to road traffic during an evacuation? And it they don't drive, what happens to them? And what about the Water Shortage in Marin County with conservation being the ONLY SOLUTION so far? It is my understanding that the builders of these units won't have to pay property tax. So what does THAT do to our schools? Fire Department? EMT? And who picks up the tab...Marinwood/Lucas Valley homeowners? And do we pick up the tax tab for ALL THE UNINCORPORATED AREA of 3,569 units? Encourage Infill and Redevelopment Opportunities: Can the residents of these residents drive? Are they close to services, jobs, transportation and amenities? I don't think so, especially if they can't drive.	Email			X	X		X						X				
Lucas Valley / Marinwood	The 2022 Marin County Candidates site for Unincorporated Marin and especially Marinwood/ Lucas Valley/Silveria Ranch is absurd. It targets just 5 square miles with 80% of the housing allocation for affordable housing in one community WITHOUT essential planning for schools, roads, government services, water, sewer and other essential services. Why "plan to fail"? Shouldn't a good faith effort to build affordable housing in our community also include a comprehensive plan for accommodating growth? It doesn't. This is why it should be rejected today. Instead, let's address the core questions for growth AND the financial impact of adding massive amount of largely non profit housing to a single community WITHOUT ADDITIONAL TAX BASE. Marinwood/Lucas Valley currently has approximately 2700 housing units for 6000 residents. The proposed housing sites could add 2300 apartments and 5500 residents who ALL WILL NEED schools, water, government services, transportation, access to shopping, etc. Shouldn't a proper plan for growth precede approval for housing? One of the sites listed is Marinwood Plaza, our communities ONLY commercial plaza within walking distance for thousands of residents. If the plan for 160 units is approved, this would squeeze out a vital community center to the detriment of all. This is not including the problem of TOXIC WASTE contamination clean up suitable for residential dwelling is a long way off despite community pressure on the Regional Water Quality Control Board who will not enforce its own clean up orders on the current owners. Despite the harsh criticism of the RHNA process, I believe there is a real community desire for more affordable housing in a community that will be planned appropriately, won't redevelop our neighborhoods and utilize open spaces like Silveira Ranch, St Vincents and other sites. While everyone I know supports the idea of more housing, not a single one wants a poorly conceived plan that forces large housing projects without considering the impacts. Reject the current RHNA plan until a comprehensive community plan with real public input can be drafted. PS. The "Balancing Act" tool is NOT a serious tool for community input. Less than 25% of the homes under consideration were ever included in the database. I do not find "our database could not handle the data" as a credible reason from the Community Development Department. If you want REAL success seek REAL community support.	Email		X	X					X		X				X		
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email		X	X	X				X				X				
Lucas Valley / Marinwood	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.4: Consider Environmental Hazards: WATER AND WILDFIRE..... This pertains to most of Marin County. We have a limited supply of resources to accommodate doubling of the population of marinwood/Lucas valley.	Email								X		X						
Lucas Valley / Marinwood	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market - 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) - 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				

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COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
Lucas Valley / Mt. Muir Court	(Comment edited for length) The Lucas Valley Homeowner's Association represents 538 homes in the special R-1:B-LV zoning track in Upper Lucas Valley. We, the Board of Directors of the LVHA, would like to give our support for the efforts to increase housing in Marin County, and offer the following input. To begin with, our State Governor's Housing Plan incentivizes housing in urban centers near transportation and services, to reduce reliance on vehicles and their carbon footprint. If the County chooses a path contrary to the State Plan, and not utilize State funding incentives for urban development, then we ask for a reevaluation of the housing sites identified for our Lucas Valley/Marinwood area. As outlined below, areas 1 - 3 are both contrary to the RHNA requirements and pose a danger for emergency evacuations. There are several sites identified as potential home building sites in our area. 1. Lucas Valley Road / Mt Muir Court 2. Juvenile Detention Center/Jeanette Prandi Way 3. 7 Mt Lassen 4. 530 Blackstone Dr 5. Marinwood Market area. We agree that the Marinwood Market area is a suitable site. It is close to freeway access and has sufficient infrastructure in place, including amenities like food and gas, and can easily absorb new development. Ironically, the relative quantity proposed/identified at this site is comparably less than the quantity for site #2 above, which is a much less suitable site as shown in following comments. There are several factors that make areas 1 - 3 only marginally suitable for new building sites, and therefore should, at best, be only allowed limited building. Factors include: High Wildfire Risk - Single Limited Evacuation Route. Water Shortages. Lack of Infill Infrastructure. Building Atop Unmarked Graves. Zoning Restrictions: The special zoning district for Upper Lucas Valley (R-1:B-LV) limits most buildings to a single story. The district was created in order to adhere to the architectural vision and design aesthetic of Joseph Eichler, a renowned architect highly influential in modern architecture. The existing low income senior living homes on Jeanette Prandi Way are likewise single story. If a housing development is allowed near the Juvenile Detention Center site, 7 Mt. Lassen, or Muir Court, they would have to be single story to maintain the character of the surrounding architectural landscape. This would limit the number of units allowed at these sites. Juvenile Detention Center: The concept of constructing multi-family housing at or adjacent to the Detention Center poses challenging logistical and feasibility issues. The County's attempts to reduce juvenile incarceration has been largely successful; however, not to the point where closure of the facility is possible. Marin County's criminal justice program continues to call for incarceration of violent youth offenders, and does not currently have an alternative detention facility. Consequently, any new housing at the Jeanette Prandi location would be adjacent to the Detention Center. It may be quite difficult to convince a developer to invest in a location where part of the "selling pitch" to residents is proximity to a detention center, particularly given that the facilities at Juvenile Hall are in major disrepair. Long History of Racial Parity. Among the factors the County is reviewing in selecting sites is historical discrimination. Our community has no such history and should not, therefore, be a priority for desegregation. Unlike many restrictive covenants in other neighborhoods in Marin County and across California, our CC&Rs have never contained language restricting homeownership based on race, creed, color or religion. Our community celebrates diversity, and we want to make clear we have no history of resisting it. Indeed, it has been reported by original LVHA members that our community attracted a large number of buyers of Asian descent as it was one of the few areas that they were not discriminated from buying into. Locating Housing Near Services and Transportation: The Board of Supervisors affirmed several principles for deciding potential Housing sites and distribution in 12/2021. The potential Housing sites listed for the Lucas Valley communities seem to ignore the mandate for locating housing near services and transportation. The Lucas Valley Community believes the County should be practical and realistic in identifying sites to satisfy the RHNA requirements that do not create a danger to existing communities, will actually serve the goals of the housing mandate, and that show homage to our beautiful and historically significant community. We respectfully request the County to rethink its "rural" VS "urban" housing development plans in light of the State's most recent Urban Housing strategy and funding incentives.	Email (See Email Comments Received.PDF, pp. 173-178)			X		X				X		X	X	X			X	
Lucas Valley, Grady Ranch Development	Addendum to LVHA Housing Statement: EIR Traffic Impact Report Needed For Emergency Evacuations on Lucas Valley Road. The recent wildfire emergency evacuation of Upper Lucas Valley in 10/12/21 caused a logjam of traffic on the only road out, the 2-lane Lucas Valley Road. It has belatedly been brought to our attention that the Grady Ranch development, currently in works (224 housing units), also has Lucas Valley Road as their only exit in a wildfire emergency. When the units are complete, they could add another 300 - 500 cars in an emergency (footnote 1 below). Adding even hundreds of more vehicles onto Lucas Valley Road from the 338 new potential housing units projected, could prove disastrous (footnote 2 below). In addition, any traffic study in an EIR report would also have to take into consideration the potential for a significant number of ADU housing units within the corridor. Lucas Valley Road already seems to have all the traffic it can handle during an emergency evacuation. The LVHA would therefore request that a traffic study be done in advance of earmarking any significant number of additional housing units along the Lucas Valley Road corridor.	Email					X				X			X					
Lucas Valley, Mt. Muir Court	Thank you for taking time to read over my thoughts on the new housing developments proposed for Jeanette Prandi Way, Mount Muir Court, Marinwood Plaza and 7 Lassen. As a Marin County native of 58 years and a Lucas valley resident of 26 years, I am surprised that these projects are so close to approval without adequate community outreach and input. There are many items of concern that I don't feel have been adequately answered for me to support these developments. At this time I am strongly opposed to these developments. I am respectfully requesting more time for our community to better understand these proposals and how we can collaboratively help the County solve its low income housing challenges.	Email																	
M - 1 St Vincents Drive(St. Vincents)	I am extremely perturbed that plans are being made to build housing in within the wetlands and flood zone contained in the old Silveira ranch and St Vincent's properties. This wetlands will become increasingly important as the sea level rises and flood zones will be even less inhabitable year round. This will leave any housing there soon uninhabitable but some builder richer and some county officials who only went through the motions of actually providing affordable housing. This issue was already explored and sanity prevailed in leaving the wetlands to be wetlands. Any housing, affordable or otherwise, should be built on appropriate land, not a flood zone which will damage any housing built on it.	Email									X							X	
M - 1 St Vincents Drive(St. Vincents)	I am writing to urge you NOT to approve the Marinwood/Lucas Valley sites under consideration to satisfy the Association of Bay Area Governments Regional Housing Needs Allocation Plan. Developments at these six sites (St. Vincent's School, Marinwood Market, 530 Blackstone Drive, 7 Mt. Lassen, 2 Jeannette Prandi Way, and Lucas Valley Road near Terra Linda Ridge) would result in more than 2300 housing units. While I know that some of the proposed housing is intended for teachers and other critical workers and for low income housing, both of which are important and necessary, it seems like too much development for the infrastructure of this small area. Additionally, all of these proposed development sites are within the Miller Creek School District boundaries and the unfunded impact of these developments on the District would be disastrous. Since the District is currently funded using a Basic Aid Model, it gets no per pupil funding. This means that all the additional students these developments generate will not result in additional funding for the District.	Email			X	X					X							X	
M - 1 St Vincents Drive(St. Vincents)	I found the online tools for commenting cumbersome and inscrutable, and much too time consuming to use. So, the following are my comments about specific housing allotment recommendations in Marinwood Lucas Valley. St Vincent's School - 1800: NO Because there is little infrastructure at St. Vincents, including access to schools and public transportation, this is a poor site for development. Certainly not 1800 units which is an entire community. The only housing at St. Vincents should be limited to students (dorms) and staff.	Email			X	X		X		X									
M - 1 St Vincents Drive(St. Vincents)	I hope that the Marinwood Plaza/market site is again under consideration for housing. As you most likely know, some 15 years or so ago, the community shot down an excellent proposal from Bridge Housing. Except for the market, the property remains a derelict eyesore. Many of us in Marinwood would like to see the property improved, including a modest amount of housing development, along with community amenities such as a coffee shop, brew pub, or other gathering place, and other shops such as hair salon, co-working space, etc. It is close to public transportation, schools, and major employers most notably Kaiser. It's a far superior site for development than the St Vincents property which has myriad sea level rise and other environmental challenges, and very little other infrastructure. I hope the property will be on be on tomorrow's meeting agenda.	Email			X						X	X							
M - 1 St Vincents Drive(St. Vincents)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email															X	X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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M - 1 St Vincents Drive(St. Vincents)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email										X					X	X
M - 1 St Vincents Drive(St. Plaza - St. Vincents and Marinwood Market Plaza.	I see the maps and have concerns that things aren't matching. Then two of the sites are still contaminated from the former cleaners at Marinwood Market Plaza - St. Vincents and Marinwood Market Plaza. So what happens with the housing planned in these locations?1936 units?	Email														X		
M - 1 St Vincents Drive(St. Vincents)	I think we should spend our time, energy and money on housing the homeless and low income people at the property near St. Vincents just south of Novato. As you may have noticed, people who work in our communities, but can not live here because of the cost, commute from Richmond and Vallejo and we see the traffic jams every day at commute times. I have heard of a toll coming for Hwy 37, making it even more costly for people who can not afford to live here.	Email																X
M - 1 St Vincents Drive(St. Vincents)	I'm taking this opportunity as a resident of Upper Lucas Valley in Marin to voice my views/concerns about the housing sites under consideration in my area: In general: I don't know what constitutes median vs low income, but in general I support add'l housing strategically placed and sensitively designed (to minimize negative impact on the environment and established communities) for essential workers such as school teachers, sheriff, police & fire dept and hospital staffers, many of whom currently commute long distances to work in the areas they serve. I'd like to see new homeownership opportunities (at below market rates) made available to these workers, as building more high-priced rental units serves no one but property owners. Sites under consideration in the Marinwood/Lucas Valley areas: St Vincent's School - 1800; Marinwood Market - 136. These are both logical, less problematic sites for development, as they are walkable to the GG bus stop at/near Miller Creek & Marinwood Aves, with quick, easy access to the 101 fwy. I really hope to see sensitive urban planning on the St. Vincents site, so the beautiful open space currently grazed by cows does not become yet another soulless jungle of buildings standing shoulder to shoulder facing the freeway. Speaking as someone who's actually rooting for the Smart Train to not only survive, but thrive: part of any development of these sites should include a bike path/paths to connect either or both to the Civic Center Smart station. And/or a shuttle bus (it's too long to walk for commuters).530 Blackstone Drive (site of religious house) - 32. I've no knowledge/opinion re: this site. 7 Mt Lassen (site of office park) - 58. 2 Jeannette Prandi Way (site of Juvenile Hall) - 254. My husband & I currently rent an office at 7 Mt. Lassen, so it's news to us that this site's under consideration. It's a beautiful, unique office setting that serves both the Upper and Lower Lucas Valley communities as a place of business to work to! I'd hate to see that disappear!! However, I wouldn't be adverse to seeing a portion of the current 7 Mt. Lassen structures converted to work/live spaces, if sensitively planned. Maybe 30%. My comments re: St. Vincents also apply to Jeannette Prandi Way. As long as new development is against the hills with access via Idylberry Rd, away from Lucas Valley Rd, and sensitively planned, I'm not totally adverse to new development. However the # of units proposed is too high!! Lucas Valley Rd/near terra Linda Ridge: 26. I don't know exactly where this is, but in principle I'm against it. **The problem with all new development close to Lucas Valley Rd is not merely degradation of the scenic route of LVR - but more importantly, adding traffic congestion to a wildfire interface area with a single ingress/egress. I'm an LVHA block captain, and was present and part of the fire evacuation on Sept 1st 2021... a learning experience. It's for this reason that I signed the petition against development in Lucas Valley. I believe that the current Northgate Mall could and should be a site for mixed-use development including low-to median income housing, yet is not on this list of proposed sites. It ticks all the boxes for access to transportation, schools, shopping, etc.	Email			X	X			X	X		X		X			X	X
M - 1 St Vincents Drive(St. Vincents)	I'm writing to express concern about the proposal to put 1800 units of new housing at St Vincents in Lucas Valley. This number is incredibly high - it would overwhelm the Miller Creek School district. There are many other sites proposed in Lucas Valley. I'm not saying no to all of them, but this has got to get more reasonable. Please don't destroy what is now a beautiful community. Marinwood is a special place. We can't absorb all this housing - some please, but nowhere close to the number of units proposed.	Email			X					X								
M - 1 St Vincents Drive(St. Vincents)	Public Feedback - Marinwood/St Vincents housing proposal: I was only recently made aware of the current preliminary proposal for housing allocation to the unincorporated areas of marin county. As a current resident who grew up in Marinwood Lucas Valley - left the county - and returned to raise my family here - I cannot more strongly oppose the sheer volume of proposed housing for the Marinwood/Lucas Valley areas. This location (Marinwood/Lucas Valley) is already underdeserved by commercial services and has a lack of job opportunities. It is a small bedroom community sandwiched between the commercial hubs of San Rafael and Novato. Any significant shopping or professional services require a vehicle trip to either the city of San Rafael or to the city of Novato. The added burden of the new development proposals would grossly increase the negative environmental impacts that the lack of nearby commercial services already causes. Furthermore the 101 interchanges both North and South already can barely handle the traffic that exists. More housing in this area without addressing current school campus, sport field, open space, park and community center availability and other critical services would have a significant negative impact on the community and not balance the Supervisors stated goal of 'equitable distribution' throughout the county. The schools within the Miller Creek School District are also nearly at capacity. Many of the campuses operate with nearly a third of classrooms being in 'portable' classrooms and have had to take over outdoor recreation areas for portable classroom locations. Our youth sports also already operate at a deficit of field/court availability relative to the active youth that participate. I urge the planning department and the board of supervisors to re-evaluate the Marinwood/Lucas Valley area and not look to force nearly 60% of the county's unincorporated housing allotment into our small bedroom community.	Email			X	X				X		X						
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email			X	X	X				X			X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below. 1: Ensure Countywide Distribution: The majority of housing in unincorporated Marin County is being distributed to Marinwood/LUCAS VALLEY. This does not appear to be an equitable distribution and will potentially double the population of this area, affecting all services- sheriff, fire, schools, traffic, etc. Marinwood/LUCAS VALLEY area is being considered for a majority of this housing in unincorporated Marin: St Vincents: 1800 Marinwood Market: 136 Blackstone (site of religious house): 32 Mt Lassen/deli: 58 Jeanette Prandi/Juvi: 254 Lucas Valley Rd/near terra Linda Ridge: 26 Total: 2306. (This could be up to 60% of the total housing for unincorporated Marin) Households in Marinwood/LUCAS VALLEY currently 2412. (This could potentially double our size)	Email			X	X	X				X			X				
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
M - 1 St Vincents Drive(St. Vincents)	This letter is in regards to the proposed site and distribution of housing in the Lucas Valley/Marinwood area. While I feel this area can support some expansion, the amount proposed by the county is overwhelming. Per the board of supervisors principles, please note my feedback below.3: Encourage Infill and Redevelopment Opportunities; St Vincents is a large undeveloped area that could likely support some housing, but 1800 units does not limit building on open land.	Email								X		X						
M - 1 St Vincents Drive(St. Vincents)	We have seen the preliminary list of potential housing sites for Marin County, including in unincorporated areas such as Marinwood/Lucas Valley, as developed by the ABAG (Regional Housing Needs Allocation Plan), and approved by the California Department of Housing and Community Development. The plan includes 2,412 units within the Lucas Valley / Marinwood area (accounting for 68% of the 3,569 units within unincorporated Marin County). Sites under consideration in the Marinwood / Lucas Valley areas: St Vincent's School - 1,800; Marinwood Market – 136; 530 Blackstone Drive (site of religious house) - 32 7; Mt Lassen (site of office park) – 58; 2 Jeannette Prandi Way (site of Juvenile Hall); 254 LucasValley Rd/near terra Linda Ridge: 26. We are not opposed to some moderate increase of housing units in the area. However, we have some serious concerns regarding these potential sites: (1) The Lucas Valley / Marinwood area currently has less than roughly 1,750 homes, spread across a roughly 3.5 mile valley corridor, almost all of which are single family dwellings, and the overwhelming majority of which are one or two story homes. There are no large multi-unit apartment buildings in this area. The overall magnitude of the increase in units in this area (2,412 units) is disproportionately large compared to the current housing density of the area. The proposed increase would more than double the overall number of housing units in the area. (2) The area to the south and west of St. Vincent's School (east of HWY 101) has been discussed as a potential development site for some time. Although multi-unit housing could easily be developed there, adding 1,800 units would completely overwhelm the property and this very large number of additional units represents an enormous growth for the area, on the same order of units as currently exist in all of Lucas Valley / Marinwood. To fit this large number of units, the development would likely include large three (or more) story structures, which do not currently exist anywhere in this area. (3) The site at 530 Blackstone Drive (current site of religious house) could easily fit a multi-unit development, however 32 units on this site is far too large for the size of the property, which is near the end of a small half-mile residential street, that currently has less than 50 total housing units. (4) The site at 7 Mt. Lassen Drive (currently two relatively small two-story office buildings) is far too small to fit 58 housing units without the new structure extending to three or more stories. (5) The site at 2 Jeannette Prandi Way (south of the Juvenile Hall) is currently an open space area with a loop path that is regularly used by nearby residents (including residents of the nearby senior housing development) as a recreational walking, bike riding, etc. area (and dog walking area). This open space area has been in existence for well over thirty years and is a very popular area regularly used by many residents of the adjoining neighborhoods. A potential development consisting of 254 units on this site would completely eliminate a treasured and much-used open space area and would likely require a multi-story (three or more stories) structure. Very few of the homes in this area of Lucas Valley / Marinwood are more than one story (almost all are one-story Eichler homes). Such a large development is completely out of character with the current land use in this area and should absolutely not be allowed to be developed on this site. (6) These potential new housing units would represent an extremely large additional burden to traffic density in the area. (7) These potential new housing units would overwhelm the current capacity at our three elementary schools and one middle school. (8) These potential new housing units would create a very large additional demand for water resources in the Lucas Valley / Marinwood area which are currently very limited. The simple number (2,412) of potential additional housing units in the Lucas Valley / Marinwood area is much too large and would represent an approximate doubling of the current housing density in the area. Each of the proposed developments presents issues regarding the size of new structures (including constructing multi-story structures in areas where there are currently none), and would present issues concerning current resource capacities (including traffic, schools, and water). Thank you for your consideration of these issues when making decisions regarding potential new housing developments in the Lucas Valley / Marinwood area.	Email			X	X				X		X		X				
Muir Woods Lodge (Tam Valley)	After much thought and consultation with some neighbors, I'd like to submit the motel that is across from the Holiday Inn – the Muir Woods Lodge – as a possible housing site. You may know that the previous motel next door – with the big sign that says "Fireside" was converted to housing some years ago. If the Muir Woods Lodge is similarly converted, it would not create much additional traffic, as the patterns are already established.	Email																X
Nazareth House (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
No Location Specified (Countywide)	All should be near public transportation and shopping. Walking is good for all of us	Email						X	X									
No Location Specified (Countywide)	Any & all housing proposed in Marin county should be near public transportation and shopping. Adding additional cars to the area doesn't make environmental sense so low cost housing should be in convenient locations	Email			X			X										
No Location Specified (Countywide)	Any and all housing sites should consider availability of public transportation and availability of services, ie, grocery stores and pharmacies. It makes no sense to put any housing in out of the way sites where more cars are put on the road. Housing closer to hwy 101 is appropriate.	Email			X			X										
No Location Specified (Countywide)	As I am sure, many of our concerns may have already been asked but there is a need better communicate the information to the community. The follow are questions/ concerns: Who performed the study to identify potential areas for the housing sites? What determines the income used for each Housing category (ie local income, county income, housing prices)? How will residence commute from there new homes? Mass/public transportation? Where will retail commerce be located? Will the county exercise Eminent Domain Power? Effect to local taxes, for local bond issues created as a result increased population (Schools, roads, sewers, law enforcement, fire protection other county services)?	Email		X	X			X					X	X			X	
No Location Specified (Countywide)	I am responding to the request to voice my opinion of where to build 3,569 additional housing units in unincorporated Marin. If this is not the proper email address, please forward the appropriate one to me. My concern is not WHERE to put additional housing, but where WATER resources will come from. We have been under drought and water conservation regulations for more years than not in the past 10 years alone. Why would Marin consider building ANY new homes when there are not enough resources for those that are already here? Also, with the State allowing easy addition of ADUs on existing properties, it appears that some housing needs will be unwittingly filled that way (along with additional strain on resources).	Email				X								X				
No Location Specified (Countywide)	I am urging you to not proceed with the presently proposed Housing Element plans in incorporated Marin County. While affordable housing is a concern, so is sustainability. I do not believe the current plan balances these needs adequately. Please allow time for a more thoughtful discussion with more public engagement before proceeding.	Email										X						
No Location Specified (Countywide)	I am very concerned about the large number of homes that the state is requiring Marin to build, with no local control. We are already short of water. Where do they think we will the supply for more homes. As a minimum any new building should only be done with companion infrastructure improvements to handle it such as water, traffic, local schools, etc. I believe there should be push back to the state legislature regarding push to urbanize many parts of our county without thought or planning for the effects of such building.	Email		X	X	X				X					X			
No Location Specified (Countywide)	I do not think there should be housing put into rural meadows but should concentrate on areas that are near existing commercial or developed areas that are not being used. Why change Marin to be like other congested counties that have houses Everywhere willy-nilly and people have to have cars and use gas to get anywhere they need to go? Marin County has a beautiful and peacefulness in the open meadows and hillsides. Please don't jeopardize the county by putting the housing along open space meadowlands and hillsides.	Email										X						
No Location Specified (Countywide)	I find your proposals rushed and not well thought out. I am in favor of taking a more thoughtful and balanced approach.	Email																

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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No Location Specified (Countywide)	I fully support measures to increase housing in Marin County, especially those targeted for low income housing. I reject the disguised racism and NIMBY attitude present among naysayers, even if it were to depress my own home's value. I support both racial and economic diversity as a strength of our community. It's unconscionable that wealthy Marin residents want the best schools, but don't want low paid teachers to be able to afford to also live here. This goes double for housecleaners, yard workers, and other very low wage workers who have to spend a significant portion of their income commuting. Let's stand up to the madness of a vocal few and do the right thing.	Email															X	
No Location Specified (Countywide)	I like how an unelected board (ABAG) comes up with this huge number and threatens the county with a big stick. Never mind the additional water resources that would be needed for all these new residents in a drought prone area.	Email												X				
No Location Specified (Countywide)	Marin Housing authority, It seems like the enthusiasm to push this through the County is ignoring a grievous situation. Already, even with water limitations, the County is poorly prepared to grow without greater water resources. This is truly the 'elephant in the middle of the room'. No expansion on this scale can possible be discussed without responsible delivery of adequate water. Thank you for considering my voice.	Email											X					
No Location Specified (Countywide)	My primary concern is the same one I always have: how will increasing housing affect the environment? A number of sites would require cutting down trees or building close to streams. We need MORE trees, preferably native oaks, to protect soil, reduce moisture loss, & provide shade. Open space is NOT wasted space. Talking about affordable housing sounds good, but I keep seeing huge vanity houses being built. There's a 4,000 ft2 just down the road from me that stands empty most of the time. All that construction required scarce building materials and created lots of air & noise pollution. Is slapping an affordable-housing tag on these projects just another sneaky way for people to invest in real estate? How does packing people into fire-prone areas make sense? What about drought and the impact of more construction & people? Why not buy back or forbid the ownership of 2nd & 3rd homes? Why not build housing in strip malls? Disrespecting the environment is how we got into this mess.	Email										X		X		X	X	
No Location Specified (Countywide)	My view is that the changes proposed will change the character of this lovely region	Email										X						
No Location Specified (Countywide)	The county of Marin has reached peak density due to water and transportation constraints. Minimal new housing should be constructed in Marin County. The housing problem is a statewide problem and it should be addressed at the state level. New cities should be constructed along the Hwy. 5 and 99 corridors near the planned high speed rail lines. The state also needs to build treatment centers for the mentally ill and the drug addicted individuals that are currently living on the streets. These centers can also be placed where land and resources are less expensive. The current uncoordinated county by county plans will only decrease the quality of life and increase expenses for all.	Email			X	X		X		X				X			X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear! Affordable Housing needs are real, and Marin has been a very expensive place to live, both in housing costs and in cost of food, gas and everything else, so we are not a very affordable place to live, even once housed. ites with sea level rise issues should not be considered for new housing. Period. Building housing for the disadvantaged in these areas is not social justice, or even good planning. Parking on site is a must in Marin, regardless of any loopholes in SB9. Especially on the hills, where the streets are sub-standard, parking on the streets has already created impossible access for fire and other emergency vehicles, or even 2-way traffic. This has been caused by the County neglecting to demand the roads be improved before development went in. These are death traps in the event of the fire we know will come some day! Planning has allowed development to continue on substandard roads, particularly on hills. This poor planning has created fire traps throughout the county that people will not be able to evacuate from. These sites should also not be further developed, especially for those in need, without adding the infrastructure that will insure the safety of the residents, ie adequate roads that can handle an evacuation. Other infrastructure needs to be updated to handle increased demands, such as sewers, to meet the unplanned expansions mandated by SB (How will we meet these and who pays for these? While we are planning for housing for those who are not already residents, how are we planning to meet the needs of the residents? Re: sea level rise impacting existing housing and major roads, and fire. While we are redesigning these we may have opportunities to find new housing sites. I hear the Strawberry Seminary has sold its property. There is a vast opportunity for any kind of housing to go there. This is well above sea level and wide open. I am wondering how many affordable units are going in there, where there is so much space to build? The old San Geronimo Golf course is another site that is wide open, though further from town Cost of land is higher here than most other places, plus the cost of building materials is high. Marin has World Class scenery that is enjoyed by everyone in the Bay Area, and beyond. We have a responsibility to our environment that other counties do not. We also have a high amount of traffic going to west Marin, and Muir Woods is the most visited National Park. Neighborhoods where traffic is already gridlocking poses problems for emergency vehicles, and should be carefully evaluated before increasing density. I do not believe we can ever build enough Affordable Housing to fill the demand of everyone who wants to live here. The main cause of housing crises is that wages have not kept up with housing costs, effectively keeping out anyone who is not wealthy. This disproportionately locks out people of color. Since Marin is effectively "built out", we should be looking at infill housing San Rafael's Canal area was built a long time ago with lightly built apartments. These have been heavily used and probably are about to need replacing. This whole area probably need to be redeveloped with plenty of opportunity for affordable housing. With so many people working from home, we have the opportunity to repurpose office buildings Same with shopping centers. Novato has many that could be redone. Since state monies that pay for Affordable Housing, anyone from anywhere in the state is eligible for housing built here, as I have heard. We have Buck \$\$\$. Marin should be building housing for teachers, healthcare workers, fire fighters and police that can be designated for members of our own community. Remodeling existing apartments or turning existing into apartments, instead of always building new. I am all for more affordable housing. I was a single mom of 2 in Marin, for 20+ years and I know first hand how difficult it is to survive here if you are low income. It just is not set up for that, and haas continued to get more expensive. I never saw a dime of assistance from Buck, so I very much doubt it is being used to help the poor, as it was intended. We should use this to help, as outlined above. Ask the State for some of its surplus \$\$ to reestablish the school bus system. Ditto for low lying roads/utilities, etc. Almost 30% of traffic AM/PM is from parents driving their kids to/from school Increase access to affordable child care along with housing. I would welcome an opportunity to work on a brainstorming committee to come up with new housing strategies system.	Email		X		X	X				X	X		X	X		X	
No Location Specified (Countywide)	We are being asked to find housing numbers 19x what we were asked in the last planning cycle. Why? If this is because ABAG is, once again trying to tie Marin housing numbers to SF through their "sphere of influence" concept, this has already been disproven, since Marin is not a bedroom community to SF. ABAG needs to understand that they cannot just wave their magic wand, and buildable lots appear!	Email																
No Location Specified (Countywide)	We should not be approving any more new developments without increasing our water supply.	Email												X				
No Location Specified (East Marin)	Please keep the housing developments in east Marin as our beloved former politicians planned in the early 1960's as detailed in the documentary "Rebels with a Cause".	Email										X						
No Location Specified (San Geronimo and Nicasio)	Dear Board of Supervisors, I am writing to thank you and the County staff for the outstanding work you have been doing on the new Housing Element for Marin County. I especially appreciate the community education and outreach by the County to actively engage residents during these past few months. The workshops on the Housing Element and the Balancing Act tool offered important information on the unmet need for affordable housing and also the criteria that could be used as guides in the decision-making process. I also want to thank Leelee Thomas and the entire Community Development Agency staff for the virtual workshop on February 16th for unincorporated West Marin. More than 100 people attended, many with purposeful, well-informed questions. Leelee and staff responded to all of the questions in a knowledgeable, meaningful and insightful manner. In addition to housing sites, it was good to hear that County staff are working to try and find solutions to some of the most vexing issues that impede and discourage the creation of affordable homes: septic issues, waste treatment and grey water systems, and building code and zoning restrictions. I very much appreciate your dedication and support of affordable housing in Marin. We all have a lot of work to do. Attached are my ideas about possible sites for affordable housing sites in the San Geronimo Valley and Nicasio. (Note: attachment apparently not included)	Email															X	

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No Location Specified (San Geronimo Valley?)	Increasing the potential for 200+ more cars getting through the SFD corridor during rush hour? Traffic is already a nightmare morning and night. Adding houses to a community struggling to maintain homeowners insurance due to wildfire vulnerability? This is really poor thinking and poor planning. I support seeking SOME alternative Valley sites to meet our affordable housing obligations but there are possibilities along the 101 corridor that make much more sense. Please think forward instead of short sightedly.	Email				X								X				
No Location Specified (West Marin)	I agree with and adopt as my own the comments submitted by the Environmental Action Committee of West Marin (EAC), and request that you add my name in support of EAC's position. And additionally, and by all means, Marin County MUST maintain the zoning (A-60) and all other policies designed to protect and enhance agriculture in West Marin. (Note: unable to identify EAC comments which are referred to.)	Email										X						
No Location Specified (West Marin)	I am extremely concerned about more housing going up in West Marin due to fire danger and the already impossible likelihood of getting out of Marin from West Marin due to the lack of roads to get out. How can more housing be considered when there are only a couple ways out and if traffic in Fairfax is bottled up and the ONLY way out is going east then valley residents are screwed. Housing should only be considered in areas nearest the freeways. The golf course should only be for open space and recreation. Fire danger is a serious threat.	Email				X						X		X				
No Location Specified (West Marin)	In West Marin we are on septic systems. It is horrendously expensive to get anything done here., costing up to \$ 100,000 easily for a simple system. Then the County is imposing annual extra fees for people who have non standard systems of any kind. It makes this unfeasible for all but the most wealthy. I and many of my neighbors would be amenable to putting an ADU on our property BUT for the septic issues. There are alternatives - electric toilets, or other things that could be researched. Also, the County must come up with an affordable septic pricing. Plus, the contractors have no incentive to keep their costs in line, even with their proposals. I have heard time and again, how Questa got a bid, must have been the lowest bid, then they went over budget, (by \$15, 000 or \$ 20,000) and to get the house signed off, approved, and be able to move in, the homeowner paid the extortion, I mean, bill. The County could at least provide a service where homeowners could put their comments in about septic contractors for prospective septic owners to see. Thanks for listening.	Email													X			
No Location Specified (West Marin)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X						
Northgate Development (San Rafael)	Additionally, there are also at least two other projects (the 670-unit Northgate and 100-unit Nazareth House developments) which are within our school district but not in unincorporated Marin. Likewise, neither of these developments, both within the Miller Creek School District, will generate per pupil funding for either the Miller Creek K-8 schools or the San Rafael High School district. That means that even though there will be many more students to serve, there will be no additional funding with which to do so. Additionally, these developments generate little to no parcel tax money and some are even exempt from the meager development fees which means the District would receive no money at all to build additional classrooms or to hire additional teachers to serve all the additional students that would be generated.	Email			X													
Novato, Atherton Corridor	Hello. Thank you for the information and materials regarding the Housing Element on the website. I have reviewed all of the materials and have the following questions the answers to which will help me and others comment and provide input in a more informed way. Because of the 1,000 character limit, this is the 1st of 3 emails with 9 total questions. The Draft Candidate Sites Inventory charts you have provided do not break-out extremely low-, very low-, and low-income units. The Housing Element Site Inventory Guidebook under Government Code Section 65583.2 (the "Guidebook") seems to require this, and Marin County's FAQ 15 breaks down the 3,569 total into those 3 categories plus moderate and above moderate. Can you please provide that more defined breakdown of all 5 categories by site? 1. It would be very helpful to have a chart for the Draft Candidate Sites Inventory that lists the units under each of the four scenarios. Is that something you have? Can you please provide it? 2. Under Part A, Step 3 please provide the infrastructure availability or plans for the Atherton Corridor sites. 3. Under Part A, Step 6 please provide the factors considered to accommodate low and very low-income housing for all of the sites. 4. Under Part B, for the Atherton Corridor sites, please provide the evidence that the site is realistic and feasible for lower income housing. 5. Is there a master plan for all of the low-income housing, up to 516 units, for the Atherton Corridor? Does any plan consider sidewalks, traffic lights, parking spaces and public transit? How many buildings and floors on each site are envisioned? 6. Under Part C, the capacity analysis, and in particular Step 2, what were the factors to calculate the realistic capacity of the Atherton Corridor sites including redevelopment of the non-vacant sites? 7. Under Part D, why are the non-vacant sites in the Atherton Corridor considered "obsolete" or "substandard" or otherwise meet the required criteria? 8. Under Part D, Step 3A, what is the basis for finding that the current residential use for the Atherton Corridor sites is unlikely to be continued? I would appreciate your response to my 9 questions in advance of the planned call for the Novato Unincorporated area on February 17.	Email	X	X														X
Novato, Atherton Corridor	How would you feel if the County identified your home as the possible site for rezoning to accommodate high-density housing but neglected to notify you??? And then justified its inaction as inconsequential because the properties are only under preliminary consideration. That's what happened in the Community Development Agency's Feb. 17 presentation. I call it arrogant, insensitive, high-handed and totally inappropriate. Furthermore, the process of identifying these properties is opaque at best. It is irresponsible to proceed while disregarding the infrastructure necessary to support new homes, particularly in our drought-stressed, fire-endangered landscape. It's not the kind of government that respects its citizens. I am particularly troubled that the planning for the Atherton unincorporated areas ignores the Fireman's Fund 1000-home development in Novato less than a mile away. Dumping 1400 homes into this concentrated area spells disaster and will overwhelm the San Marin-Atherton interchange.* The "Guiding Principles" you adopted in December include "environmental hazards," but they recklessly disregard the practicalities of building on these sites and the adverse impact on the local environment. It's time to go back to the drawing boards and this time develop a reality-based plan that honors your constituents. *Construction of 101 in the Novato Narrows has taken 20+ years! Nothing should proceed until CalTrans is on board with a plan and dollars committed!	Email	X	X						X		X		X				
Novato, Unincorporated	We live in unincorporated Novato and the consensus of my neighborhood is that we do not wish to have our area re-zoned to accommodate low-income housing. What's unique about our area is that we still have some room to support the local wildlife and insects. Since moving here in 2014, we've witnessed a decline in the bee, bumblebee, and butterfly populations. The Monarchs will soon be gone too due to dwindling food resources. They are key to the health of our ecosystem, and every time a property is developed for housing, the plants needed to support these creatures are destroyed. Fencing also hurts the trails and pathways necessary for the animals to get much-needed food and water. We do not want you re-zoning anything. We want to keep our neighborhoods as they are. We already struggle with water issues. Please do not make our areas more accessible for development. We do not want what little beauty is left here destroyed.	Email										X			X			

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O - 217 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)																	
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O - 217 Shoreline Highway (Tamalpais)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email																
O - 217 Shoreline Highway (Tamalpais)	I am in complete support of all the points made in Sustainable Tam Almonte letter of 2/24/22. Building in the proposed area is ill advised, and appears to be illegal.	Email								X	X							
O - 217 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		

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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
O - 217 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
O - 217 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
O - 217 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)-that are different or additional-that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state-mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top-down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full-time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X	X						X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	98 houses on the San Geronimo Valley floor is a terrible idea. It would ruin the beauty of the valley which Valley residents have worked so hard over the years to preserve. Please help us ... we would be most grateful if you could find other sites for these needed homes. Grateful for your attention to this.	Email								X	X							

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Already leaving here is problematic early in the morning and many folks work and go to school over the hill and have to go then. You would be adding probably 200 or so cars to the problem for starters. As it is I no longer go to Point Reyes on the weekends because its an extremely busy place full of tourists and the locals cant park and get to services. Dennis, I have written to you before regarding the San Geronimo Valley Golf Course and you can see now that what was once a beautiful sward of land full of animals and birds and yes golfers is now a sea of weeds and fallen trees. And yes, people walk there on the paths and I guess through the tick invested grasses as well. And now you want to put up 98 (!) houses and destroy another piece of the Valley? And what about fire and earthquake considerations. If that corridor gets blocked in an emergency we would all try to get out through Lucas Valley or perhaps Highway One but regardless its scary to think of those situations. And I was here when we fought to keep that high school and all the other developments a NO GO. Successfully might I add and I believe the plan states that land was to stay agricultural. And how are you going to get all those folks home insurance? I already know people who have been denied coverage here and several of those companies I believe want to leave California altogether. Surely you can find another spot to meet whatever criteria is mandated some place else. I dont know if you even bother to read these letters but I do want to go on record objecting wholeheartedly to this.	Email				X					X		X					
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Dear Mr. Rodini please do your best to represent the better interest of all Valley residents and don't let 98 new houses be Built-in the area East of Woodacre along San Francisco Drake. The San Geronimo Valley has one road in-and-out and Our septic systems and fire protection issues are at stake! Please say no!	Email				X								X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Hello Dennis, I am writing as a long term resident in Woodacre with some concern regarding the 50 acre parcel alongside SFD Blvd and the Flanders ranch property. Please include all San Geronimo residents in any planning that might go forward on this horrendous possibility for 98 homes. We are already struggling with water issues, fire issues, septic issues, road access in emergencies, current Fairfax traffic jams. We already have a valley floor jammed with County infrastructure - water dept, fire dept, PGE substation, noise and lights all times of day and night. I certainly hope this possibility will become part of many public forums on your agenda for this small and fragile valley. Since the last fire on White's Hill, nothing has been done to remove the battery box from the long-broken highway sign which may have sparked that fire. I think, in speaking to my neighbors, the SGV feels a bit neglected by your office and I sincerely hope that can be rectified.	Email				X				X				X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a homeowner in Woodacre since 1972. I am of the opinion that there are some places that shouldn't be developed. I include all of western Marin in that category, but for the moment I will comment on the proposed development of 98 homes just west of White Hill on Sir Francis Drake Blvd. Entering the valley, one's first impression is the beautiful rural landscape that is becoming rare in California. That experience would be negatively impacted by any development in that area. 98 Homes would mean around 200 automobiles adding to the congestion in Fairfax and San Anselmo and create a great deal more air pollution than already exists. That area is not only a seasonal wetland, but is in the headwaters of the Lagunitas Creek Watershed. Construction and habitation of that area would cause irreparable harm to wildlife, including endangered salmonids and many other species. I support development along the 101 corridor.	Email				X				X		X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am a resident and homeowner in Forest Knolls, where I live with my husband and 5 year old. I'm responding to signs I saw posted today along SFD near Dickson Ranch, in regard to the building of 98 homes on that property. I have searched online and cannot find any more information about this proposal. I would like to add my comment that you please proceed very cautiously-- while I really recognize the need for more housing and more affordable housing in Marin, I have a couple of big concerns-- environmental impact (including air quality, native species habitat preservation and restoration, and light pollution. I also have some concern about SFD as the only way into and out of the valley, in case of emergency (and, just in terms of general traffic congestion, and air pollution). So my comment is to please very carefully consider these matters before proceeding. Thank you!	Email				X						X		X		X		
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I am dead set against the proposal to develop 98 new houses on the 50 acre High School property. Such a large development is exactly the kind of change the valley has fought against for decades. Such a large development would change the Valley's pastoral character enormously and negatively. I believe the Valley's population stands around 3,500. If 4 people were to live in each house of such a new village, the valley's population would increase over 10% overnight. I would support fewer than half such units of low-income housing if they were located in dispersed fashion, and wouldn't have such a negative aesthetic consequences.	Email								X		X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I believe West Marin has reached its carrying capacity for new homes, especially in regards to water, roads, septic and fire safety. Are we going for maximum buildout? What happens after we add 3500 homes the State of California tells we have to do? What happens in 2031 when they say we have to do it again? I watched the zoom meeting with Leelee Thomas on February 16, and she said it's either the carrot or the stick. I did not see any carrots in the equation, only threats. The proposed 98 houses in the heart of the San Geronimo Valley is an ill conceived proposal. It does not take into consideration that the plot of land is the headwaters of the Lagunitas Creek which is a coho salmon nursery. It's a flood plain when we get substantial rain - if you have ever driven by in a downpour, the entire area is a web of small streams before it gets to the main stream channel about 500 feet from there. I believe the infrastructure needed for those houses would not only be an eyesore, but also a detriment to our fragile ecosystem.	Email		X		X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd in the San Geronimo Valley. It would destroy our Valley's rural character and the beauty we prize in that view shed. I support seeking alternative Valley sites not visible from Sir Francis Drake Blvd to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I believe many of these West Marin sites are not strategic due to environmental concerns, lack of local jobs, and inadequate infrastructure to sustain such a population increase. I support seeking alternative Marin sites to meet our affordable housing obligations.	Email		X	X					X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations. We are already working to provide affordable housing for people here in the San Geronimo Valley. Please work with our group to create homes and units that are an integral part of our existing villages. Continue to preserve our open, agricultural spaces and the green belt that surrounds this rural part of Marin county.	Email								X		X					X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative sites to meet our affordable housing obligations. Supervisor Rodoni- You have been a supporter of the environment and the agg culture of Marin. I know we need housing in Marin, but this is the wrong spot for 98 houses especially without any transit options for residents in that development.	Email						X		X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do NOT support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. Not to mention the massive increase in traffic and fire hazard/danger such a development would create. I support seeking alternative Valley sites to meet our affordable housing obligations.	Email					X			X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I do not support new housing on the 50-acre High School property facing Drake Blvd. in the San Geronimo Valley. This important rural gateway property to the valley and nearby Pt Reyes National Seashore should remain in agricultural use as part of the historical Flanders Ranch. I support seeking alternative Valley sites to meet our affordable housing obligations. Our community will vigorously oppose such inappropriate development.	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hate to hear that 98 houses are going to be built on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. I do support seeking alternative Valley sites to meet our affordable housing obligations, and hope that some compromise can be reached that won't destroy the beautiful approach to West Marin or further stress our limited resources. I know we are lucky to have remained untouched by "progress" for so long but oh boy I hope our luck holds a bit longer. Anything you can do to stop this unwelcome and depressing development will be much appreciated.	Email								X		X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I have lived in Woodacre for over 40 years. I love the contry feel and woody environment. I highly object to the proposed low income housing development on Flanders property. I am your constituent, and voted for you when you were running for office. Please stop any expansion, re- zoning or building projects that will bring more residences to the Valley. I travel down San Geronimo Valley drive every day as, I work in San Rafael. When I get to the corner of Sir Francis Drake, I would be looking at the very piece of land across SFD, that the houses will be built on. As I understand the proposal, 100 houses will be built on 50 acres. The new development will also add to traffic on SFD by quite a bit. Please, let's keep the beautiful rural nature of the Valley as it is now.	Email					X			X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I hope you're well and please allow me to begin by thanking you for your leadership on a range of issues important to San Geronimo Valley residents. While I know the recent report about possible locations for additional housing in the county is quite preliminary (and conducted by a third party that does not speak for Marin County residents), it makes sense that concerned citizens speak loudly and early on this topic. Please know that I do not support 98 houses on the 50 acre high school property facing Sir Francis Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character. It would destroy the beauty we prize in coming over White's Hill. It would create a new, unnecessary and unwanted village. Most important, it would add a possible 200 additional vehicles and possibly up to one thousand daily vehicle trips in and out of the valley to an already congested road. Anyone trying to get to Highway 101 at 8:00 am already knows that the traffic is horrible as you enter Fairfax. This would add to that exponentially. Anyone living on or near SFD Blvd. knows that the weekends are equally tough with many tourists heading to and from the coast. While I support affordable housing I believe there are better ways and better locations to accomplish this.	Email					X			X		X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. West Marin is maxed out on development because of fire concerns, small roads, septic. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. The infrastructure needed for a development would harm our fragile ecosystem. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Many other properties in Marin would be more suitable.	Email				X				X		X		X	X			X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I oppose a housing development the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. .1. West Marin is maxed out on development because of fire concerns, small roads, septic. 2. The proposed development at the west side of whites hill is the headwaters of the Lagunitas creek which is our coho salmon nursery. It's a floodplain and is unsuitable for development. 3. The infrastructure needed for a development would harm our fragile ecosystem. 4. Building would ruin agricultural, rural beauty which is so precious to the San Geronimo Valley. 5. If Marin County decides to do what the State is demanding, then why not put the entire buildout on the St. Vincents property which is right next to the freeway and could handle the increase in population. We would like to see all the building be for homeless and low income people - like all the people who commute from Vallejo and Richmond to serve us daily because they can not afford to live in our county. Or work with the state to move San Quentin out to a more appropriate place for a prison such as barren land in the dessert, and make a beautiful development on the waterfront right next to shops and the ferry and the Richmond Bridge which would be easy access to transportation and would not overburden Sir Francis Drake which is already far too congested. Many other properties in Marin would be more suitable.	Email				X				X	X	X		X	X			
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the Valley Emergency Response Team, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I support adding housing in appropriate locations. I do not believe the west side of White's Hill, on Tamalpais School property is appropriate. The area is prone to flooding and is vital for supporting the flow of water in the creeks that are used by salmon. Also, the county plan has been to add housing on the 101 corridor, leaving west Marin rural. As a member of the San Geronimo community, I am concerned about adding so many more cars on the road, ensuring a bottleneck in the event of an emergency evacuation.	Email									X	X		X				
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I think that the proposed low cost housing sites and sizes and the solution is not thought out ! For instance , the 98 homes in Woodacre would create a huge traffic problem and also be inappropriate . The Olema location and proposal would ruin the nature of Olema ! And Dennis Rodoni lives in Olema ! The west Marin area has been protected for a reason ! The nature and small town is the reason that we are all here ! I've lived here for 46 years and believe that it would be more appropriate to absorb the housing on properties that are all ready developed and make it attractive for homeowners to build ADUs Please revise the thinking around this important topic of affordable housing !	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	I'm not sure if this is accurate, but we have heard a site for 98 new homes is being proposed at the base of Whites Hill. We can only hope this is not true as that would be disastrous for the area and environment, and truly spoil the natural surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	It has come to my attention, either from neighborly chats or from other sources, there is a potential plan taking shape to add housing to the San Geronimo Valley. Specifically close to 100 houses on the land we refer to as "Flander's Field", where there was once a plan for a high school. That plan didn't materialize, as this valley began to be more declarative and assertive in stating the vision for this area, and guidelines for what is / is not acceptable development. When I moved to the valley 25 years ago, I thought it might be a place to stay for a couple of years. But after understanding this community better, and listening to our elders, I came to understand and appreciate what our environmental advocates have been fighting for and diligently guarding. This is the reason I still live here today. In my home town, I watched as the cherry trees toppled, the apple orchards fell, and the planting fields gave way to urbanization and development. It still breaks my heart whenever I drive through and see the Police Station, Post Office, County Buildings and parking lots where I once played with my friends and frolicked with my dog. I am filled with such gratitude to live here in the San Geronimo Valley, comforted in knowing this place is truly special. Magical. I now take up the fight to preserve our natural beauty and the ecosystems that depend on limits to growth. My neighbor refers to entering the valley as the "Chitty Chitty Bang Bang effect", where the wheels of the car roll up under you and you start to float along in the last part of your journey home. Please help us keep this natural beauty as opposed to a Shitty Shitty first impression entering this sacred place. Also, this would impact and devastate what little is left of our natural habitat for spawning salmon...I've witnessed and taken part in many debates and county board meetings to force the stoppage of building homes due to this deleterious impact. 98 homes will be a huge battle, but taking a cue from our long term residents, environmental groups, and our elders, I can't stand back and watch this happen. I look forward to understanding both of your positions on this subject. Signed, a long time Marin tax payer, diligent voter, and newly commissioned soldier in the fight to preserve my surroundings	Email										X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't approve this development! It is way too big and is in a terrible location. It will destroy the beautiful view that every Valley resident welcomes on their return home to the SG Valley. Yes we need some affordable housing, but not on this parcel, and not at market rate. The Sir Francis Drake corridor in San Geronimo should remain rural. This huge development would create a new, unnecessary and unwanted village.	Email								X		X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please don't support the development of 98 units on former Flanders Ranch land in the San Geronimo Valley. This site stands at the gateway to the SGV and the headwaters of the watershed which houses our endangered salmonids. It is an especially sensitive location, both aesthetically and ecologically, and should be protected from all development. Just a couple of years ago, you and the BOS attempted to do a very good thing for Marin County and the SGV by purchasing the golf course, in order to protect it permanently from development and to give endangered salmonid populations a place to recover. Probably, in a few years' time, some public entity—possibly Marin County—will resume the pursuit of these goals when TPL sells the land. If the County allows a new village of several hundred people to be built, with all the ecological disturbance that entails, just a short distance upstream from the salmonid sanctuary, it will jeopardize this important environmental restoration project. I believe the 98 units are envisioned to be targeted to buyers of "above moderate" income. If so, then this suggests that the homes will be too expensive to count as the sort of affordable housing that the voting public sympathizes with. We don't want a SGV that is even more exclusive (economically speaking) than it already is—especially not at the expense of the ecology, aesthetics, etc. Please do all you can to keep the old Flanders Ranch area completely open and agricultural. Thank you very much.	Email										X						X
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Please understand that our history and values are not supportive of mass development in the San Geronimo Valley. We value our rural character for aesthetic reasons but equally for safety. We must protect egress for fire primarily. In addition we do not have the infrastructure and resources to support 98 new homes. This ideal would be better served along the 101 corridor. Thank you for consideration of supporting no development of the open fields adjacent to Flander's property.	Email		X						X		X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	Remove the high school site from any consideration for housing. It is not supported in our Community Plan (see excerpts below). In addition, this is the critical view shed that every Valley resident experiences and "welcomes" on their return "home" to the San Geronimo Valley as they negotiate the curve, going west, at the bottom of White's Hill leaving the eastern urbanized corridor (where over 90% of Marin residents live), behind. This priceless Valley view encompasses the entire Ottolini/Flanders ranch and the Spirit Rock Meditation Center property from the meadows on the flats, to the uplands and ridge that seems to disappear going west towards the Nicasio pass. High School Site Issues: The development currently proposed would create the equivalent of a "new" village and its location next to SF Drake Blvd. would destroy the Valley's rural character. Increased traffic would overwhelm Drake Blvd. in route to and from the eastern urbanized corridor and 101. The north east section of San Geronimo Creek, which is home to coho salmon and steelhead trout, appears to be in this area. If confirmed, protection of this area could impact proposed development. FYI - Historically, this 50 acre school site was originally owned by the Ottolini/Flanders Ranch family. It was condemned for use of a planned High School -- part of the '61 Master Plan calling for 20,000 residents and 5000 homes. This '61 Master Plan was scuttled in 1972/73 after the newly elected Board of Supervisors voted to adopt the new County Wide Plan. Subsequently, the BOS began the development of highly successful Community Plans for designated areas in West Marin. At one point, (the '80's I think) the Tamalpais school board considered selling it's 3 unused school sites. Two were in the eastern corridor and one was in the Valley. The board appointed a committee to study the situation and make a recommendation. It was composed of Kate Blickhahn (Drake High School Superintendent), Dale Elliott of Forest Knolls and me. They implemented our recommendation to sell the two sites in the eastern corridor and preserve the Valley site for agriculture. The Flanders family subsequently worked out a lease (still in effect) with the District so their cattle could use it for grazing as was done when they owned it. Two proposals to create an orchard never materialized	Email				X				X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	The proposed 98 new houses on the 50 acre parcel in the San Geronimo Valley was just brought to my attention. I am not opposed to more housing, but I am opposed to how and where they will be built (in a cluster creating a new community as well as changing the landscape as you enter The Valley). There have been other projects in the past that are woven into the existing communities. The low cost neighborhood next to the Trailer park is a fine example. I am assuming that this Federal money is to be used for our lower income population? I have lived in the Valley for 50 years at which time we voted against sewer lines and natural gas in order to keep housing developments from taking place. Will a project this large take that into consideration? I will be sure to be adding my input as this project moves forward. Dennis, as old acquaintance I'm hoping that we can find time to discuss this more, I am no longer 'asleep at the wheel'... Thank you for taking my opinion into consideration.	Email		X						X		X		X			X	
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This is a terrible idea! I can tell you that it will become another problem like Victory Village. You can't just plunk down a totally different community (with different needs and mind-sets) inside another unique community. And what about water !?!?!?!? I do not support 98 houses on the 50 acre High School property facing Drake Blvd. in the San Geronimo Valley. It would destroy our Valley's rural character, the beauty we prize in that view shed and create a new, unnecessary and unwanted village. I support seeking alternative Valley sites to meet our affordable housing obligations	Email								X		X						
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	This proposal make no sense for multiple valid reasons. Please do what you can to reject it.	Email								X								
P - 4900 Sir Francis Drake Boulevard (San Geronimo Valley)	While I support adding housing in WMarin, I believe the White Hill location is not appropriate for the reasons below: This clearly goes against our Community Plan. It is an area prone to flooding As a result of the above, it interferes with the watershed that provides the creeks that support the endangers steelhead. It will place untold stress on an already precarious road evacuation during wildfire season. the Valley is already under major stress with failing septics, with no help on the horizon as has been blocked by the Planning Group. The Valley and it's homeowners are about to be handcuffed by the new stream side ordinances, making repairs and maintenance near impossible, so the added burden of 68 homes is such a double standard. The rural character of the Valley will be visually destroyed. I am curious why this information has been held from the public and the very short window of public comment which further punctuates your desertion, the same way you mid-handled the Golf Course debacle. Please respond with a confirmation of my very strong objection to this location.	Email								X	X	X						
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	(Comment edited for length) Please find attached the San Geronimo Valley Planning Group's response to the proposed Housing Element update. Background: The San Geronimo Valley Planning Group was formed in 1972 to help elect Gary Giacomini to the Board of Supervisors in order to gain the critical third vote necessary to kill the 1961 Countywide Master Plan, which had envisioned 5,000 new homes and 20,000 additional residents for the San Geronimo Valley alone. While the plan was updated in 1982 and 1997, its central premise has never changed: preserving our Valley's rural character and protecting our natural environment. This commitment - along with that of many other community members - also helped permanently preserve more than 2,300 acres of open space in our beloved Valley. We have been trying to apprehend the efforts of Marin County to meet the state- mandated "housing elements" through the rezoning of existing parcels. We are very concerned that few Valley residents are aware of the potential impact of this housing mandate on our community and that the Planning Group was not included in the process from the beginning. Apparently, pressure from the State has made it a top- down County effort. The Planning Group adamantly opposes the proposed, potential locations within our community identified below. High school property - We are alarmed by Candidate Housing Site P, the proposal to build 98 above-moderate-income units through rezoning the high school property next to the Ottolini/Flanders' Ranch at the bottom of White's Hill on Sir Francis Drake Blvd. Our Community Plan clearly spells out that the use of this property should remain as agriculture or open space; the high school district agreed. Our reasons are numerous. 1. It would be a visual blight, destroying not only the aesthetics of the entrance to our Valley but also jamming suburbia into the inland rural corridor. 2. It would be a dangerous location, creating a separate enclave with an entrance off a very busy highway, and removing one of the few places where traffic can safely pass slower traffic. 3. Because this property is not within the boundaries of any of our four villages, it would destroy the essence of our Valley's character, creating, in essence, a new, completely separate village of above market-rate houses. Moreover, there is no sewage or water infrastructure at this location. 4. It is an environmentally poor choice, being a wetland area, a swamp in the winter, and within the headwaters of the Lagunitas Creek watershed. Former golf course club house property. Candidate Housing Site R-1. This open space, referred to as the Commons, must remain open space and not also become a "new village" location. In addition to being the likely site for a new firehouse, this is an essential area for community gatherings, and provides needed parking for and access to Roy's Redwoods, Maurice Thorne Open Preserve, and the two, newly conservation easement-protected meadow parcels (former front and back nine). The Planning Group does favor affordable housing in the Valley. We want our residents and their children to be able to afford to remain in our community and to maintain our diverse population. But the current plan seems to be solely a County "numbers game," meeting only the requirements of the State for 3,569 units in unincorporated Marin. The parcels in the Valley are identified for families earning more than \$132,000 annually. For an individual, this would be the equivalent of \$62.50 an hour. The Valley is a rural community. The minimum wage in California is \$14 an hour. Anyone who works a full- time job should be able to afford decent housing. This plan does not provide that. The County must focus on the real need for affordable housing, with more emphasis and incentive on legalizing existing units and making it easier to create second units, ADUs and JDUs. A stronger effort is needed by the County to find appropriate parcels within our existing villages. Potentially, this might include the current location of the County fire department, which, if/when it's vacated, could be an excellent location for affordable multi-family housing. There are others. A time constraint shouldn't be the deciding factor in zoning parcels for housing. There has to be more thought put into this and community involvement shouldn't be limited to a flawed survey. We request the County hold an in-person meeting for the community as soon as possible, preferably in the multi-purpose room at Lagunitas School. Additionally, the Planning Group would like to work with you to find a way to provide more affordable housing units within our community while continuing to maintain and protect the rural character and natural resources that make our Valley such an attractive place to live and raise a family.	Email (See Email Comments Received.PDF, pp. 234-236)			X	X	X			X		X					X	
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	1: can we use the Lagunitas school parcel that is before the Spirit Rock parcel? 2: If Spirit Rock is built on can it be hidden from road? 3: The visual view when you enter the Valley is gorgeous and should be maintained. 4: Lagunitas school campus has lots of unused space.	Email										X						

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I could not access the Balancing Site work area so I am submitting these comments here. SGV is an amazing place to be due to low development. I have had the benefit of living here 25 years. What is being proposed in both of the areas of the School property and at the Gold Course are for higher end homes. Higher end homes are not a help for our community. We need homes for families with kids, We need Senior housing. We don't need another 127 above moderate income homes. Have some vision. Create a place with a grocery store, deli, and place for people to meet. Create Senior housing. Have ability to share vehicles. This area could become a hub for our community to use and support. It is also a sensitive environmental area. It used to be where water would spread out when it rained and slowly sink into the ground providing water all year round for the fish. More concrete and asphalt = more runoff. This vision of 98 separate high end homes here is not fitting to the rural area of our valley. It is just going to bring in more people who want a rural lifestyle from other areas and NOT give our locals homes. Every day, people, and families are looking for homes. Renters are being pushed out. It is unaffordable to live here. Solve the problem we have now, housing for our locals. Not bring more people here. Also, the place being considered at 6900 Sir Francis Drake is a privately owned place. Owned by a family that owns quite a bit of property in the Valley as it is. I certainly hope public monies are not going to rehab this property.	Email								X		X						X
R1 - 5800 Sir Francis Drake Boulevard (San Geronimo Valley)	I just want to add my voice to ask you not to support the new San Geronimo housing being considered. The environmental and infrastructure impact will be horrible !	Email		X								X						
R10 - 200 San Pedro Road (Santa Venetia)	Hello and thank you for the opportunity to comment regarding Future Housing Sites in Marin County. I attended the local Housing meeting regarding Santa Venetia and Los Ranchitos on February 15th and live in the Santa Venetia area. Here are my comments from a Santa Venetia resident perspective: 1. The process, while advised by the Marin County Planning Department, is being run by a consulting agency that is not familiar with Marin County and the local areas & neighborhoods. 2. The number of assigned housing units to Santa Venetia, 422, ignores the following. Before housing site numbers are assigned and accepted, a "CEQA-lite" analysis should be performed to determine if the numbers and locations are practical from a CEQA perspective. We heard these concerns brushed off with the response that if any development is going to be done, a full CEQA would be completed before development could/would proceed. This would be an "after-the-fact" process, with the fact that the housing numbers and sites have already been assigned and accepted, and would be too late to be influential in the development process. a. There is only one practical vehicle road out of Santa Venetia to the freeway that is already heavily impacted by three schools, the one at the JCC, the Marin School, and Venetia Valley school, and a large pre-school. Traffic in & out of Santa Venetia is also already heavily impacted by the JCC, the Civic Center traffic, the Marin Lagoon traffic, the Veterans Memorial traffic, the Marin Lagoon Housing and the commercial enterprises along McInnis Parkway. b. Some of the sites selected are in wetlands areas, such as the McPhail school site next to North San Pedro Road. c. some of the sites selected are next to the Bay and subject to special development restrictions, such as the McPhail school site. d. The total number of housing units assigned to Marin County, and not just to the unincorporated areas, does not take into account the water needs. And we, Marin County as serviced by MMWD, are in the middle of a water shortage with future years looking to be worse due to Climate Change. 3. Using city limit boundaries to direct neighborhood focus and comment ignores the reality of the holistic nature of a neighborhood that crosses city limits and unincorporated boundaries. It is expedient, especially for an outside consulting firm not familiar with Marin County or Santa Venetia, but not realistic. This is especially true for the Santa Venetia area. Santa Venetia is heavily impacted by what the City of San Rafael does or does not do around the Civic Center, at the intersection of North San Pedro Road and Civic Center Drive, around Marin Lagoon Park, at the Marin Lagoon homes neighborhood, and at the Marin Ranch Airport. Using city limit boundaries is expedient but not accurate and realistic in appraising housing impacts to a neighborhood such as Santa Venetia. And restricting the geographical area that Santa Venetia residents can comment on and have input to, to not include what is inside the City limits of San Rafael for the areas noted above is violating our rights to comment on and have input to what is impacting our neighborhood. Thank you for the chance to comment	Email				X			X			X	X					
R10 - 200 San Pedro Road (Santa Venetia)	Here in Santa Venetia, we are living with water shortages, traffic congestion, and our community's evacuation route was named the most dangerous in Marin and yet huge additional numbers of housing are proposed for this flood prone neighborhood. That's insane! We are not fooled by claims that these new residents won't drive everywhere. They will. We already know that every person of driving age in our neighborhood not only drives but owns a car, or truck. They line our streets, further restricting access routes. There are sites where housing can happen like at Northgate Mall, but not in our overcrowded flood zone.	Email				X				X	X			X				
R10 - 200 San Pedro Road (Santa Venetia)	I am a longtime resident of Santa Venetia in unincorporated Marin County, and a member of the Santa Venetia Neighborhood Association (SVNA). I, along with many of my neighbors, attended the February 15 Zoom meeting on the Housing Element initiative, which seems detached from the reality of worsening climate change. Much of Santa Venetia exists in a flood plain; other parts are in the WUI. With only a single one-lane route in and out of the neighborhood — North San Pedro Road — our existing infrastructure is already stretched to the breaking point with daily traffic congestion restricting both egress and ingress. We currently have fewer than 1800 residences in Santa Venetia, yet the Housing Element recommends 422 additional units, representing an increase of approximately 25%. Adding a fraction of 422 units to Santa Venetia would greatly compromise the safety of its residents, in addition to degrading quality of life. Many of our homes were built in the WUI. We are at constant risk of wildfire, with unstable hillsides that in recent years have collapsed onto North San Pedro Road. Like all of our Marin neighbors, we are constrained by drought. Here in Santa Venetia, our water supply comes from tanks that are sited in the WUI. Supplanting CEQA review in the drive to create multi-million-dollar homes puts our cultural as well as our natural environment at risk. For example, Oxford Valley, a known site of native tribal artifacts such as shell mounds, has been designated for 45 "above moderate income" units. Bypassing CEQA would eliminate the protection of cultural resources here and in other areas of Santa Venetia and Marin that have not yet been surveyed and would be lost forever. Our neighborhood is known to be at severe risk of flooding. The SVNA is currently participating in a collaboration between the California Dept of Parks and Rec, The County of Marin, and The SF Bay NERR to "Identify and Evaluate Sea Level Rise Adaptation Options to Solve Road Flooding in China Camp State Park." The project recently received a \$525k grant to address the critical issue of flooding in the low-lying segment of North San Pedro that runs between Santa Venetia and Peacock Gap. This road is our only alternate route to Highway 101, one that our emergency responders rely upon when highway traffic is heavy. Here is a link to the July 26, 2021 article in the Marin IJ that describes the flooding (which is only expected to worsen) and touches on our risk of impeded egress/ingress in the event of a natural disaster: https://www.marinij.com/2021/07/26/china-camp-road-flooding-project-gets-525k-grant/ The Housing Element did not seem include plans for significant numbers of true low-income housing. In the future, we would like to see a plan that factors in housing that our neighbors throughout Marin County could afford.	Email		X		X				X	X	X	X	X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I am against the proposed units on North San Pedro Road. This proposed project is completely unsustainable and not researched for undesirable living situations. There are many factors that indicate this would not be a good site to build. Factors such as flood control, sea rising at a rate we can expect in the coming years, congestion, removal of a ball park and mostly there are no services to support this project. Well thought out projects include parks, services, bike paths, sidewalks and a reasonable egress in case of fire. North San Pedro Road is all ready congested due to a large school and many churches on this road. Another road to San Rafael is available to Point San Pedro Road however this road is failing due to floods in the winter and very evident sink holes that are not being addressed. More traffic would of course erode the roads further and in the past have had slides on this road particularly after recent tree removal has increased the likely occurrence.	Email		X	X	X				X	X	X		X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R10 - 200 San Pedro Road (Santa Venetia)	I attended the zoom meeting a few nights ago. I share the concern of some of my neighbors, well articulated by Gina Hagen. While I totally support affordable housing (so question if this will be "affordable" for working class people), I think we already have too many high density buildings on San Pedro Road, Jcc, school, rest homes, elder affordable housing, civic center etc... So I would support maybe 25 more units or something manageable, but hundreds seems like asking for trouble in an emergency. I live on Labrea way and I am glad we have housing for families, down the street, but a common problem is the amount of cars and high occupancy of some of the apartments. The overflow of cars goes all the way to Rosal, and currently I have had cars parked in front of my house for a month and more. It is not a significant problem in my case, but my neighbor who has teenagers with cars, is having to struggle to park their own cars, while the overflow is from housing two blocks away. Obviously San Rafael is a good place for more housing and i would think a place closer to the freeway like Marin Square could be used for extra units of housing. I also would personally like to build an accessory unit in my front yard for a student, teacher, medical professional, at affordable rate. It would be nice to have a department in Marin county who could help seniors like myself design., get permits, and loans to afford to create such units. I myself was a renter in Marin for 36 years and lived in in-law apartments. I found it much more private and a win/win solution for the owner, typically older retired person, and myself as young professional. I was excited about an organization called Lily Pads and attended a meeting but found out later the owner was no longer providing services. So this would be a great thing to promote. Thank you for including us in your work. Hope we can have more affordable housing, while preserving the safety of our neighborhoods.	Email					X			X							X	
R10 - 200 San Pedro Road (Santa Venetia)	I served on the Santa Venetia Community Plan (SVCP) Committee for almost 10 years, including working with County Staff the last 4 years, until its final adoption in 2017. This process included a thorough survey of our neighbors who commented on every empty parcel and open space for future development (and in fact Godbe told us the response was overwhelming with a higher than normal percentage of participation). Our SVCP Committee Members represented every corner of Santa Venetia. We held community meetings (that were well-attended) so all residents had a chance to voice their opinions and ideas. No one knows Santa Venetia better than Santa Venetians. The plan was supposed to cover everything of interest to ensure a diverse, family-oriented, and happy community for years to come. Adding 442 units is simply untenable for a small, working-class hamlet such as Santa Venetia. The last two open spaces (two ball fields) are slated for high density housing. This is totally uncharacteristic of the surrounding neighbors who live in small, single- family housing. In the February 15th Housing Element Zoom call, with County Staff and Contractors from... who knows where?, we were informed that our Community Plan would need to be updated. Who would do this work? When and how soon would these updates happen? How can the County randomly update our Community Plans that we spent so many resources on. SB-9 and SB-10 are a complete contradiction to our Community Plan that we dedicated years of work and volunteer hours to finally see its adoption. These past summers, we've stayed inside due to smoke and/or triple-digit weather. We used a bucket from our shower to water our indoor and deck plants while our yard withered and died due to restrictions and requirements in place from Marin Water. We worked out evacuation routes to alert residents to escape danger due to our one road in and out of Santa Venetia. I heard chain saws, chippers, and weed whackers almost every day, regardless of the high, fire-danger days. This is due to San Rafael Fire Department notifications and requirements. Also, there is currently a plan in place for creekside residents to have their wooden levees raised two feet to protect the sinking, below-sea-level homes in the flood zone (Zone 7), due to Sea Level Rise. The CDA is currently working on a "Safety Overlay Map" to be completed after the Housing Element site are chosen. Isn't this a case of "putting the cart before the horse"? Due to the location of Santa Venetia, nestled before the ripe, fire-prone area of San Pedro Ridge and the rising Las Gallinas Creek, doesn't this deserve a second look and/or consideration of the over-inflated number of units allotted to our small hamlet. When talking to my neighbors, the 422 units sounds so incredulous, they find it impossible to believe. As a volunteer, seasoned Land Use Member, I can't say I blame them. It's mind-boggling. Please reconsider Santa Venetia's allotted housing site numbers.	Email									X			X	X			
R10 - 200 San Pedro Road (Santa Venetia)	I will reiterate the comments I made at the February 15 Housing Element meeting... I've lived in SV for over 30 years. I've served on the Santa Venetia Neighborhood Association Board of Directors for almost 30 years. Through our neighborhood association, The Santa Venetia Neighborhood Association (SVNA), we try to get the word out so that our residents are aware of upcoming projects and opportunity to comment. We've heard from Santa Venetia residents that they want to protect our quality of life. We are already concerned about the constant fire danger, flooding, Sea Level Rise, ingress and egress, and unsafe evacuation routes. Climate change is a huge concern for us and as well, we have run out of water in Marin County and are under strict mandates, so I can't understand how adding more and more housing units will help. And to restate, 422 units in SV is an increase of almost 25% of the 1,700-1,800 units we currently had, at last count. It's a very shocking number of additional units for us. I grew up in San Rafael. I hate what they've done to the City and have been constantly disappointed with the building choices and what they have given up. I don't want to see that happening in Santa Venetia – more congestion and loss of our green spaces. Affordable housing sounds great on paper, but we never seem to get that promise fulfilled. I've followed projects in San Rafael and for almost every project, the promise is a huge amount of housing with a small portion designated affordable and then after the project passes through the hurdles, the affordable-housing number is adjusted... always downward. I remember previously rules were passed to keep up with the demand of affordable housing, but the goalposts seem to constantly change and that number is lowered. What is the promise that won't happen with this process? Also, I heard them say at that meeting, they were giving schools and churches more flexibility by allowing them to build on parking lots? If that is the case, where will people park? They've already lowered the parking needed for new building in our communities. We already have overblown congestion, car-to-car parking along the road, and lots of red curbs. The idea of reducing parking requirements for new units AND building on parking required for old units is frightening. And finally, I realize this mandate for housing comes from the state. I believe we (my neighbors) are all on the same page when I ask that you push-back against these mandates. These are not only unrealistic for Santa Venetia but for all of Marin, the wonderful county I grew up in.	Email								X	X	X		X	X		X	

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COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
R10 - 200 San Pedro Road (Santa Venetia)	Re: Marin County Housing and Safety Elements Update, 2023 – 2031. The Santa Venetia Neighborhood Association (SVNA) is an organization representing the interests of 1,700 – 1,800 households (4,474 residents per the 2019 census figures) who live in Santa Venetia. As an organization, we are dedicated to the enhancement and preservation of the character and quality of life of the Santa Venetia neighborhood. We do our best to represent our community and have an established reputation to be a voice for proper development. And in accordance with our mission statement, we, the Board Members of the SVNA, feel compelled to comment on this issue. We want to ensure that the Marin County Board of Supervisors receives an accurate impression from our community regarding the updated Housing Element and are writing today to summarize feedback we have heard from many of our members. Many residents of Santa Venetia, including members of the SVNA, attended the February 15 Zoom meeting where consultants representing the interests of the housing element initiative presented online tools for community feedback. We find these tools inadequate; rather than serving as an open platform for the BOS to receive realistic community input, they seem designed to provide information to housing element staff as to where to add more housing. The Housing Element recommends 422 additional units for Santa Venetia. There are currently fewer than 1,800 residences in Santa Venetia, so this represents an increase of approximately 25%— far more growth than the neighborhood has seen for at least two decades. This mandate seems utterly siloed from the worsening reality of global warming and climate change, (the existence of which was recognized both in the Countywide Plan and by the Marin County Civil Grand Jury) which is leading to catastrophic weather events such as fires and flooding. The upland parts of Santa Venetia not directly threatened by flooding are part of the Wildland Urban Interface (WUI) and are subject to year-round fire danger. Like all of Marin, we are constrained by drought, and our water supply comes from tanks that are sited in the WUI. We are actively working actively to protect our homes; parts of Santa Venetia are now Firesafe Marin neighborhoods. Road access to Santa Venetia is highly constricted; we have daily traffic congestion that affects both egress and ingress. The remaining undeveloped parts of Santa Venetia include unstable hillsides that recently led to multiple landslides onto our roadway. All of the issues mentioned above are familiar to the Marin County BOS. They are also the same reasons that Santa Venetia has not experienced anything close to 25% growth in decades. There is no way to grow by 25% using market-rate housing on undeveloped parcels without compromising our safety. The Housing Element directly suggests that our personal safety, including safety from climate events, fire, and safe water supply, is secondary to their objectives of housing growth. One type of growth we believe is needed in Marin County is true low-income housing. By this we mean the type of housing that our current typical Santa Venetia resident could afford. We also support the right of residents to add accessory dwelling units (ADU) to their homes. However, it was clear that the Housing Element does not include plans for significant numbers of low-income housing. Instead, it promotes “market rate” housing, which we know means homes that will sell for millions of dollars each. We are effectively being asked to endanger ourselves to serve the interests of developers to sell multi-million- dollar homes to elite buyers from outside of the region. To paraphrase one of our SVNA members, “The County’s first responsibility is for the health and safety of the existing residents of our neighborhood.” We ask you to consider this as you move forward. If the intent of the Housing Element is to bypass CEQA process, as alluded to in the Zoom meeting on Feb. 15th, the existence of culturally sensitive resources, including shell mounds in Oxford Valley, still cannot be ignored. Damaging cultural resources of native peoples in order to comply with Housing Element goals would be inconsistent with Marin County values and our historical respect for our earliest Santa Venetia natives. Oxford Valley, the site of known shell mounds, has been designated for 45 “above moderate income” units. Other areas of Santa Venetia may not yet have been properly surveyed for these resources, and bypassing CEQA would also eliminate their protection. These are just a few of the concerns that we have. The SVNA has encouraged our members to send comment letters as well, citing their concerns about this update. Please include those concerns as concerns of the SVNA	Email				X				X	X			X	X			X	
R13 - 26600 State Route 1 (Tomales)	I would like to suggest an alternative site to the one listed on the east side of Hwy 1 and 1st Street in Tomales. After living in Tomales very close to 30 years, I feel the intersection there is already quite impacted due to school traffic approaching both elementary and high school, the district office traffic, our downtown businesses including bakery, deli, and general store and much weekend tourist traffic mistaking their way to Dillon Beach. I feel one or more of the sites at old high school, or further north of “hub” of town would be more suitable and would not add to the current congestion.	Email				X													
R15 -12785 Sir Francis Drake Boulevard (Inverness)	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The site near Vladimir’s restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X				X	X	X	X	X	X		
R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X				X	X	X	X	X	X	X		

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R18 - 375 Shoreline Highway (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X				X	
R18 - 375 Shoreline Highway (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email				X					X	X		X				X	
R18 - 375 Shoreline Highway (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X			

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R18 - 375 Shoreline Highway (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. he site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X							
R18 - 375 Shoreline Highway (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X				
R18 - 375 Shoreline Highway (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)-that are different or additional-that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X						
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X		X		X	X	X	X	X	X			

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R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X				X	X	X	X	X	X		
R19 - Tennessee Valley Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)					X				X	X		X			X	

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R19 - Tennessee Valley Road (Tamalpais)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email					X				X	X		X				X	
R19 - Tennessee Valley Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X			
R19 - Tennessee Valley Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X					
R19 - Tennessee Valley Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X							
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I am writing to request that Strawberry site R2 be removed from potential sites for high density housing. This site is not appropriate for high density housing. The Eagle Rock neighborhood already has traffic problems, and adding units will exacerbate those issues. This particular site is in an inaccessible extreme slope. Adding high density housing to this site will also destroy the family neighborhood surrounded by open space. Please consider repurposing more urban locations instead of paving over natural landscape.	Email				X						X							
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X	X						
R2 - North Knoll Road and St. Thomas Drive (Strawberry)	Please start paying attention to the organizing activities of NIMBY -- Marin Against Density an anti-housing group because they are already fighting future development. .47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,600,000, with a recorded lot size of 6.12 acres	Email															X	X	

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R2 - North Knoll Road and St. Thomas Drive (Strawberry)	So evidently this vacant lot is being considered for building housing and NIMBY is already out against it ! Please start paying attention to the organizing activities of NIMBY – Marin Against Density an anti-housing group because they are already fighting future development. .47 N Knoll Road where Kruger Pines Retirement home in Strawberry is located is about in the middle of this NOT COUNTY MAINTAINED Road. The part closest to where Eagle Roc and Bay Vista is in the 20s and the part closest to 70 N Knoll Road where the vacant lot is, is at the other side and Kruger Pines is in the middle. If this gets the green light for development then trucks for construction will be really destroying the road and it will take several years to get things completed too so please work on getting this road designation changed into county maintained road as part of the approval of the land development and have the whole road redone /paved when the development is completed. . I would love to see another senior/disabled housing development be built on this land along with workforce housing for teachers and first responders too. It would be wonderful to have this parcel developed to house more seniors born 1946-1964 and to have N Knoll Road become MAINTAINED as a county maintained road too because of all the potholes that are in the road now. I would like to submit this email letter to show my support for 70 N Knoll Road to be developed into affordable housing in the extremely low income, very low income, range of seniors 62+ who are falling into homelessness all the time now with greater frequency due to how low their social security is compared to what the rental rates are in Marin County. The teachers and first responders need housing too so please build housing for them also. 70 N Knoll Rd, Mill Valley, CA 94941 Zillow: The vacant lot last sold on 2016-10-18 for \$11,60000, with a recorded lot size of 6.12 acres	Email																X	X
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R20 - 260 Redwood Highway Frontage Road (Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan’s EIR and the 2012 Housing Element’s SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS “F” Of Local Roadways:. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element’s FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors’ sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X			X	X	X	X	X	X	X				

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While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)					X				X	X		X			X	
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				
R20 - 260 Redwood Highway Frontage Road (Almonte)	As a concerned Mill Valley resident, I am writing to endorse TamAlmonte's letter to you re. the merits of Tam Valley, Almonte, & Manzanita Draft Candidate Housing Sites. Please think very carefully about sites, due to concerns about flooding, traffic and at times extreme fore danger with needed evacuation routes.	Email				X					X			X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email				X					X	X		X				X
R20 - 260 Redwood Highway Frontage Road (Almonte)	ATTACHMENT from Tam Design Review Board: Suggested Additional Policies to be Included in the Housing Element: 1. Wildfire Risk: Use mathematical modeling to investigate and predict wildfire risk. Prohibit the building of housing (even ADUs) in fire critical areas. 2. Flood Risk: Prohibit new housing in areas at risk of flooding from storm surge or sea level rise. 3. Bothin Marsh: Require all new development adjacent to Bothin Marsh to supplement and follow the policies that are designed to preserve the marsh. Given the County's recent efforts to restore and preserve the marsh, it makes no sense to select a site adjacent to the marsh for any form of dense development. 4. Evacuations: Require that new housing development along Shoreline Highway trigger a study and redesign of the traffic patterns to ensure that any new housing development in that area will not worsen traffic or increase the threat to life safety during an evacuation. Any assessment of traffic impacts of emergency evacuation should include new housing developments in the City of Mill Valley, as Shoreline Highway is the only exit should East Blithedale become blocked. 5. Short Term Rentals: Eliminate short-term rentals completely, or allow only on-site, owner-occupied properties to have short-term rentals. If someone does not live on-site, then the property is arguably an investment property only, and any claim of the need for that short-term rental income can be disregarded. This would enable ADUs to be counted toward the Housing Element numbers (see item #10). 6. Vacancies: Create a County mandated vacancy tax (as San Francisco is presently considering) to create disincentives for leaving housing units empty. Exemptions could be made for work from home or dwellings under a certain square footage if the homeowner works from home or needs the space for their own dwelling use. This has been documented to establish new housing units and therefore could be counted toward the housing numbers. 7. Speculative Investment: Eliminate corporate ownership of housing of up to 4 units. This will stop speculative over-bidding of properties (which drives up housing costs) and land banking (which is performed to drive up the value for the investors.) This is crucial for market rate units that do not have controls over ownership. If dwelling units are constructed and snatched up by corporate investors, the goal of increasing availability will not be achieved. If the housing crisis is still occurring after another eight years, the next round of RHNA numbers will be even higher, and even more density will be demanded. 8. Promote Affordability: Require that all lot splits and ADUs rent at affordable rates. This would enable ADUs to be counted toward the Housing Element numbers that are required for affordable units, which are the most difficult to achieve (see item #10). The Planning Department should not look at undersized parcels as a hardship that allows for an exemption to exceed the FAR. Instead, it should be taken as a limitation on the lot that will provide a smaller home, which will ultimately result in a diverse range of housing options and levels of affordability. 9. Conversions: Provide incentives to preserve the existing stock of affordable housing and/or promote the conversion of existing market rate housing to affordable housing. Tam Valley in particular has a large number of rental units which have traditionally been at the affordable end of the rental spectrum, and could readily be maintained as such with the necessary incentives. 10. Alternative Measures: Follow the Housing Element guidelines to promote and locate alternative housing sites as per recommended policies #5, 8, and 9 above. These guidelines state that acceptable dwelling unit numbers can be counted through "the availability of ADUs and JADUs for occupancy, rather than used as offices or guest houses." (p. 30) In addition: "Alternative adequate sites: Under limited circumstances, a local government may credit up to 25 percent of their adequate sites requirement per income category through existing units that will be: substantially rehabilitated in a multifamily rental or ownership housing complex of three or more units that are converted from non-affordable to affordable rental; preserved at levels affordable to low – or very low – income households, where the local government has provided those units with committed assistance." (p. 30)	Email				X					X	X		X				X
R20 - 260 Redwood Highway Frontage Road (Almonte)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X		
R20 - 260 Redwood Highway Frontage Road (Almonte)	The information lists only 1 Parcel, which is wrong - there are 3. It lists only 36 possible Housing units, which is wrong - it should be 36 units for Workforce or Senior units and 73 Hotel rooms, which is what the Tam Valley community Plan calls for on the larger Parcel. This site is located in the Manzanita area, not Almonte.	Email	X															X

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X					X	X	X	X	X		
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MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
COMMENTS RECEIVED VIA EMAIL

Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
R21 - 204 Flamingo Road (Tamalpais)	(Comment edited for length) The Tam Design Review Board is charged with focusing on and supporting the provisions of the Tamalpais Area Community Plan (TACP). In addition to laying out a description of the appropriate character of the community, this plan clearly sets forth constraints specifying that environmental hazards must be taken into account in the site selection process. Indeed, this is also crucial for the viability of the adoption of the Housing Element itself. According to step #7 of the Housing Element's Site Identification Process: "Provide in the analysis a general description of any known environmental or other features (e.g., presence of floodplains, protected wetlands, oak tree preserves, very high fire hazard severity zones) that have the potential to impact the development viability of the identified sites..." p. 10. The TACP "places a strong emphasis on protecting the public safety and preserving the natural resources of the community, while still permitting individual property owners to realize reasonable development potentials" (pg. I-3). This balance is more critical today than it was in 1992 when the plan was written, with the risk of chronic flooding, impending sea level rise, and fire in the wildland-urban interface presenting an ever-greater peril to our neighborhoods. Tam Valley, Almonte, Homestead Valley, and Muir Woods Park are already viable and diverse neighborhoods, containing a range of housing from high-end single family residences to affordable apartments. Maintaining this diversity has long been a goal of the community, as expressed in Section I-C of the TACP. Added mixed use development in the Tam Junction area could, with proper planning and infrastructure update, provide needed housing which would have a minimal negative impact and enhance the community. The Housing Element should take a closer look at the potential for rezoning to achieve its goals. For those of lesser wealth to have access to the amenities available in the Tam Area, in particular good schools and proximity to jobs and open space, is a noble and important goal. There are a series of recent State laws that are aimed at helping to solve the housing crisis in California. Unfortunately, in its search for a solution to this crisis the legislature has crafted programs that offer density, height, and FAR incentives to housing developers in return for a very small number of "affordable" units without any appropriations for much needed transportation and infrastructure. There are likely to be many unintended consequences of these housing mandates which will be left to cities and counties to deal with. The most critical of these possible outcomes as they relate to the Tam area is the risk of fire and flooding and the already constricted evacuation routes in the face of such emergencies. Shoreline Highway in Tam Valley is where most of the proposed housing sites for our area lie. It is not hard to imagine the combination of a wildfire threat and high tide event occurring simultaneously, which would bring the evacuation of our entire area to a complete standstill and result in property damage and human fatalities. We further note that steadily increasing traffic impacts on Shoreline Highway from tourism continue to aggravate all these challenging conditions. While we applaud the careful consideration of available sites by MIG, as community volunteers appointed to research and uphold the values of the Tam Plan, we cannot in good conscience support the choice of the sites within our area without: 1) A detailed study of future traffic and its impacts on evacuation through Tam Junction and the Highway 101 on-ramp; 2) A careful analysis of the impact of new, medium or high-density housing on the Bothin Marsh and the risks of chronic flooding; 3) Development of a plan for Highway 1 at Manzanita and along Shoreline Highway to accommodate imminent sea level rise; and 4) Assurances that, if there is no way to avoid selecting housing sites in the Tam Plan area for development, the resulting housing will be protected from speculative investors and the potential to remove these future developments from the long-term rental market. The Tamalpais Area is so vulnerable to climate change disasters that, frankly, unless the housing built has a direct impact on resolving the housing crisis and addressing those most in need, new development will only intensify the crises of both climate risks and affordability. We understand the mandates from the State require you to make some challenging choices in selecting housing sites. In addition to placing questions of safety and environmental stewardship at the top of your agenda, we would like to suggest that you include in the current update of the Countywide Plan some further policies that will help guide County planning in the face of both State mandates and, if and when these mandates are modified, the undesirable results that might emerge. Please see the attached detailed list of policies	Email (See Email Comments Received.PDF, pp. 228-231)				X					X	X		X				X	
R21 - 204 Flamingo Road (Tamalpais)	I am writing to endorse the attached letter from Sustainable TamAlmonte to the Marin County Board of Supervisors and Planning Commission regarding the merits of the proposed Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Marin County Housing Element DRAFT Candidate Housing Sites List. The need for housing our homeless is desperate but building residential space at Tam Junction is just NOT logical. The idea of building along Shoreline/ Highway 1 is very questionable. It is already a populated area with minimal sidewalks and access to needed resources. Thank you for your consideration of the attached letter	Email	X	X	X	X		X		X	X	X	X	X	X	X			
R21 - 204 Flamingo Road (Tamalpais)	We are writing in regard to the sites chosen for possible inclusion into county plans for housing in the Almonte/Tam Valley area of the county. Of the eight sites mentioned in your Balancing Act scenario, five are in a serious flood zone and one is located, not on, but in Richardson's Bay. Your commentary regarding the avoidance of environmental hazards has been completely ignored by whatever staff was used to choose these sites. The properties in the flood zone are 160 Shoreline, assessor's parcel # 052-041-27, 217 Shoreline, 223 Shoreline, and 204 Flamingo Rd. The site which is actually in the bay is 260 Redwood Hwy. Oddly enough, there is one property across the road from 160 Shoreline which is on solid ground. That would be the Muir Woods Lodge, a motel which actually has some open space which could be used for more housing. Why was this property ignored when lesser properties were chosen? Considering that we are familiar with the sites in the Almonte/Tam Valley area but not the rest of the county, it seems very strange that your staff has chosen properties which flood now and will continue to flood even more in the future. We wonder about your motivation in focusing on dangerous and inappropriate land. We also wonder why your staff has chosen properties which are pretty much lumped together in the same area which will further exacerbate the level F traffic problems which occur for us every day. If these sites were chosen to be close to public transportation, we would remind you that there is no viable public transportation in our area. So we would be looking forward to much more daily auto traffic. We are extremely disappointed in the Balancing Act which appears to be a distraction and of no practical value. We wonder how much time and money was wasted on promoting this ridiculous game. We also wonder how many sites in the rest of the county are totally inappropriate but are being promoted as a way to choose our fate which, as you know, is not the case. Surely, the Board of Supervisors can do better than promoting this silly distraction rather than facing what is a serious problem for the future well being of Marin County.	Email				X		X			X								
R21 - 204 Flamingo Road (Tamalpais)	We oppose new housing in the areas mentioned in Tam Junction due to flooding and traffic and possible fires, can't get out of here now. Tell Scott Wiener and his friends to move on.	Email				X					X			X					
R21 - 204 Flamingo Road (Tamalpais)	Yesterday afternoon, I had the pleasure of speaking with Ms. Clark about the wisdom (actually, the lack of it) in the choice of potential sites around Tam Junction. Last night, I participated in the "roadshow" and, as a result, I am asking for your help in following up on one matter. During the presentation by Jose Rodriguez, he mentioned that one of the "Guiding Principles" for the BOS is the consideration of "environmental hazards". It doesn't take long to recognize the hazards of sea level rise, a long history of flooding and traffic in our neighborhood, among others. But, in addition, Mr. Rodriguez made an interesting rejoinder to a question about whether certain sites can be included in this study if such sites have been previously reviewed and rejected. He was not too clear but he suggested that the State of California has some "requirements" if a previously rejected site is again brought up for analysis. I asked him to specify (1) which of the four Tam Valley sites have already been considered and rejected, and (2) what are the state's requirements (if any)--that are different or additional--that would apply to such sites. He did not have the information available to answer either question and it didn't appear to me that there would be much of an effort to research those questions and disseminate the answers. Hence, this email. Do you know the answers? If not, would you please put in motion an effort to discover the answers? It may not be dispositive, but then again, it may be important.	Email				X					X	X							
R3 - 275 Olive Avenue (Blackpoint)	I wanted to share concerns about a proposed housing element on the corner of Olive avenue and Atherton (275 Olive Ave, currently a nursery). That site is a wet meadow and not an appropriate building location for a development of 50 homes. It is already subject to frequent flooding, is essentially sitting on top of a wetland nature preserve, and is basically at sea level. If you walk out there today, it is mostly under water. The inevitable sea level rise that will impact that spot makes it, and any other sites at that elevation, inappropriate for further development. Is it alright to ask why this parcel is being considered when these conditions are well known?	Email	X							X	X	X							
R3 - 275 Olive Avenue (Blackpoint)	The consideration of this site (275 Olive Avenue) raises a concern that other similarly inappropriate sites may also be up for consideration in other parts of Marin. Would it be possible to get a list of any sites that are within 500 feet of a wetland? I studied wetland habitat restoration planning in graduate school, and was under the impression that CEQA/CWA sect 404 prevented projects from being built on top of or close to wetlands.	Email										X							

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R5 - 299 Olive Avenue (Blackpoint)	I am just finding out about the rezoning proposal along the Atherton corridor in Novato, and since I missed the meeting, I am writing to express my deepest concern as well as how much I am against this proposal. I live at the end of Olive Avenue, close to Atherton Ave, and have for almost 40 years. I have watched the impact just a few additional homes have had in this area. I am tremendously concerned about the wildlife, and how this proposal would jeopardize their well being. It would greatly impact their ability to access food and water. More homes means more traffic, which means more animals in danger of being struck by cars. There is already too much traffic for this corridor, and I am referring to Olive Avenue as well as Atherton Avenue. These areas cannot handle more housing! Please reconsider this proposal and keep the wildlife and our open spaces preserved.	Email				X				X		X						
R5 - 299 Olive Avenue (Blackpoint)	I am writing to express my opinion on the potential construction of hundreds of new housing units along the Atherton Avenue corridor to meet the county's state-mandated housing quotas. I urge you to redirect new high-density housing to more appropriate areas with better access and infrastructure and with less adverse impacts on wildlife and existing residents: It is not sensible to add large new sources of traffic congestion directly onto Atherton Avenue, the only conduit for evacuation from surrounding neighborhoods during fire emergencies. The proposed development will impact a rich and diverse wildlife population in the area, beyond just the destruction of habitat in the footprints of new construction. Increases in road traffic, noise, and other human activity will invariably take a toll. Foxes, opossums, and raccoons regularly transit my yard at night (I live off of Atherton Ave) and the semi-rural neighborhood environment also supports deer, wild turkeys, hawks, quail, squirrels, owls, turkey vultures and other animals. These populations are assets to the natural environment of Marin County and are all sensitive to human encroachment. The potential housing development is grossly uncharacteristic of the adjacent neighborhoods in terms of density and appearance. The proposed housing locations do not have walk-to shopping and other services, which I believe should be a top priority for siting new high-density housing. The Atherton corridor is a narrow strip with very limited road access: One way in from the west; one way in from the east, and one secondary access (Olive Ave) from the south. This situation is a natural consequence of the geographic boundaries along the corridor. Loading up this narrow space with more traffic, more parking needs, more water requirements, and more sewer infrastructure – when other options exist – does not make sense.	Email		X	X	X				X		X		X	X			
R7 - Eagle Rock Road (Strawberry)	I live on Eagle Rock Rd. It is already congested. Traffic conditions on Tiburon Blvd at most times make it difficult to enter the Eagle Rock area. At the proposed location there is a 4 way intersection, providing access to a gas station, a multi tenant commercial building, access to N. Knoll with section 8 housing (which is very busy) and the residents and providers to my neighbors and me. The proposed site is on a steep hillside making it difficult to build. There is a bus stop at the base where N. Knoll empties onto Tiburon Blvd. This may be good for your concerns, but every day there are cars parked on lower Eagle Rock Rd. using free parking to access the bus service, many use it for longer term parking when traveling out of the area. Building more units on your proposed site will increase street parking. It always does. Your proposal will increase foot traffic crossing 4 lane Tiburon Blvd. We see pedestrians, daily, risking their lives crossing to go to Strawberry Shopping Center. Sure, there is a pedestrian crossing lane, but with the traffic they are not always visible to drivers. It's a scary operation trying to cross. The traffic entering onto Tiburon Blvd. from Hwy 101 is already congested. Then add the traffic coming up from Strawberry Shopping Center. Certain times of the day you already have to wait for more than one light to get through. It seems that California fire seasons are getting longer and more intense. We could have a real discussion on that, but that is the reality today. We are located down hill from large open spaces. Our evacuation points are in Strawberry and with massive traffic also evacuating from points toward Tiburon, it could be a real disaster. Development on this plot is not a good idea.	Email				X	X		X			X		X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. I am already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
R7 - Eagle Rock Road (Strawberry)	The access to the Eagle Rock Road area is already very difficult. The narrow street, especially on the lower exit side, is concerning should there be more development in the area. All it takes is one truck to completely block the exit path from this area. We are already concerned about getting out safely should a fire happen in this area which has high fire potential. With the steep hill median strip (that is constantly slipping in rain storms) there is nowhere to widen the road. These steep hillsides are not a good location for additional housing, especially multi-tenant housing. The current traffic backing up at the Tiburon Blvd/Blithedale exit is already a problem. Additional traffic at this location is not a good idea. Please remove sites R2 and R7.	Email				X				X				X				
San Geronimo	(Comment edited for length) attended the Wednesday evening presentation last week dealing with the State mandate for increasing housing in Marin. Clearly, you have been given a difficult task. Your introduction of the Guiding Principles and "explore strategies" was well done and appreciated. You answered most questions very well. Regretfully, time constraints didn't allow for in-depth responses and discussion. In every case, yours was the final comment and you, of necessity, moved on . . . I also wish there had been more time for comments. It was kind of you to stay later. That was appreciated and beneficial but some of us couldn't stay because we had another meeting to attend following your scheduled presentation. I have lived in the San Geronimo Valley (Lagunitas) for 60+ years. I was one of the leaders in the five year effort (1972 -77) to create a Community Plan that would preserve the Valley's rural character and natural resources and continue to be active. I was disappointed that so few homeowners from the Valley attended your presentation. Despite the county's efforts, I'm convinced that many Valley residents simply don't know about the current Plan and would be shocked to learn about it and its impact. We can rectify this problem. I request that you hold a meeting at the Lagunitas School multi-purpose room and make a presentation, with maps, and get one on one feedback from San Geronimo Valley residents and groups regarding recommendations and alternatives. In addition: I support the need for affordable housing in the San Geronimo Valley particularly for those with less than a moderate income. I support community involvement studying the issue of what, where, why and how (with the Community Plan as our guide) to deal with affordable housing in our valley, before providing any sites listing. Presbyterian Church - I cannot support the numbers proposed until I learn how much and where their property is located. Leelee and Staff: - The SGV Community Plan (CP) was developed by the Valley community over a five year period (1972 - 1977) with the help of CDA staff and adopted by the Board of Supervisors in 1977. Sections were updated in 1982. I was the CP Committee Chair for the Planning Group when we did a major/complete update in 1997. The Plans major goals have never changed -- keep the Valley rural and protect its natural resources! - See the CP pages IV-12: "Tamalpais Union High School Dist. The community would like to see this parcel remain in agricultural use." Many years ago, the Tam School Dist. needed funds and were considering selling the three undeveloped school properties they owned. They appointed a School Property Study Committee to make a recommendation composed of Kate Blickhahn - Drake High School administrator, Dale Elliott, a Forest Knolls resident and myself. The school board accepted our recommendation. They sold two school properties located in the eastern urbanized corridor and kept the Valley site for potential "agricultural use." I am not aware that their position has ever changed. Your job is to make recommendations to fulfill this new State imposed requirement. In that capacity, you need to be sure you are sensitive to every West Marin communities CP regarding their long held goals and objectives. Ours have been clearly stated in our CP since adoption in 1977. Any changes proposed must START with input from the community group that represent the community affected and come from the County working with that community. I am ccing Supervisor Rodoni and his aide Rhonda Kutter as I do not know if they are aware of some of the Valley's relevant history or the importance to Valley residents of preserving the "magical" view shed entry to our Valley "home." I look forward to working with Valley residents and you and your staff to protect and serve the San Geronimo Valley as we seek to implement changes	Email (See Email Comments Received.PDF, pp. 45-47)				X						X						X
San Geronimo	Considering putting any housing on the site of the once San Geronimo golf course is wrong. It's too far out, creating more congestion on an already congested road. It also goes against the property zoning. In case of fire, ingress and egress would be even more impacted than it is now	Email				X								X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL	
Tam Valley / Almonte: Unknown-049-231-09-Marin Drive (3 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X					X	X	X	X	X			
Tam Valley / Almonte: Shoreline Highway (12 Units)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With the Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)	X	X	X	X				X	X	X	X	X	X	X			

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Unknown-049-231-09-Marin Drive (3 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With The Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X			X	X	X	X	X	X	X		
Unknown-052-041-27-Shoreline Highway (12 Units) (Tam Valley / Almonte)	(Comment edited for length) Sustainable TamAlmonte has the following comments and recommendations regarding the merits of the above referenced Tam Valley, Almonte, and Manzanita Candidate Housing Sites listed in the 2023-2031 Housing Element DRAFT Candidate Housing Sites List. Due to the unique characteristics of the area, encouraging residential development, especially high-density development, at the above referenced Sites would increase the risk of undue harm to the environment and undue hardship, illness, injury and/or death to the current and future residents. The Tam Valley, Almonte, and Manzanita commercial lowlands, in which the above referenced sites are located, experience the most number of environmental constraints and hazards of any area in Unincorporated Marin. Both the Marin Countywide Plan's EIR and the 2012 Housing Element's SEIR demonstrate that development at these sites would exacerbate the existing dangerous conditions and add new significant adverse environmental impacts (which) magnifies the probability that a tragedy would ensue and the multiple mitigations that a developer would need to fulfill would cause development costs to soar. These factors make the sites unsuitable for affordable housing. The only acceptable course of action is to eliminate the sites from the inventory. Below is a list of the unique natural features, hazards, and limited resources in the Tam Valley, Almonte, and Manzanita lowlands that constrain development and population growth and substantiate our argument. For a quick overview of these constraints, please view the attached table. I. Dangerous Traffic with Unacceptable Level Of Service – LOS "F" Of Local Roadways.. II. Flooding, 100 Year Floodplain, Impending Sea Level Rise III. Filled Marsh Areas With High Seismic Activity, Liquefaction, Subsidence and Mud Displacement. IV. Air Quality & Noise: Increased Risk of Residents Developing Serious Illness Due to Living Near Major Roadways. V. Hazardous Materials: For additional information regarding potential health impacts to workers and future residents who may be exposed to hazardous soil conditions, related to past uses, in Tam Junction and Manzanita, please follow the below link to read the comment letter by Technical Expert Matt Hagemann. VI. Endangered Special Status Species. VII. Insufficient Services & Public Transit. VIII. Historic Wetlands and Baylands Corridor. IX. Historic Marshland That Could Be Restored. 160 Shoreline Hwy and 260 Redwood Hwy Frontage Rd. are historic marshland. X. High Density Development Is Not Consistent With The Traditional Character Of The Local Semi-Rural Communities. Conclusion: The County now has sufficient information to understand that the proposed Tam Valley, Almonte, and Manzanita Sites are inappropriate for inclusion in the 2023-2031 Housing Element Candidate Housing Sites Inventory. Not only would construction of housing on these sites exacerbate the already existing problems but doing so when the County admits in the Marin Countywide Plan EIR and 2012 Housing Element's FSEIR that significant adverse unavoidable impacts would result from such construction defies logic. Moreover, there can be no benefit that would override the impacts of environmental harm and severe illness, injury or loss of life from building on the Tam Valley, Almonte, and Manzanita Candidate Housing Sites, which are laden with environmental constraints and dangerous hazards. The best course of action would be for the County to revise the list to reflect the current problems with traffic, seismic activity, hazardous soil conditions, air and noise pollution, water supply, flooding, and impending sea level rise and to find that no new residential development in the Tam Junction & Manzanita areas is appropriate. Such action would be consistent with the Board of Supervisors' sensible decisions.	Email (See Email Comments Received.PDF, pp. 123-151)		X	X	X	X			X	X	X	X	X	X	X		
West Marin Coastal Area	The deadline for input is unrealistic and the tool is exceedingly difficult to use. I understand the County is under pressure to meet the State mandate, however this plan is like throwing darts at a map. It fails to address critical disaster planning in advance of determining even potential site selection. Responding to the coastal zone: I find it extremely distressing that with the impact of climate related severe fire risk, drought, resource depletion, traffic, parking, lack of sewer, emergency ingress/egress, etc., that we are considering adding increased density. The tool does not allow for pinpointing houses that sit empty, or the 600 plus vacation rentals in West Marin. I support accessibility to community based housing. If there were a severe limit placed on vacation rentals in the Coast Region, clawing back on permits/allowances, a number of livable units equal to the numbers proposed would be freed up. I have lived here for 40 plus years and have seen housing go the way of increased tourism, housing stock becoming vacation/business stock and 2nd home owners with frequently vacant homes. Until the Coastal Commission understands the risks involved to increased density and supports strict limitations to vacation units/business, the problem will persist no matter how many new units are introduced. It is unfortunate that it will likely take a fire storm / evacuation disaster to illustrate the hazards compounded by sheer numbers. My cottage on the Inverness Ridge burned in 95 and the risk then was a fraction of what it is today. Driving Sir Francis Drake on a usual busy weekend, or most days during the summer, is the equivalent of coastal gridlock. Adding more units at the bottom of White's Hill, Nicasio, Point Reyes, Olema, and Inverness is placing more people in vulnerable locations. Imagine residents trying, along with thousands of visitors, to flee during an inevitable disaster on a narrow artery. Stop vacation rentals; create incentives to convert empty living units to housing stock.	Email			X		X	X			X	X		X	X			X
West Marin Coastal Area	The housing candidate sites for our Marin coastal villages are not suitable as these sites do not have jobs, public transit or community services please consider what doubling the population of these villages would mean to public safety when electricity is out our wells cannot pump water and the many propane tanks result in a hazardous mixture. Our aquifers are undoubtedly low after these droughts it will be a strain on our coastal communities to entertain a larger population many in our village are already renting their small units let's just let SB 9 do its job.	Email		X	X			X		X	X		X	X				

MARIN COUNTY HOUSING ELEMENT: CANDIDATE HOUSING SITES AND SELECTION PROCESS
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Location	Comment	Source	PCL	INF	SER	TRF	PRK	PTR	ACT	NMR	SEA	NAT	CUL	FIR	WAT	HLT	EQT	GDL
West Marin Coastal Area	The proposed development and locations designated for housing in unincorporated West Marin is ill-conceived and inappropriate. This appears to be a numbers game on the part of the County and outside, contracted MIG development agency. The plan lacks consideration for or understanding of natural resources, environmental hazards and the existing community. Communities around Tomales Bay are watershed areas with drainage into the vulnerable bay, creeks and streams, the salt marshes and wildlife habitats. The proposed Cottages building site is an environmental hazard to an already contaminated salt marsh and channel leading to Chicken Ranch Beach, Tomales Bay. As a result of previous inappropriate building and filling in a salt marsh, this has been an ongoing problem for many years. The site near Vladimir's restaurant, across from Dixon Marine, is directly across from Tomales Bay and almost at sea level. This area and the road can flood during a high tide or heavy rain, draining pollution into the bay. Also the proposed building would affect the small downtown of Inverness. West Marin is served by narrow, curving, two lane access roads. For Inverness there is only one road, in or out, a problem during flooding, fires, landslides and general overcrowding on weekends and holidays. These roads frequently need repair when lanes crumble into a creek, hillside or the bay. No freeways please, as was proposed in the 60s. I have lived in Inverness since the 70s. As a single working mother, a teacher, I raised my daughter in Inverness. Over the years I have seen families and friends move away as rentals, cottages and small units were converted to more lucrative Airbnbs and second homes. There are 4 houses around me with 2 units in each. Two are completely unoccupied. Two are rarely used by their absentee owners, leaving each second unit vacant. There are many houses like this in Inverness and far too many BnBs and other short term rentals. An absentee owner might purchase a house, spend an exorbitant amount of money improving it for short term rental or investment. Possible housing is currently available. West Marin already has serious problems related to climate change, as well as overcrowding, road congestion air and noise pollution from cars, sewage and, most obviously, water. Inverness is served by water storage tanks and is already predicted by IPUD to be more of a problem this year than last. Reservoirs dry up and water pipes only move water from one drought ridden area to another. Any development is a threat to our limited water supply. The arbitrary number of proposed building in these unincorporated areas of West Marin ignores the environment, nature and roads. The plan is insensitive to the existing communities and the influence of inappropriate, even hazardous, building.	Email				X					X	X		X	X			
Woodacre	There is a lot for sale as you enter Woodacre at the intersection of Park and Railroad (and an adjacent lot that is not for sale) that would be ideal for seniors with close access to post office and grocery store and bus stop.	Email															X	X

APPENDIX B: REVIEW OF 2015 HOUSING ELEMENT

Overview

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the periodic update to their housing elements. These results should be quantified where possible (e.g., the number of units rehabilitated), but may be qualitative where necessary (e.g., mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The County of Marin 2015-2023 Housing Element sets forth a series of housing programs with related goals for the following areas:

- Use Land Efficiently
- Meet Housing Needs Through a Variety of Housing Choices
- Ensure Leadership and Institutional Capacity

This section reviews the County's progress to date in implementing these housing programs and their continued appropriateness for the 2023-2031 Housing Element. Table B-1 summarizes the County's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the bases for developing the comprehensive housing program strategy for the 2023-2031 Element.

Cumulative Impacts on Addressing Housing for Special Needs

The County of Marin, including the Federal Grants Division, allocates funding for housing projects, including those for special needs populations. Many of the programs in the 2015-2023 Housing Element worked towards additional housing opportunities for seniors, agricultural workers, disabled residents, homeless persons, and others. Below are highlights of these efforts, while Table B-1 provides a thorough analysis of all Housing Element programs:

- The County dedicated \$763,732 towards rehabilitation activities supporting 107 units of family housing across six development projects, including special needs individuals: a) \$21,810 to support rehabilitation of an affordable senior housing development that currently serves some individuals with special needs; b) \$396,371 towards the development of a new affordable housing complex for older

adults, including special needs individuals; and c) \$30,922 towards home access modifications to allow people with disabilities to maintain living in their homes.

- Since the start of COVID-19 and subsequent shelter-in-place orders, Housing and Federal Grants staff have worked very closely with Health and Human Services staff in direct pandemic housing response around Marin’s emergency motels, rental assistance and Homekey programs.
- The Housing and Federal Grants Division participates as a voting member in bimonthly Homeless Policy Steering Committee (HPSC) meetings. In 2020, local match funds of \$2,395,000 were used to leverage \$9,214,948 in State Homekey funding to acquire a former motel and commercial building to create 63 units of interim housing which will be converted to permanent supportive housing with wrap-around services earmarked for individual who have recently experienced homelessness.
- Housing and Federal Grants Division staff actively refer tenants in need of assistance making reasonable accommodation requests in the private housing market to the Marin Center for Independent Living (MCIL) and Fair Housing Advocates of Northern California (FHANC). FHANC received a \$64,000 allocation to support its fair housing monitoring and assistance. It intervened on behalf of 42 households, requesting reasonable accommodations and succeeded in securing reasonable accommodation concessions in 33 of those cases.
- The County requires non-discrimination clauses in contracts to which it is a party.
- The County acquired the U.S. Coast Guard Facility in the fall of 2019. The 32-acre site contains 36 multi-bedroom housing units and other community facilities. In November 2019, the County released a Request for Proposals and Statement of Qualifications to convert the existing housing to affordable housing and implement a community vision and reuse plan. As part of this, the developer will create a set-aside to house agricultural workers and their families.
- Since adoption of the County’s source of income ordinance to prevent discrimination against tenants with third-party housing vouchers, Housing and Federal Grants staff have dedicated resources to support incorporated jurisdictions with research and development of their own source of income protections.

For the sixth cycle Housing Element update, the County will expand opportunities for a range of housing types throughout the unincorporated areas. Programs to pursue funding, partnership with nonprofit developers, and code amendments to facilitate special needs housing are also included in the Housing Element update.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
Goal 1	Use Land Efficiently	On-going		Carry forward as is
Program 1.a	Establish Minimum Densities on Housing Element Sites	Complete. Planners developed and routinely consult a Housing Element layer in the County's Geographic Information Systems (GIS) application for planning and land management; the Housing Element layer identifies the location of and expresses minimum densities for sites listed in the Site Inventory.	Successfully implemented	Carry forward as is
1.b	Evaluate Multi-family Land Use Designations	Complete. In 2020, Staff completed the Multi-Family Land Use Designation and Zoning Analysis Report and Multi-Family Zoning GIS Map, which was presented to the Board of Supervisors in January 2021.	Successfully implemented	Successfully completed, but additional revisions are being suggested for the 2023-2031 Housing Element.
1.c	Evaluate the Housing Overlay Designation	Partially Implemented. Achievement of this program is contingent upon an update to the General Plan.	Partially implemented	Review and update was initiated as part of the Housing Element update
1.d	Study Ministerial Review for Affordable Housing	In progress. In conjunction with its analysis and preparation of streamlined review procedures pursuant to SB 35, staff initiated an exploration of potential procedures to expedite review for affordable housing projects. Staff started working with consultants on Objective Design and Development Standards in collaboration with cities and towns to streamline the development of housing, including affordable housing in the fall of 2019. This study is in partnership with nine other jurisdictions in Marin County.	Partially implemented	AB 1397 requires that housing to be developed on reuse or rezone sites be provided ministerial review if the project includes 20% lower income units. This provision is included in the 2023-2031 Housing Element as part of the adequate sites project.
1.e.	Consider Adjustments to Second Unit Development Standards	Complete. In 2018, provisions were established for JADUs and waivers of certain fees for JADUs and ADUs. In 2020, the Board expanded the program; property owners can receive up to \$10,000 in building permit fee waivers if they rent the second unit to a	Successfully implemented.	The 2023-2031 Housing Element includes a program to facilitate the development of Accessory Dwelling Units (ADUs) and

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		household that earns below 80% area median income, up to \$5,000 if rented to a household that earns between 80% and 120% area median income, and up to \$2,500 if rented at market-rate.		monitor the trend of development.
1.f	Review and Consider Updating Parking Standards	Completed. In December 2018, the Board of Supervisors adopted amendments to County parking standards to reduce parking space requirements for projects developed under the Housing Overlay Designation policy, in transit-rich areas, and for affordable housing developed near transit. The amendments also authorized tandem parking for certain residential uses.	Successfully implemented.	Additional revisions are being recommended in the 2023-2031 Housing Element.
1.g	Codify Affordable Housing Incentives Identified in the Community Development Element	The County authorizes waiver of Building and Planning permit fees and reimbursement of Environmental Health Service fees for affordable housing developments. The County's Mixed-Use Policy allows developments containing housing affordable to low- and very-low-income households to exceed a site's maximum Floor Area Ratio to accommodate the additional affordable units.	Successfully implemented.	2023-2031 Housing Element includes a new program for affordable housing incentives.
1.h	Promote Resource Conservation	Currently implementing a variety of programs including: - County works with and promotes the Bay Area Regional Energy Network's (RayREN) Single-Family and Multi-Family Energy Efficiency programs; - County operates its Green Building Program, which includes mandatory energy efficiency and green building measures for both new construction and remodel projects.	On-going	Programs offered by outside agencies are referenced in the 2023-2031 Housing Element as resources.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
1.i	Consider Simplifying Review of Residential Development Project in Planned Districts	Completed. In March 2017, the Board of Supervisors amended the County Development Code to permit Master Plans to set ministerial development standards. The Board of Supervisors also approved modifications to planned zoning districts; the County now evaluates them through a more streamlined process of site review rather than full design review. In many cases, this change is anticipated to reduce time spent on review by 50% or more.	Successfully implemented.	Delete; successfully completed.
1.j	Consider Adjusting Height Limits for Multi-family Residential Buildings	Completed. County staff initiated a process to address this program as part of a broader set of Development Code amendments. The Development Code amendments allowed increased heights in both planned and conventional districts for multi-family housing.	Successfully implemented.	Additional revisions are being recommended in the 2023-2031 Housing Element.
1.k	Clarify Applicability of State Density Bonus	Not started. Implementation of this program requires CEQA review. To conserve resources, staff proposes to integrate evaluation of the State density bonus program with a forthcoming General Plan update, scheduled for initiation in late 2021.	Delay in implementation due to need for further analysis	Density bonus is incorporated in new program for facilitating affordable housing in the Housing Element update.
Goal 2	Meet Housing Needs Through a Variety of Housing Choices			Carry forward as is
Program 2.a	Encourage Housing for Special Needs Households	Currently implementing. Through the 2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) allocation process, the Housing Trust Fund, and Measure W funding the County dedicated \$763,732 towards rehabilitation activities supporting 107 units of family housing across six development projects, including	On-going	The 2023-2031 Housing Element includes a program to address the provisions of other special needs housing such as Low Barrier Navigation Center (AB 101) and

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		special needs individuals; \$21,810 to support rehabilitation of an affordable senior housing development that currently serves some individuals with special needs; \$396,371 towards the development of a new affordable housing complex for older adults, including special needs individuals; and \$30,922 towards home access modifications to allow people with disabilities to maintain living in their homes.		Supportive Housing (AB 2162).
2.b	Enable Group Residential Care Facilities	Currently implementing. Small group homes, defined as those with six or fewer residents, are permitted by right in all residential zoning districts. Large group homes, defined as those with at least seven residents, may apply for a conditional use permit in any residential zoning district.	On-going	The 2023-2031 Housing Element includes an evaluation of the CUP findings required for large group residential care facilities.
2.c	Make Provisions for Multi-Family Housing Amenities	Currently implementing. The County prioritizes rental housing for families when making funding recommendations for HOME and CDBG funds. In 2020, the County allocated funding for the development, rehabilitation, or acquisition of 194 units of family housing using Housing Trust, CDBG and HOME funds.	On-going	The 2023-2031 Housing Element includes a program to facilitate housing for families.
2.d	Foster Linkages to Health and Human Services Programs	Currently implementing. Since the start of COVID-19 and subsequent shelter-in-place orders, Housing and Federal Grants staff have worked very closely with HHS staff in direct pandemic housing response around Marin’s emergency motels, rental assistance and Homekey programs. Also see response to program 2.e, “support efforts to house the homeless.”	On-going	The 2023-2031 Housing Element includes Project Homekey and linkage to other supportive programs.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
2.e	Support Efforts to House the Homeless	Currently implementing. The Housing and Federal Grants Division participates as a voting member in bimonthly Homeless Policy Steering Committee (HPSC) meetings. Staff also participate in Opening Doors, an organization with a focus on solving chronic homelessness. In 2020, local match funds of \$2,395,000 were used to leverage \$9,214,948 in State Homekey funding to acquire a former motel and commercial building to create 63 units of interim housing which will be converted to permanent supportive housing with wraparound services earmarked for individual who have recently experienced homelessness.	On-going	These are modified and included in the 2023-2031 Housing Element.
2.f	Engage in a Countywide Effort to Address Homeless Needs	Currently implementing. See response to program 2.e, "support efforts to house the homeless."	On-going	These are modified and included in the 2023-2031 Housing Element.
2.g	Ensure Reasonable Accommodation	Partially completed. Housing and Federal Grants Division staff actively refer tenants in need of assistance making reasonable accommodation requests in the private housing market to the Marin Center for Independent Living (MCIL) and Fair Housing Advocates of Northern California (FHANC). Both organizations were supported in their work by CDBG funding. MCIL received a \$30,922 allocation to its home modification program to fund alterations in homes occupied by low-income individuals with disabilities. FHANC received a \$64,000 allocation to support its fair housing monitoring and assistance. It intervened on behalf of 42 households requesting reasonable accommodations and succeeded in	On-going	The 2023-2031 Housing Element includes a program to expedite Reasonable Accommodation requests.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		securing reasonable accommodation concessions in 33 of those cases.		
2.h	Require Non-discrimination Clauses	Currently implementing. The County requires non-discrimination clauses in contracts to which it is a party. Housing and Federal Grants staff developed an affirmative marketing tool and implemented a requirement for applicants requesting Federal Grants and Housing Trust Fund monies to submit affirmative marketing plans as part of their funding applications.	On-going	Included in the 2023-2031 Housing Element as part of the County's meaningful actions to affirmatively further fair housing.
2.i	Increase Tenant Protections	Currently implementing. To implement Ordinance 3705, a new landlord registry tool was developed to simplify the process for landlords subject to the ordinance to maintain registration of their properties. In 2020, staff completed a Landlord and Tenant Resources webpage. Since the start of the COVID-19 pandemic, staff have been monitoring State and Federal tenant protections and have brought forward local emergency Resolutions and Ordinances to meet community need.	On-going	Included in the 2023-2031 Housing Element as part of the County's meaningful actions to affirmatively further fair housing.
2.j	Promote the Development of Agricultural Worker Units in Agricultural Zones	Partially completed and on-going. The County acquired the U.S. Coast Guard Facility in the fall of 2019. The 32-acre site contains 36 multi-bedroom housing units and other community facilities. In November 2019, the County released a Request for Proposals and Statement of Qualifications to convert the existing housing to affordable housing and implement a community vision and reuse plan, as part of this, the developer will create a set-aside to house agricultural workers and their families.	On-going.	The 2023-2031 Housing Element includes a new program to facilitate affordable housing for agricultural workers and hospitality workers.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		<p>CDA staff collaborated with Marin County University of California Cooperative Extension to develop streamlined permitting procedures for agricultural worker housing.</p> <p>CDA staff convenes the Agricultural Worker Housing Collaborative, which is currently working on a comprehensive study to understand the scope and needs for agricultural worker housing.</p> <p>In 2020, CDA staff began exploring the possible development of Agricultural Worker Housing on a County-owned site in Nicasio. To date, a Phase I study and biological assessment have been conducted on the site to help determine suitability for residential development.</p>		
2.k	Promote and Ensure Equal Housing Opportunity	<p>Currently implementing. The County AI was approved in 2020. With more than 1,400 interviews with individual residents and employees, staff developed a rigorous inventory and understanding of barriers to housing opportunity. Beginning in 2020, staff began participating in community conversations regarding the development of a Community Land Trust in Marin City, Marin's historically African American community.</p> <p>All housing providers that receive CDBG, HOME, and Housing Trust dollars from the County must provide an Affirmative Marketing Plan; see Program 2.h.</p>	On-going	Included in the 2023-2031 Housing Element as part of the County's meaningful actions to affirmatively further fair housing.
2.l	Deter Housing Discrimination	Currently implementing. Since the adoption of the County's source of income ordinance to prevent	On-going	Included in the 2023-2031 Housing Element as part of

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		<p>discrimination against tenants with third-party housing vouchers, Housing and Federal Grants staff have dedicated resources to support incorporated jurisdictions with research and development of their own source of income protections. The Town of Fairfax, the City of Novato, the Town of San Anselmo, and the City of San Rafael adopted similar source of income ordinances. Staff continue to provide technical assistance and resources to other Marin jurisdictions.</p> <p>CDA staff continue to refer discrimination complaints to Fair Housing Advocates of Northern California or other appropriate legal services, County, or State agencies.</p>		<p>the County's meaningful actions to affirmatively further fair housing.</p>
2.m	Implement the Inclusionary Housing Policy	<p>Currently implementing. The County adjusts its in-lieu housing fee annually based on the higher of either the Consumer Price Index (CPI) for Shelter for the Construction Cost Index (CCI) published by the Engineering-News Record. See also response to program 2.n, "apply long-term housing affordability controls."</p> <p>In response to the Governor's approval of AB 1505, which renewed the County's authority to extend its inclusionary zoning policy to rental housing units, the Board adopted an amendment to its Development Code to renew that application of its inclusionary zoning policy to the rental housing development projects.</p>	On-going	<p>The 2023-2031 Housing Element includes a program to implement and modify the Inclusionary Housing policy.</p>

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		The County is working with other Marin Cities and Towns on updating their inclusionary programs, to provide more consistency across jurisdictions and to ensure that the policies are aligned with best practices and current market conditions.		
2.n	Apply Long-Term Housing Affordability Controls	Currently implementing. An affordable housing development's receipt of Marin Housing Trust Fund monies is typically contingent upon acceptance of a regulatory agreement that imposes affordability restrictions in perpetuity. Exceptions to this requirement are made only for projects with unavoidable constraints that preclude the developer's ability to accept those terms. Examples of such constraints include developments with a determinate term length for land or building leases or conflicts with terms of other sources of public financing.	On-going. The County requires long-term affordability restrictions on all inclusionary and funded units	Ongoing practice but is not included in the Housing Element as a separate housing program.
2.o	Encourage Land Acquisition and Land Banking	Currently implementing. Housing and Federal Grants Division staff participate in a committee of funders that seeks out and evaluates potential acquisitions of existing housing and other opportunities for maximizing affordable housing stock throughout the County. Also see response to program 2.e, "support efforts to house the homeless."	On-going.	The 2023-2031 Housing Element includes a program to maintain existing and create new Community Land Trusts.
2.p	Expedite Permit Processing of Affordable and Special Needs Housing Projects	Currently implementing. See response to program 1.d, "study ministerial review for affordable housing."	Limited success because of lack of affordable housing developments seeking permits	Modified in the 2023-2031 Housing Element to reflect AB 1397 requirements. Projects on rezone or reuse sites will be provided ministerial by-right approval if the project

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
				includes 20% lower income units.
2.q	Study Best Practices for Housing Choice Voucher Acceptance.	<p>Currently implementing. In August 2018, the County executed a \$450,000 contract with Marin Housing Authority to renew its Landlord Partnership Program for a second two-year period. The program incentivizes landlord participation in the Housing Choice Voucher program and provides security deposit assistance of tenants. The Landlord Partnership Program works in conjunction with the increasing number of sources of income ordinances within the County to increase success rates for voucher holders. In 2018, Marin Housing Authority reported a five percent increase in the success rate; it averaged roughly 60 percent throughout the year.</p> <p>Also see response to program 2.i, “deter housing discrimination.”</p>	On-going	Modified in the 2023-2031 Housing Element to include outreach and education regarding State source of income protection (SB 329 and SB 222), emphasizing new rental housing opportunities through ADUs and SB 9, and areas with disproportionate housing needs.
2.r	Encourage First Time Homebuyer Programs	<p>Currently implementing. The Successor Agency to the Marin County Redevelopment Agency funds the Marin Housing Authority (MHA) Below Market Rate homeownership and down payment assistance programs for first-time homebuyers.</p> <p>MHA, Fair Housing Advocates of Northern California (FHANC), and Habitat for Humanity Greater San Francisco continue to coordinate and host first-time homebuyer readiness workshops and services.</p>	On-going	Program included in the 2023-2031 Housing Element.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
2.s	Link Code Enforcement with Public Information Programs	Currently implementing. County staff enforce housing, building, and fire codes to ensure compliance with basic health and safety building standards. Referrals to Marin Housing Authority’s Rehabilitation Loan Program, affordable housing opportunities, and other services are provided as appropriate.	On-going	Program is modified in the 2023-2031 Housing Element to expand inspection scope.
2.t	Assist in Maximizing Use of Rehabilitation Programs	Currently implementing. The MHA Rehabilitation Loan program was allocated \$230,095 in CDBG funds to support the provision of approximately 12 loans to low-, very-low-, and extremely-low-income homeowners in 2020. MHA staff routinely refer recipients of rehabilitation loans to the Green and Healthy Homes Initiative-Marine (GHHI), a collaborative consortium of service providers in Marin that provide housing health and sustainability interventions – including subsidies and rebate programs – for low-income residents.	On-going.	Program expanded to emphasize outreach in areas with disproportionate housing needs.
2.u	Monitor Rental Housing Stock	<p>Currently implementing. Starting in 2019, landlords must report rents and general occupancy information for all rental properties subject to the Just Cause for Eviction ordinance.</p> <p>Housing and Federal Grants Division staff participate in an affordable-housing funders group (see response to program 2.o, “encourage land acquisition and land banking”) and Opening Doors (see response to program 2.e, “support efforts to house the homeless”).</p> <p>The County Development Code prohibits conversion of multi-family rental units into condominiums unless the vacancy rate exceeds 5% and the change does not reduce the ratio of multi-family rental units to less</p>		Included in the 2023-2031 Housing Element as part of the County’s meaningful actions to affirmatively further fair housing, with increased monitoring in areas identified with displacement risks in the AFFH analysis.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		<p>than 25% of the total number of dwelling units in the County.</p> <p>Also see response to program 2.n, “apply long-term affordability controls.”</p>		
2.v	Study Housing Needs and Constraints Specific to West Marin	<p>In progress. In August 2018, the County elected to renew its financial, administrative and technical support of the Community Land Trust Association of West Marin’s (CLAM) Real Community Rentals pilot program for a second two-year period. CLAM provides education, assistance with project management, and a screening and referral service to prospective landlords who agree to rent their units at rates affordable to low- and moderate-income households.</p> <p>In the fall of 2019, the Board of Supervisors authorized staff to enter into a purchase agreement for the Coast Guard property with the federal government. The agreement includes language that restricts the use of the 32-acre site to public benefit, which includes a conversion to affordable housing. A developer was selected for the project in April 2020.</p> <p>In 2019, \$4,712,600, was allocated for the construction and preservation of 49 units of affordable housing, including the above-mentioned Coast Guard property.</p>	In progress	Included in the 2023-2031 Housing Element as part of the County’s meaningful actions to affirmatively further fair housing.
Goal 3	Ensure Leadership and Institutional Capacity			Carry forward as is

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
Program 3.a	Consider methods for improving County's outreach with respect to affordable housing	Currently implementing. The Housing and Federal Grants Division publishes staff reports in Spanish and ensures that Spanish interpretation services are made available at Board of Supervisors hearings. To make those hearings more accessible to working households, the Board of Supervisors often holds hearings related to affordable housing in the evening.	On-going.	Included in the 2023-2031 Housing Element as part of the County's meaningful actions to affirmatively further fair housing.
3.b	Advance Organizational Effectiveness	Currently implementing. Staff continues to coordinate with other agencies, divisions, and departments as is appropriate to support the accomplishment of intersectional programs and goals.	On-going. Staff has worked with other local governments and staff to address barriers to providing affordable homes in Marin	Ongoing staff function and is not included in the Housing Element as a separate program.
3.c	Provide and Promote Opportunities for Community Participation in Housing Issues	Currently implementing. Staff regularly gives presentations to community groups and conferences on affordable and fair housing issues. Also see response to program 3.a, "consider methods for improving County's outreach with respect to affordable housing."	On-going. Staff conducted an intensive outreach process to update the housing element, including hands-on interactive community workshops.	Included in the 2023-2031 Housing Element as part of the County's meaningful actions to affirmatively further fair housing. A new Community Engagement program is included in the Housing Element.
3.d	Coordinate with Regional Transportation and Housing Activities	Currently implementing. CDA works closely with the Transportation Authority of Marin (TAM) and the Association of Bay Area Governments (ABAG) to produce informative local data. Representatives from	On-going. Staff worked closely with Transportation Authority of Marin and will continue to	Staff function but not included in the Housing Element as a separate program.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		those agencies attend regular area planning director's meetings.	look for opportunities to coordinate with regional transportation agencies.	
3.e	Coordinate with Other Agencies	Currently implementing. Housing and Federal Grants Division staff coordinate with other agencies to facilitate the efficient processing of affordable and special needs housing applications in both the unincorporated county and the incorporated cities and towns. When project approvals require cooperation between departments, CDA staff facilitate expedition of permits and waiver of fees whenever possible and appropriate. To reduce funding barriers to affordable and special needs housing projects in incorporated cities and towns, the Board of Supervisors maintains a policy that it may support those projects through allocations of Marin Housing Trust Fund monies.	On-going	Staff function but not included in the Housing Element as a separate program.
3.f	Promote Countywide Collaboration on Housing	Currently implementing. Staff work with all towns and cities in Marin through the CDBG Priority Setting Committee (PSC) to fund affordable housing and ensure that jurisdictions affirmatively further fair housing. In 2020, staff continued to convene a countywide working group of planners to encourage interjurisdictional collaboration on housing issues and solutions, with a specific focus on responding to 2017 State housing Package. The working group established common goals and coordinated on housing legislation, planning, production, and	On-going	Staff function but not included in the Housing Element as a separate program.

Table B-1: Evaluation of 2015-2023 Housing Element Programs

2015-2023 Housing Element Goal, Policy, or Program	Goal, Policy or Program	Achievements/ Results	Evaluation of Barriers to Implementations	Recommendations for the Housing Element Update
		<p>preservation of existing affordability. The working group applied jointly for SB2 planning grants in the summer and fall of 2019 and have started to collaborate on these grant projects including Objective Design and Development Standards, an ADU Workbook and Website, and Inclusionary housing program updates.</p>		

Table B-2: Summary of RHNA Progress (2015-2021)

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Subtotal Affordable Units	Above Moderate Income	Total
Miscellaneous Housing Element Programs							
Accessory Dwelling Units	1	20	31	24	76	27	103
Attached and Detached Single Family Homes				1	1	140	141
Agricultural Worker Housing		7			7		7
Market Rate Rentals (Multi-Family)						3	3
<i>Subtotal from Miscellaneous Housing Programs</i>	<i>0</i>	<i>27</i>	<i>31</i>	<i>25</i>	<i>84</i>	<i>170</i>	<i>254</i>
Housing from Identified Sites							
Gates Cooperative ¹		2	7		9	1	10
Total Units	1	29	38	25	93	171	264
Regional Fair Share Housing Need 2015-2023	27	28	32	37	124	61	185
Percent of RHNA Met	>1%	103%	118%	68%	75%	280%	140%

¹ Site identified in the 2015 Housing Element

Appendix C: Sites Inventory

Suitability of Nonvacant Sites

The County's RHNA for the 6th cycle Housing Element is accommodated primarily on nonvacant sites. Underutilized sites included in this inventory have been chosen based on the potential capacity increase available to property owners. Existing uses on the sites are older or show signs of disinvestment or deferred maintenance, indicating a "ripeness" for private redevelopment.

In identifying appropriate nonvacant sites that are considered underutilized with the potential for recycling into higher intensity residential uses, the County utilized the following criteria:

Residential Underutilized Sites

- **Existing Land Use:** one single-unit dwelling
- **Size:** lot size of one acre or larger
- **Property Improvements:** Building-to-land value ratio of less than 2.00
- **Building Age:** main residential building built prior to 1980 (40+ years old)

Nonresidential Underutilized Sites

- **Existing Land Use:** commercial center, office, nursery, parking lots
- **Size:** half acre or larger
- **Property Improvements:** Building-to-land value ratio of less than 2.00
- **Building Age:** main building built prior to 1980 (40+ years old)

For large commercial shopping center, sites have been identified by selecting areas that have the potential for housing development. Large parking areas or commercial buildings with vacancies were identified for redevelopment. Based on the developable areas, these sites were reduced in capacity by 15% to 85%. This reduction allows for commercial uses to remain under mixed use development. Reduction capacity vary by each commercial center based on available developable areas. These criteria are established based on recent trends of redevelopment in the County. **Table C- 1** provides examples of recent redevelopment.

Table C- 1: Recent Development Trends

Project Name	Zoning	Parcel Acreage	Income Level Distribution (Units)				Units per Acre	Previous Uses	Project Description
			Lower	Moderate	Above Moderate	Total			
190 Mill Street	CCI/O – Core Canal Industrial/Office District	0.3	32	0	0	32	99	Homeward Bound of Marin – Shelter and Housing Program (non-profit)	Multifamily apartments
Oakmont Senior Living	R1-7.5 – Low Density Residential	1.1	5	0	45	50	71	Vacant	Multifamily senior apartments
Project Homekey	C-3 Highway Commercial	0.3	18	0	0	18	64	America’s Best Value Inn	Hotel conversion to affordable housing
Atherton Place	PD Planned District	3.6	0	0	50	50	14	Vacant	Single-family attached unit (owner)
Lincoln Park Residential Project	C3 Commercial District	0.3	2	0	14	16	50	Vacant	Multifamily apartments
Victory Senior Village	UR-7 Upland Residential (7ac/du)	2.0	15	38	1	54	27	Christ Lutheran Church and Cascade Canyon School	Senior renter housing
First and Grant Mixed use	CDR Downtown Core Retail	0.7	6	26	0	32	26	Pini Hardware	Mixed use apartments
754 Sir Francis Drake Residential Project	SPD Specific Planned Development	0.5	2	0	10	12	26	Commercial Office/Retail Building	Multifamily apartments
801 State Access Senior Apartments	PD Planned District	1.6	5	4	39	48	30	Commissary Triangle Planning area at Hamilton Field.; Vacant	Senior apartments
HenHouse	CDR Downtown Core Retail	0.5	0	0	3	3	20	Office	2-, 3-, and 4-plex renter units per structure
Landing Court	CG General Commercial	2.0	4	3	25	32	20	RV, boat and trailer storage	32 condos (owner); affordable units
Hamilton Village	PD Planned Development	4.7	8	7	60	99	16	Commissary Triangle Planning area at Hamilton Field.; Vacant	75 townhome style condos (owner); affordable units
Atherton Place	PD Planned District	3.6	0	0	0	50	14	Vacant	Single-family attached unit
School Street Live/Work Units	PDD Planned Development District	1.9	0	9	3	12	6.25	School Street Plaza – Business Center	Live/work apartment units
Walnut Place	RMP ¹	1.5	25	0	0	25	15	Vacant	Disabled/special needs senior housing

Large and Small Sites

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this appendix is made up predominately of sites between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. Individual parcels under 0.5 acres in size are included only if they are part of a larger site based on common ownership.

Five sites over 10 acres in size are included in the inventory. In Marin County, development of lower income affordable housing on large sites is achievable and there is an interest in redeveloping larger sites. In San Rafael, the Northgate Mall is currently undergoing entitlements to overhaul the mall to include 1,320 residences on a 45-acre site. Nearly 10 percent of the housing units will be devoted to affordable housing.

- **Marin County Juvenile Hall.** The Marin County Juvenile Hall site consists of 33 acres and includes existing Probation Department facilities, Marin County offices, and an open recreational area. Marin County owns the site and facilities and will pursue affordable housing on a maximum of 10 acres of land on the site, while preserving recreational areas.
- **Nicasio Corporation Yard.** The Nicasio Corporation Yard is approximately 13.9 acres. As a County-owned site, the County recognizes the important of adding affordable housing within the inlands areas of the County and will pursue such housing on this site.
- **Marin Gateway Center.** Marin Gateway Center is located along Highway 101 near the Donahue Street/Bridge Boulevard and Bridgeway on/off ramps. The site, consisting of 15 acres, includes existing commercial and retail uses. An approximately 1.5-acre portion of parking area and potentially vacant retail spaces can accommodate housing on the site.
- **San Domenico School.** The majority of the San Domenico School campus, over 522 acres, consists of school facilities and steep hillside terrain. There are a few areas of the school, each over 1 acre and less than 10 acres, that could allow for housing opportunities.
- **St. Vincent's School for Boys.** This site consists of three properties totaling over 315 acres of land. Large swaths of the property are constrained by sea-level rise and a floodplain along Miller Creek. The existing Catholic Charities facilities, setbacks from Highway 101, and surrounding hillside terrain also limit the developable areas on this site significantly. Approximately 40 acres of the site may be available for housing development and other uses. The Built Environment Element of the Countywide Plan includes policy and requirements to provide for affordable housing on this site.

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements.

- **Commercial Center Sites.** For large commercial center sites, the average realistic capacity of 45 percent was based on identifying developable areas of the site. These areas will allow for residential development from 30 to 45 dwelling units per acre.
- **Vacant Sites.** For many vacant sites, realistic capacity was determined by subtracting areas that are affected by natural resources, including wetlands and stream conservation

areas, and as well as environmental constraints, including flooding, sea level rise, and steep terrain. For sites with steep terrain, the developable areas or flatter portions of the site were identified. On average, vacant site realistic capacity was calculated at 50 percent. The realistic capacity trend for building on steep terrain in Marin County is also 50 percent.

- **Religious Sites.** Religious institutions sites are sites with churches or other religious institutions, with excess vacant property or large parking lots, that could accommodate residential development. Only the portion of the vacant or parking area is used as a candidate housing site. All religious properties were reviewed. Sites with largest parking areas or surrounding vacant areas were selected or that could yield at least a half an acre when half of the property was calculated. In rural and inland areas, vacant lots appear to be used as parking areas. Half of the parking lot or vacant area (50 percent) were calculated toward housing units. Vacant areas with terrain constraints were either excluded or not selected from the analysis.
- **School Sites.** School sites with underutilized or unused areas or sites considered surplus by the school district that could accommodate residential development. Only the portion of the site considered underutilized or unused, or the entire “surplus” site, is considered a candidate housing site. Additionally, some school sites include buildings or recreational amenities that could or are currently being used as neighborhood amenities. These buildings and facilities were removed from the housing calculation analysis. Some school sites have development potential limited by environmental constraints such as flooding, sea level rise, and steep terrain. Based on existing environmental context and constraints, and to produce a realistic housing count, these sites were reduced in capacity by 50 percent and vary by each site.
- **Underutilized Nonresidential Sites.** For underutilized nonresidential sites, a realistic capacity of 75 percent was applied to sites based on the maximum allowed density based on recent trends and the assumption that development standards combined with unique site features may not always lead to 100 percent buildout.

Densities to Accommodate the Lower Income Housing

Sites within the City Center and Baylands Corridors use residential densities at 30 dwelling units per acre or higher and are credited toward lower-income housing sites. The City Centered and Baylands Corridors are generally located along Highway 101 and adjoining incorporated cities where employment, public services, and infrastructure is generally more available.

Sites within the Rural and Inland Corridors use residential densities at 20 dwelling units per acre and are credited toward lower-income housing sites. Due to limited infrastructure and wide use of septic tanks, development over a density of 20 dwelling units per acres is generally restrictive due to spacing requirements for drain or leach fields. Assembly Bill 1537 lowered Marin County’s default density to 20 units per acre.

Parcel Listing of Sites

Table C- 3 shows a listing of the sites inventory by parcel broken down by unincorporated communities consistent with the level of analysis throughout the Housing Element.

Unincorporated communities are made up by census designated places (CDPs) as delineated by the U.S. Census. Table C- 2 shows the CDPs included in each unincorporated community.

Some sites do not fall within the boundaries of a CDP within an unincorporated community but fall within the larger County Communities (North Marin, West Marin, Central Marin, Southern Marin). These sites are categorized under an “Other” heading in Table C- 3. The location of sites across the County is shown in Figure C- 1.

Table C- 2: Unincorporated County CDPs by Community

Community Name	CDPs Included
North Marin	
Black Point-Green Point	Black Point – Green Point
Marinwood/ Lucas Valley	Lucas Valley-Marinwood
West Marin	
Northern Costal West Marin	Dillon Beach, Tomales
Central Coastal West Marin	Point Reyes Station, Inverness
The San Geronimo Valley	Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls
Southern Coastal West Marin	Stinson Beach, Bolinas, Muir Beach
Central Marin	
Santa Venetia/ Los Ranchitos	Santa Venetia
Kentfield/Greenbrae	Kentfield
Southern Marin	
Strawberry	Strawberry
Tam Valley	Tamalpais-Homestead Valley
Marin City	Marin City

A parcel-by-parcel analysis of lower income non-vacant sites follows the residential sites inventory by community table ([Table C- 3: Residential Sites Inventory by Community](#) Table C- 3).

Table C- 3: Residential Sites Inventory by Community

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
North Marin												
Black Point-Green Point												
Vacant Sites												
Vacant Black Point (Olive Ave)	143-110-31	55.2	300 Olive Ave, Black Point	SF3/ARP-2	N/A	4	No	0	0	58	58	Existing Use - Vacant; Building-to-Land Value - 0.00
Underutilized Sites												
Greenpoint Nursery	153-190-24	19.6	275 Olive Ave, Black Point	AG1/ARP-60	N/A	16	No	0	0	53	53	Existing Use - Wetlands/Vacant with nursery on corner; Building-to-Land Value - 0.00
Marinwood/Lucas Valley												
Commercial Center Mixed Use												
Marinwood Plaza Miller Creek School District Properties (Marinwood Plaza adjacent)	164-471-64	0.4	121 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	7	0	0	7	Existing Use - Large format standalone commercial; GP Housing Overlay
	164-471-65	1.9	155 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	35	0	0	35	Existing Use - Grocery store, built 1959; GP Housing Overlay; Building-to-Land Value - 3.91
	164-471-69	1.1	175 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	20	0	0	20	Existing Use - Office park low, built 1962; GP Housing Overlay; Building-to-Land Value - 3.22
	164-471-70	1.5	197 Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	28	0	0	28	Existing Use - Large format standalone commercial; GP Housing Overlay; Building-to-Land Value - 1.54
	164-471-71	0.2	Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	0	4	0	4	Existing Use - Storage facility; GP Housing Overlay
164-471-72	0.3	Marinwood Ave, Marinwood	GC/CP	N/A	30	4th & 5th	0	6	0	6	Existing Use - Storage facility; GP Housing Overlay	

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Office Building	164-481-10	2.4	7 Mt Lassen Dr, Lucas Valley	GC/CP	N/A	30	No	58	0	0	58	Existing Use - Office park low, built 1979; Building-to-Land Value - 1.45
Public Sites												
Marin County Juvenile Hall	164-640-01	33.0	2 Jeannette Prandi Way, Lucas Valley	PF/PF	N/A	30	No	80	0	0	80	Existing Use - County juvenile hall facility, offices, and open field.
Religious Sites												
Carmelite Monastery of the Mother of God	164-290-80	3.2	530 Blackstone Dr, Santa Venetia	PR/RMP-0.1	N/A	20	No	0	32	0	32	Existing Use - Religious center, built 1965; Building-to-Land Value - 6.37
Other¹ - North Marin												
Vacant Sites												
Buck Center Vacant Property	125-180-79	97.3	Redwood Hwy, Black Point	AG1/A60	N/A	1	No	0	0	24	24	
	125-180-85	136.5	Redwood Hwy, Black Point	AG1/A60	N/A	20	No	0	0	225	225	
Underutilized Sites												
Atherton Corridor	143-101-35	1.0	761 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	0	4	0	4	Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	30	8	0	38	Existing Use - Rural residential lot SF detached, built 1932; Building-to-Land Value - 0.21
Atherton Corridor	143-101-20	4.8	791 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	37	13	0	50	Existing Use - Rural residential lot SF detached, built 1926; Building-to-Land Value - 0.54
Atherton Corridor	143-101-17	5.6	805 Atherton Ave, North Novato	SF3/A2-B4	N/A	20	No	42	13	0	55	Existing Use - Rural residential lot SF detached, built 1939; Building-to-Land Value - 0.04

¹ Sites that did not fall within the boundaries of CDPs within unincorporated communities in North Marin (Black Point – Green Point or Marinwood- Lucas Valley) but are located in North Marin.

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
West Marin												
Northern Coastal West Marin (Dillon Beach, Tomales)												
Vacant Sites												
Vacant Tomales	102-075-06	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	6	6	
	102-075-07	0.1	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	2	2	
Vacant Tomales	102-062-01	0.7	Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	N/A	7	No	0	0	4	4	
Vacant Tomales	102-075-02	0.3	Shoreline Hwy, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	5	5	
Vacant Tomales	102-041-44	4.8	290 Dillon Beach Rd, Tomales	C-SF6/C-RSP-7.26	N/A	7	No	0	0	13	13	
Religious Sites												
Tomales Catholic Church	102-080-23	1.3	26825 State Route 1, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	13	0	13	Existing Use - Religious center; Building-to-Land Value - 0.62
Underutilized Sites												
Tomales Nursery	102-051-09	0.3	27235 State Route 1	C-NC/C-VCR-B1	N/A	20	No	0	0	3	3	Existing Use - Low intensity strip commercial; Building-to-Land Value - 0.16
	102-051-08	0.3	27235 State Route 1	C-NC/C-VCR-B1	N/A	20	No	0	0	3	3	Existing Use - Estate lot SF detached, built 1931; Building-to-Land Value - 0.59
Tomales	102-051-07	0.6	200 Valley Ave, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	6	6	Existing Use - Rural residential lot SF detached, built 1990; Building-to-Land Value - 0.59
Tomales	102-075-09	0.5	29 John St, Tomales	C-NC/C-VCR-B1	N/A	20	No	0	0	5	5	Existing Use - Rural residential lot SF detached, built 1924; Building-to-Land Value - 0.22

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Central Coastal West Marin (Point Reyes Station, Inverness)												
Underutilized Sites												
Inverness Underutilized Residential	112-143-04	0.2	30 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached
	112-143-05	0.2	40 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached, built 1904; Building-to-Land Value - 0.73
	112-143-06	0.2	50 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached
Inverness Underutilized Residential	112-143-03	0.2	20 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Large lot SF detached, built 1913; Building-to-Land Value - 0.25
Inverness Underutilized Residential	112-144-28	0.3	55 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1988; Building-to-Land Value - 0.75
Inverness Underutilized Residential	112-143-07	0.4	60 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1983; Building-to-Land Value - 7.41
Inverness Underutilized Residential	112-144-25	0.3	75 Balmoral Way, Inverness	C-SF3/C-RSP-1	N/A	7	No	0	0	2	2	Existing Use - Estate lot sf detached, built 1909; Building-to-Land Value - 0.87
Pt. Reyes Village (5th St)	119-222-08	1.0	60 Fifth St, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	17	0	0	17	Existing Use - Low intensity strip commercial, built 1953; Building-to-Land Value - 0.68
Pt. Reyes Village Red/Green Barn	119-198-05	1.5	510 Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	24	0	0	24	Existing Use - Barn; Building-to-Land Value - 0.82
Public Sites												
Inverness County Site	112-220-08	0.1	Sir Francis Drake Blvd, Inverness	C-SF3/C-RSP-0.33		20	No	0	0	0	0	Existing Use - Vacant public property
	112-220-09	0.9	Sir Francis Drake Blvd, Inverness	C-SF3/C-RSP-0.33		20	No	0	0	13	13	Existing Use - Vacant public property
Pt. Reyes County Vacant Site	119-260-03	2.0	9 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC		20	No	32	0	0	32	Existing Use - Vacant county site

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Pt. Reyes Coast Guard Rehabilitation/Conversion	119-270-12	0.3	10 Giacomini Rd, Pt. Reyes Station	C-NC/C-RMPC		20	No	5	0	0	5	Existing Use - Vacant county site
	119-240-73	31.4	100 Commodore Webster Dr, Pt. Reyes Station	C-OA/C-OA	N/A	0	No	50	0	0	50	Existing Use - Military
Rehabilitation Sites												
Grandi Building/Site	119-234-01	2.5	54 B ST, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	4th & 5th	25	0	0	25	Existing Use - Large format standalone commercial, built 1914; Building-to-Land Value - 4.01
Religious Sites												
Presbytery of the Redwoods	119-202-05	0.3	11445 State Route 1, Pt. Reyes Station	C-SF4/C-RA-B3		20	No	0	3	0	3	Existing Use - Religious center; Building-to-Land Value - 6.22
Vacant Sites												
Vacant Pt. Reyes Station	119-203-01	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2	N/A	20	No	0	0	2	2	
	119-203-03	0.1	Mesa Rd, Pt. Reyes Station	C-NC/C-VCR-B2		20	No	0	0	2	2	
The San Geronimo Valley (Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls)												
Rehabilitation Sites												
Office - Forest Knolls (Upper Floors)	168-141-12	0.1	6900 Sir Francis Drake Blvd, Forest Knolls	NC/VCR	N/A	20	No	0	0	2	2	Existing Use - Low intensity strip commercial, built 1938; Building-to-Land Value - 0.65
Office - Lagunitas (Upper Floors and Rear Prop)	168-175-06	0.9	7120 Sir Francis Drake Blvd, Lagunitas	GC/H1	N/A	20	No	16	0	0	16	Existing Use - Large format standalone commercial; Building-to-Land Value - 1.71
Office - Lagunitas (Upper Floors and Rear Prop)	168-192-28	1.3	7282 Sir Francis Drake Blvd, Lagunitas	GC/CP	N/A	20	No	0	10	4	14	Existing Use - Commercial recreation facility, built 1925; Building-to-Land Value - 0.90
Religious Sites												
Saint Cecilia Church	168-183-04	0.9	428 W. Cintura, Lagunitas	SF4/R1-B3	N/A	30	No	16	0	0	16	Existing Use - Religious center; Building-to-Land Value - 11.72

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Presbyterian Church San Geronimo	169-101-21	0.8	6001 Sir Francis Drake Blvd, San Geronimo	SF5/R1-B2	N/A	20	No	0	15	0	15	Existing Use - Religious center; Building-to-Land Value - 11.72
Underutilized Sites												
Residential next to Forest Knolls Trailer Park	168-131-04	6.5	6760 Sir Francis Drake Boulevard, Forest Knolls	SF3/RA-B4	N/A	20	No	0	0	8	8	Existing Use - Rural residential lot sf detached, built 1953; Building-to-Land Value - 1.25
Public Sites												
Nicasio Corporation Yard - Marin County	121-050-34	13.9	5600 Nicasio Valley Road, Nicasio	AG1/ARP-60	N/A	20	No	16	0	0	16	Existing Use – vacant portion of County corporation yard
Woodacre Fire Station	172-111-01	0.4	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	10	0	10	Existing Use - Fire station, built 1940s
	172-111-02	0.8	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	0	0	0	Existing Use - Fire station, built 1940s (facilities to remain)
	172-104-02	1.4	33 Castle Rock, Woodacre	SF5/R1-B2	N/A	20	No	0	0	0	0	Existing Use - Fire station facility (access road to remain)
Vacant Sites												
Vacant Nicasio	121-080-05	0.2	4449 Nicasio Valley Rd, Nicasio	NC/RMPC-1	N/A	20	No	0	0	4	4	
Southern Coastal West Marin (Stinson Beach, Bolinas, Muir Beach)												
Credit												
Aspen Lots	192-102-22	0.2	430 Aspen Rd, Bolinas	C-SF5/C-RA-B2	N/A	0	No	2	0	0	2	Existing Use - Estate Lot SF detached, built 1971; Building-to-Land Value - 0.61
Downtown Project	193-061-03	1.8	31 Wharf Rd, Bolinas	C-SF5/C-RA-B2	N/A	0	No	9	0	0	9	Existing Use - Residential common area; Building-to-Land Value - 0.00
Overlook Lots	192-061-14	0.5	530 Overlook Dr, Bolinas	C-SF5/C-RA-B2	N/A	0	No	2	0	0	2	Building-to-Land Value - 0.00
Underutilized Sites												
Stinson Beach Underutilized Residential	195-193-15	0.3	128 Calle Del Mar, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	2	2	Existing Use - Small lot sf detached, built 1922; Building-to-Land Value - 0.55

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Stinson Beach Commercial	195-193-18	0.0	129 Calle Del Mar, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	1	1	Existing Use - Very small lot sf detached, built 1922; Building-to-Land Value - 0.50
	195-193-35	0.3	3422 State Route 1, Stinson Beach	C-NC/C-VCR	N/A	20	No	0	0	5	5	Existing Use - Non urban civic
Vacant Sites												
Stinson Beach Community Center - Vacant	195-211-05	0.9	10 Willow Ave, Stinson Beach	C-SF6/C-R1	N/A	7	No	0	0	5	5	
Other ²- West Marin												
School Sites												
Shoreline Unified School District	102-080-19	2.1	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6		20	No	35	0	0	35	Existing Use - Vacant school property
	102-080-20	0.4	Shoreline Highway, Tomales	C-SF3/C-RSP-1.6		20	No	9	0	0	9	Existing Use - Vacant school property
Tomales Joint Union High School District	102-080-10	0.7	State Route 1, Tomales	C-SF3/C-RSP-1.6		20	No	0	14	0	14	Existing Use - Vacant school property
Religious Sites												
Olema Catholic Church	166-181-01	2.4	10189 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	24	0	0	24	Existing Use - Religious center; Building-to-Land Value - 11.45
Underutilized Sites												
Olema Commercial	166-202-01	1.0	10002 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	10	0	10	Existing Use -Low intensity strip commercial, built 1881; Building-to-Land Value - 0.96
Olema Commercial	166-213-01	0.5	9870 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	0	5	5	Existing Use -Low intensity strip commercial, built 1900; Building-to-Land Value - 0.80

² Sites that did not fall within the boundaries of CDPs within unincorporated communities in West Marin (Northern Coastal West Marin, Central Coastal West Marin, The Valley, or Southern Coastal West Marin) but are located in West Marin.

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Olema Commercial	166-213-02	1.0	9840 State Route 1, Olema	C-NC/C-VCR	N/A	20	No	0	10	0	10	Existing Use -Rural residential lot SF detached, built 1915; Building-to-Land Value - 0.29
Olema Commercial	166-202-04	1.1	9950 Sir Francis Drake Blvd, Olema	C-NC/C-VCR	N/A	20	No	0	11	0	11	Existing Use -Low intensity strip commercial
Central Marin												
Santa Venetia/Los Ranchitos												
Religious Sites												
St. Vincent's School for Boys *	155-011-29	20.2	St. Vincent Dr, Marinwood	PD/A2	N/A	20	4th & 5th	0	0	0	0	Existing Use - Religious center
	155-011-28	74.0	St. Vincent Dr, Marinwood	PD/A2	N/A	20	4th & 5th	0	0	0	0	Vacant/Agricultural
	155-011-30	221.0	St. Vincent Dr, Marinwood	PD/A2	N/A	20	4th & 5th	440	0	240	680	Vacant/Agricultural
Church of Jesus Christ	180-272-03	3.5	220 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	35	0	0	35	Existing Use - Religious center
Congregation Rodef Shalom Marin	180-281-34	2.0	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	0	13	0	13	Existing Use - Religious center
School Sites												
Bernard Osher Marin Jewish Community Center	180-281-35	1.2	180 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	10	0	0	10	Existing Use - Religious center
	180-281-21	1.6	200 N San Pedro Rd, Santa Venetia	SF5/A2-B2	N/A	20	No	13	0	0	13	Existing Use - Religious center, built 2006
	180-281-25	0.9	210 N San Pedro Rd, Santa Venetia	OC/AP	N/A	20	No	13	0	0	13	Existing Use - Religious center, built 1972
McPhail School	180-151-18	4.3	1565 Vendola Dr, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	26	26	Existing Use - Closed school
	180-161-09	1.0	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	2	2	Existing Use - Closed school
	180-161-10	4.3	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	N/A	0	No	0	0	5	5	Existing Use - Closed school

*This site will be moved under the Marinwood/Lucas Valley community in the next iteration.

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Old Gallinas Children Center	180-123-01	7.7	251 N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-5.8	N/A	30	No	50	0	0	50	Existing Use - Closed school and a childcare center (with ball field to remain)
Vacant												
Vacant Santa Venetia	180-171-32	1.1	180-171-32 (N San Pedro Rd), Santa Venetia	SF5/A2-B2	N/A	4	No	0	0	2	2	
Outnumbered2, LLC	180-261-10	27.9	Oxford Drive, Santa Venetia	SF5/A2-B2	N/A	4	No	0	0	28	28	
Vacant Santa Venetia	179-332-19	1.0	179-332-19 (Edgehill Way), Santa Venetia	SF6/R1	N/A	7	No	0	0	3	3	
Vacant Bayhills Drive	180-333-01	1.5	Bayhills Drive, Santa Venetia	PR/RMP-1	N/A	8	No	0	0	5	5	
Kentfield/Greenbrae												
School Sites												
College of Marin Parking Lot	071-132-11	0.8	Sir Francis Drake Blvd, Kentfield	PF/PF	N/A	30	No	21	0	0	21	Existing Use - Parking lot; Combined with College of Marin (Commercial Frontage) site below.
	071-132-12	0.3		PF/PF	N/A	30	No	7	0	0	7	
College of Marin Parking Lot	074-092-11	0.2	139 Kent Ave, Kentfield	PF/PF	N/A	20	No	3	0	0	3	
	074-181-18	2.7		PF/PF	N/A	20	No	48	0	0	48	
	074-092-17	0.2		PF/PF	N/A	20	No	2	0	0	2	
Underutilized Sites												
College of Marin (Commercial Frontage)	074-031-56	0.2	937 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	10	0	10	Existing Use - Low intensity strip commercial, built 1943; Building-to-Land Value - 0.00
	074-031-58	0.1	941 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1954; Building-to-Land Value - 0.00

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-60	0.1	939 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	10	0	10	Existing Use - Low intensity strip commercial, built 1951; Building-to-Land Value - 0.00
	074-031-54	0.1	923 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	4	0	4	Existing Use - Low intensity strip commercial, built 1913; Building-to-Land Value - 1.92
	074-031-65	0.3	921 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	6	0	6	Existing Use - Low intensity strip commercial; Building-to-Land Value - 0.32
Kentfield Commercial Underutilized	074-031-68	0.2	935 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1950; Building-to-Land Value - 1.00
	074-031-69	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	3	0	3	Existing Use - Large format standalone commercial
Sloat Garden Center	071-191-47	1.1	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	N/A	30	No	26	0	0	26	Existing Use - Large format standalone commercial, built 1946; Building-to-Land Value - 0.17
	071-191-48	0.2	700 Sir Francis Drake Blvd, Kentfield	SF6/R1	N/A	30	No	5	0	0	5	Existing Use - Large format standalone commercial
Kentfield Commercial Underutilized	074-031-39	0.3	929 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	8	0	8	Existing Use - Low intensity strip commercial, built 1979; Building-to-Land Value - 2.96
Kentfield Commercial Underutilized	074-031-45	0.2	907 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1975; Building-to-Land Value - 1.89
Kentfield Commercial Underutilized	074-031-61	0.3	913 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	7	0	7	Existing Use - Low intensity strip commercial, built 1957; Building-to-Land Value - 1.29
Kentfield Commercial Underutilized	074-031-63	0.1	Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	4	0	4	Existing Use - Low intensity strip commercial
Kentfield Commercial Underutilized	074-031-74	0.2	943 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	0	No	0	5	0	5	Existing Use - Low intensity strip commercial, built 1976; Building-to-Land Value - 1.09

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Kentfield Commercial Underutilized	074-031-75	0.7	901 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	18	0	0	18	Existing Use - Low intensity strip commercial; Building-to-Land Value - 1.66
Kentfield Commercial Underutilized	074-031-77	0.2	911 Sir Francis Drake Blvd, Kentfield	NC/RMPC	N/A	30	No	0	6	0	6	Existing Use - Low intensity strip commercial; Building-to-Land Value - 1.00
25 Bayfield (Kentfield)	022-071-01	0.4	25 Bayview Rd, Kentfield	MF3/RMP-6	N/A	10	No	0	0	3	3	Existing Use - Estate lot sf detached, built 1910; Building-to-Land Value - 0.29
Religious Sites												
Kentfield Catholic Church	022-010-21	1.4	215 Bon Air Rd, Kentfield	PF-SF5/R1-B2	N/A	30	No	0	14	0	14	Existing Use - Religious center; Building-to-Land Value - 2.17
Other-³ Central Marin												
Credit												
Albion Monolith	018-087-13	0.5	33 Albion St, California Park	MF3/RMP-9	N/A	0	No	1	0	8	9	Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value - 0.34
	018-087-14	1.2	37 Albion St, California Park	MF3/RMP-9	N/A	0	No					Existing Use - Rural residential lot SF detached, built 1930; Building-to-Land Value - 0.16
San Quentin Adjacent Vacant Property	018-152-12	55.2	E Sir Francis Drake Blvd, San Quentin	PF/A2-B2		0	No	115	115	0	230	Existing Use - Non urban civic
Vacant Sites												
Cal Park	018-086-17	0.2	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	4	4	GP Housing Overlay
	018-086-18	0.7	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	17	17	GP Housing Overlay
	018-075-28	0.9	Woodland Ave, California Park	MF2/RSP-4	N/A	30	4th	0	0	20	20	GP Housing Overlay

³ Sites that did not fall within the boundaries of CDPs within unincorporated communities in Central Marin (Santa Venetia/ Los Ranchitos or Kentfield/Greenbrae) but are in the Central Marin area.

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Lucas Valley Environs Vacant	018-074-16	0.8	Woodland Ave, California Park	MF2/RSP-4	N/A	30	No	30	0	0	30	
	018-081-04	0.4	Auburn St, California Park	MF2/RSP-4		30	No	0	0	24	24	
	018-083-01	0.1	Auburn St, California Park	MF2/RSP-4		8	No	0	0	1	1	
	018-085-23	0.4	Auburn St, California Park	MF2/RSP-4		8	No	0	0	17	17	
	018-083-09	0.1	Auburn St, California Park	MF2/RSP-4		8	No	0	0	2	2	
	018-082-13	0.5	Auburn St, California Park	MF2/RSP-4		8	No	0	0	3	3	
	018-084-12	1.0	Auburn St, California Park	MF2/RSP-4		8	No	0	0	2	2	
Karuna	164-280-35	54.2	1501 Lucas Valley Road, Lucas Valley Environs	AG1/A60		7	No	0	0	26	26	
	177-220-10	10.8	1 Sacramento Ave, Sleepy Hollow	MF2/RMP-1.0		1	No	0	0	10	10	
Underutilized Sites												
Sacramento/San Anselmo Properties (one ownership)	177-203-03	0.7	4 Sacramento Ave, Sleepy Hollow	SF6/R1		30	No	16	0	0	16	Existing Use - Apartment; Building-to-Land Value - 1.53
	177-203-04	0.8	404 San Francisco Blvd, Sleepy Hollow	SF6/R1		30	No	18	0	0	18	Existing Use – Multiple SF detached units; Building-to-Land Value - 1.16
	177-220-41	0.3	San Francisco Blvd, Sleepy Hollow	SF6/R1		30	No	7	0	0	7	Vacant
Sacramento/San Anselmo Properties	177-203-09	0.6	60 Sacramento Ave, Sleepy Hollow	SF6/R1		30	No	15	8	0	23	Existing Use - Rural residential lot SF detached, built 1925; Building-to-Land Value - 0.58
Religious Sites												
Subud California	177-202-08	2.6	100 Sacramento Ave, Sleepy Hollow	PR/RMP-0.1		20	No	0	4	0	4	Existing Use - Religious center; Building-to-Land Value - 1.07

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Commercial Mixed Use Sites												
Oak Manor Commercial Center	174-011-33	1.1	2410 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	N/A	30	4th & 5th	25	0	0	25	Existing Use - Low intensity strip mall, built 1965; Building-to-Land Value - 1.13
	174-011-36	0.5	2400 Sir Francis Drake Blvd, Unincorporated Fairfax	GC/C1	N/A	30	4th & 5th	11	0	0	11	Existing Use - Low intensity strip mall; Building-to-Land Value - 0.38
School Sites												
Hidden Valley Elementary School Vacant Area	177-011-13	0.6	Fawn Dr, Sleepy Hollow	PF-SF4/PF-RSP-2	N/A	8	No	0	0	5	5	Existing Use - Vacant school property
San Domenico School	176-300-30	522.4	1500 Butterfield Rd, Sleepy Hollow	PR/RMP-0.1	N/A	30	No	50	0	0	50	Existing Use - School, built 1964; Building-to-Land Value - 9.79
Southern Marin												
Strawberry												
Vacant Sites												
North Knoll Rd/Saint Thomas Dr	034-012-26	5.9	Knoll Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	23	23	
	034-061-09	0.6	Knoll Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	3	3	
Credit												
North Coast Seminary	043-261-25	48.4	201 Seminary Dr, Strawberry	MF2/RMP-2.47	N/A	0	4th	0	0	89	89	Existing Use - Non closed seminary college , built 1959; Building-to-Land Value - 0.04
	043-261-26	25.1	300 Storer Dr, Strawberry	MF2/RMP-2.47	N/A	0	4th					Existing Use - Non urban civic; Building-to-Land Value - 0.28
Underutilized Sites												

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
Strawberry Commercial (one owner)	043-151-03	0.2	670 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	6	6	Existing Use - Office park low, built 1939; Building-to-Land Value - 0.86
	043-151-09	0.3	680 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	7	7	Existing Use - Motel, built 1944; Building-to-Land Value - 0.91
Strawberry Commercial (one owner)	043-151-02	0.3	664 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	9	9	Existing Use - Motel, built 1977; Building-to-Land Value - 0.51
	043-151-31	1.5	690 Redwood Hwy Frontage Rd, Strawberry	GC/H1	N/A	30	No	0	0	38	38	Existing Use -Low intensity strip commercial, built 1997; Building-to-Land Value - 0.07
Commercial Center Mixed Use Sites												
Strawberry Village Center (North of Belvedere Dr)	043-321-03	9.1	800 Redwood Hwy Frontage Rd, Strawberry	GC/RMPC	N/A	30	No	28	0	0	28	Existing Use - Grocery store, built 2005 (potential housing to be located in available parking area); GP Housing Overlay
Strawberry Village Center (South of Belvedere Dr)	043-321-02	3.9	110 E Strawberry Dr, Strawberry	GC/RMPC	N/A	30	No	72	0	0	72	Existing Use – Commercial center (excludes In-N-Out); built 1983; Building-to-Land Value - 0.38
Public Sites												
Strawberry Recreation District Site	043-361-54	3.1	Redwood Hwy Frontage Rd, Strawberry	MF4/RMP-12.1	N/A	30	No	46	0	0	46	Existing Use - Vacant public property
Tam Valley (Tamalpais-Homestead Valley)												
Underutilized Sites												
Jack Krystal Hotel Parcel Site	052-227-09	1.5	260 Redwood Hwy Frontage Rd, Almonte	RC/BFC-RCR	N/A	30	No	0	0	36	36	Existing Use -Low intensity strip commercial; Building-to-Land Value - 0.01
Credit												
150 Shoreline	052-371-03	0.5	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th	0	0	10	10	Existing Use -Commercial office building

Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
	052-371-04	0.9	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1971; Building-to-Land Value 2.37
	052-371-06	0.3	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1974; Building-to-Land Value 2.0
	052-371-07	0.3	150 Shoreline Hwy, Strawberry	GC/CP	N/A	0	4th					Existing Use -Low intensity strip commercial, built 1975; Building-to-Land Value 3.35
Public Sites												
Tam Junction State Vacant Lot	052-041-27	0.5	Shoreline Hwy, Tamalpais	MF4.5/RMP-12.45		30	4th	0	12	0	12	Existing Use - Vacant State property
Marin City												
Religious Sites												
Peace Lutheran Church	052-062-05	2.7	205 Tennessee Valley Rd, Tamalpais	SF6/RA-B1		20	No	20	0	0	20	Existing Use - Religious center, built 1959; Building-to-Land Value - 8.55
Cornerstone Community Church of God	052-140-38	0.4	626 Drake Ave, Marin City	NC/RMPC		20	No	0	4	0	4	Existing Use - Religious center, built 1988; Building-to-Land Value - 81.05
Commercial Center Mixed Use Sites												
Marin Gateway Center	052-490-08	4.2	190 Donahue St, Marin City	GC/CP		30	No	0	50	50	100	Existing Use - Low intensity strip commercial; GP Housing Overlay; Building-to-Land Value - 1.67
Credit												
825 Drake	052-112-03	1.0	825 Drake Ave, Marin City	MF4.5/RMP-34	N/A	0	No	74	0	0	74	Existing Use - Large format standalone commercial, built 1967
Vacant Sites												
Donahue Highlands (formerly LiBao)	052-140-33	49.2	Off Donahue St., Marin City	PR/RMP-0.5		25	No	0	0	25	25	
School Sites												

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Board of Supervisor District, Strategy, and Site Name	Assessor Parcel Number	Acres	Address	Existing GP/Zoning	New Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria
								Lower	Moderate	Above Moderate	Total	
MLK Academy School Site	052-140-39	8.4	610 Drake Ave, Marin City	PF/PF		20	No	0	63	0	63	Elementary School
Other⁴ - Southern Marin												
Vacant Sites												
Pan Pac Ocean Site	034-012-21	1.6	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	3	3	
	034-012-27	8.4	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	17	17	
	034-012-28	1.2	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	2	2	
	034-012-29	5.0	Eagle Rock Rd, Strawberry	PR/RMP-0.2	N/A	16	No	0	0	10	10	

- A60 = Agriculture and Conservation
- A2 = Agriculture Limited
- A2-B2 = Agriculture Limited
- AP = Administrative and Professional
- R1 = Residential Single Family
- RMP-1 = Residential Multiple Planned
- RSP-4 = Residential Single Family Planned
- RMP-0.2 = Residential Multiple Planned
- RMP-0.1 = Residential Multiple Planned
- RMP-0.5 = Residential Multiple Planned
- C-R1 = Residential Single Family
- RMPC-1 = Residential Commercial Multiple Planned
- C-VCR-B2 = Village Commercial Residential
- C-RSP-7.26 = Residential Single Family Planned
- C-VCR-B1 = Village Commercial Residential
- ARP-2 = Agriculture Residential Planned

⁴ Sites that did not fall within the boundaries of CDPs within unincorporated communities in Southern Marin (Strawberry, Tam Valley, Marin City) but are in the Southern Marin area.

RMP = Residential Multiple Planned
RMP-6 = Residential Multiple Planned
BFC-RCR = Resort and Commercial Recreation
H1 = Limited Roadside Business
VCR = Village Commercial Residential
VCR-B2 = Village Commercial Residential
C-VCR = Village Commercial Residential
CP = Planned Commercial
PF = Public Facilities
PF-RSP-4.36 = Residential Single Family Planned
PF-RSP-5.8 = Residential Single Family Planned

Non-Vacant Affordable Housing Income Assumptions

Site selection to meet the lower-income RHNA includes both vacant sites and underutilized sites. The sites on the following pages identify in detail the site description for non-vacant affordable housing sites only. All sites chosen are significantly underutilized given their size and location.

Key sites with existing uses that are ripe for redevelopment typically contain older structures and are underutilized given the development potential afforded by the mixed-use development standards. Examples of existing uses include small-scale commercial uses, shopping center parking lots, auto repair shops, underutilized school or public sites, and religious institutions with surface parking lots. Some sites with existing residential uses provide the opportunity for significant capacity increases. The following criteria was used to identify underutilized parcels in mixed-use zones:

- Building-to-land value ration less than 2.00
- Structure built prior to 1980 (and therefore over 42 years of age or older)
- General characteristics such as declining uses or underutilized parking areas

Housing sites that could accommodate the lower income ranges were applied a minimum 30 dwelling unit per acre residential density within the Baylands and City-Centered Corridors. These corridor areas are accessible to community facilities, transit, highways, employment areas, and water and sewer infrastructure. Lower income housing sites within the Inland Rural and Coastal Corridors are located in areas that are serviced by private domestic water wells and on-site septic systems. Housing developments that require septic tanks also require larger land areas for the septic tank drainage fields. Thus, affordable housing sites within the Inland Rural and Coastal areas were applied a 20 dwelling unit per acre residential density to recognize the need of more land for on-site infrastructure services. For example, the Walnut Place affordable housing project, located in Point Reyes Station, includes 24 units built on 1.5-acre property (built density is 17 dwelling units per acre). . A portion of the property land area is devoted to the septic drain field.

Corridors	Residential Density for Lower Income Housing du/ac = dwelling unit per acre
Baylands and City Centered	30 du/ac
Inland Rural and Coastal	20 du/ac

Atherton Corridor (North Novato)

Site Description

This site includes three single-family large lots along Atherton Avenue with each lot ranging in size from four to five acres. Each site includes one single-family home, equestrian facilities, and other accessory structures. Several lots include expansive vacant areas. The properties are surrounded by residential properties.



Site Features

- Large single-family sites
- Some mature trees/vegetation
- Large vacant areas
- Equestrian facilities
- Property slopes to the south minimally

Parcel Size Calculation

The physical constraints to development are minimal due to sloping terrain (five percent slope) on the southern portion of the property, while the front or northern portion of property is generally flat. There are no environmentally sensitive areas on these sites. Therefore, the parcel’s net acreage equals the full gross acreage.

APN(S)	143-101-37 143-101-20 143-101-17	Constraints	Sloping lot toward on southern portion averaging five percent slope. Remainder of lot is generally flat under two percent slope.
Parcel Acres (Net/Gross)	4.0/4.0 4.8/4.8 5.6/5.6		
Existing Use	Single-family		
General Plan	SF3	Infrastructure	There are sewer capacity restrictions. Further studies are needed to determine potential impacts to sewer capacity and mitigations needed.
Zoning	A2-B4		
Maximum Density	30		
Unit Capacity	109		

Bernard Osher Marin Jewish Community Center (Santa Venetia)

Site Description

This site utilizes parking areas for Bernard Osher Marin Jewish Community Center along San Pedro Road, to calculate potential housing units. The site is across the street from Venetia Valley School.

Site Features

- Parking area
- Mature trees/vegetation

Parcel Size Calculation

Only half (50%) of the parking lots was calculated for the net area of the site.

Religious facilities were excluded from the analysis.



APN(S)	180-281-21 180-281-25 180-281-35	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	0.9/1.7 0.9/2.5 0.7/2.0		
Existing Use	Religious institution parking lot	Infrastructure	This site has access to existing water and sewer service.
General Plan	OC, SF6		
Zoning	AP, RA		
Maximum Density	30		
Unit Capacity	36		

Church of Jesus Christ of Latter-Day Saints (Santa Venetia)

Site Description

This site contains parking areas for the Church of Jesus Christ along San Pedro Road, just south of Woodoaks Drive.

Site Features

- Parking area wrapping around structure
- Some mature trees and vegetation along parking lot and street edge

Parcel Size Calculation

Only half (50%) of the parking lots was calculated for net area of the site. Religious facilities were excluded from the analysis.



APN(S)	180-272-03	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	3.5/5.3		
Existing Use	Religious institution parking lot	Infrastructure	This site has access to existing water and sewer service.
General Plan	SF5		
Zoning	A2-B2		
Maximum Density	30		
Unit Capacity	35		

College of Marin - Kent Avenue Site (Kentfield)

Site Description

This three-acre parking lot is located across the street of the College of Marin with access to Kent Avenue. The site is primarily surface parking area with some vegetation and trees on the westernmost portion of the site. The College has expressed interest in building workforce housing for staff.

Site Features

- Parking area
- Adjacent to residential uses
- Mature trees along edges

Parcel Size Calculation

There are no on-site physical constraints, so the majority of the parcel acreage was counted.



APN(S)	074-092-11 074-181-18 074-092-17	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	3.1/3.1	Infrastructure	The site has access to existing water and sewer service. Sewer capacity study likely needed to determine capacity impacts and potential mitigations.
Existing Use	College parking lot		
General Plan	PF		
Zoning	PF		
Maximum Density	30		
Unit Capacity	53		

College of Marin - Sir Francis Drake Boulevard Site (Kentfield)

Site Description

This one-acre parking lot is located across the street of the College of Marin with access to Sir Francis Drake Boulevard. The College has expressed interest in building workforce housing for staff.

Site Features

- Parking area
- Adjacent to residential uses

Parcel Size Calculation

There are no on-site physical constraints, so the majority of the parcel acreage was counted.



APN(S)	071-132-11 071-132-12	Constraints	There are no physical constraints.
Parcel Acres (Net/Gross)	1.1/1.1		
Existing Use	College parking lot	Infrastructure	The site has access to existing water and sewer service. determine capacity impacts and potential mitigations.
General Plan	PF		
Zoning	PF		
Maximum Density	30		
Unit Capacity	28		

Marin County Juvenile Hall (Lucas Valley)

Site Description

This site, nearly 33 acres in size, is owned by the County of Marin and hosts the Juvenile Hall and Marin County facilities. There are nearly 10 acres on the southern site that are vacant, but is recognized as a recreational amenity by the community. The site is located at the northeast corner of Lucas Valley Road and Lassen Drive.



Site Features

- Juvenile Hall facility
- Jeanette Prandi Children’s Center
- Magnolia Park School
- County offices
- Passive recreation field and walking trail
- Miller Creek

Parcel Size Calculation

Miller Creek traverses through the southern portion of the site but has been excluded from the site acres identified for potential housing development. The County will allocate approximately 10 acres for affordable housing development by reorganizing existing or underutilized facilities.

APN(S)	164-640-01	Constraints	Miller Creek traverses a portion of the southern site, and the northern sites has minimal slope conditions where no development is anticipated.
Parcel Acres (Net/Gross)	9.9/33.0		
Existing Use	County government facilities and recreational passive field	Infrastructure	The site has access to existing water and sewer service. Potential upgrades may be needed for the sewer system.
General Plan	PF		
Zoning	PF		
Maximum Density	20		
Unit Capacity	80		

Grandi Building/Site (Point Reyes Station)

Site Description

This 2.5-acre site includes the vacant Grandi Building (built in 1915), older commercial and industrial structures, and vacant areas. The commercial and industrial buildings were built in the early 1900s.



Site Features

- Grandi Building
- Commercial/industrial buildings
- Retail nursery
- Vacant area
- Industrial Storage

Parcel Size Calculation

Only 50 percent of the site was calculated toward housing development, with the intent of rehabilitating upper floor of the Grandi Building for affordable housing. It was assumed that the commercial buildings will remain.

APN(S)	119-234-01	Constraints	There are no physical constraints. The Grandi Building is over 100 years old and will require rehabilitation to accommodate residential units on the upper floor.
Parcel Acres (Net/Gross)	1.3/2.5		
Existing Use	Vacant building and commercial businesses	Infrastructure	There may be a deficiency of acreage on site to support septic drain field for 25 units.
General Plan	C-NC		
Zoning	C-VCR-B2		
Maximum Density	20		
Unit Capacity	25		

Kentfield Commercial Underutilized Site (Kentfield)

Site Description

This site is located along Sir Francis Drake Boulevard on a slightly sloping property. Each two-story building is built on two different flat areas of the property. The buildings have a building-to-land value ratio (BLVR) of 1.7, and are in good condition but are showing signs of age. The low BLVR indicates no recent reinvestments to the property.



Site Features

- Two office buildings
- Rear of property adjoins the Corte Madera Creek.
- Mature trees along creek
- Site is adjacent to multi-family units

Parcel Size Calculation

The existing buildings could be rehabilitated and converted to affordable housing. Or the existing buildings can be demolished, and the new affordable housing could be built on the existing footprints to take in account the slight terrain various on site. The site has a six percent slope measured from the center to rear of the property.

APN(S)	074-031-75	Constraints	Minimal slope conditions.
Parcel Acres (Net/Gross)	0.7/0.7		
Existing Use	Office buildings	Infrastructure	The site has access to existing water and sewer service.
General Plan	NC		
Zoning	RMPC		
Maximum Density	30		
Unit Capacity	18		

Marinwood Plaza (Marinwood)

Site Description

Marinwood Plaza is an existing shopping center located at Marinwood Avenue and Miller Creek Road. The center consists of two vacant areas, an operating grocery store, and vacant commercial tenant spaces. A dry-cleaning business operating between 1974 and 2005 contaminated the soil and groundwater around the area. The vacant portion of the building has a building-to-land value ratio of 1.6 and was built in the 1960s. The building is showing signs of age and lack of investment, with numerous vacancies of the small retail spaces.



Site Features

- Grocery store; vacant commercial/retail tenant spaces
- Two vacant areas
- Contamination (soil and groundwater)
- Mature trees throughout parking lot

Parcel Size Calculation

The site acres for housing development includes the entire site, except for the grocery store and adjacent parking area. The assumption is that the grocery could remain and continue to serve the community. Of the five-acre site, three acres were identified for housing development.

APN(S)	164-417-70 164-471-64 164-471-69	Constraints	Groundwater and soil contamination.
Parcel Acres (Net/Gross)	3.0/4.9	Infrastructure	Sewer study indicates no existing capacity restrictions in vicinity, however, as typical for developments, capacity study will likely be needed to determine potential impacts and mitigations.
Existing Use	Commercial shopping center		
General Plan	GC		
Zoning	CP		
Maximum Density	30		
Unit Capacity	80		

Nicasio Corp Yard (Nicasio)

Site Description

The Nicasio Corp Yard, located along Nicasio Valley Road, is owned by the County of Marin, and houses the Public Works Department’s facilities and equipment. The site consists of several structures, including a steel warehouse building to store equipment. The site also includes fleet vehicles storage and vacant areas. The site is surrounded by open hillside and creeks and natural drainages.



Site Features

- Vehicle and equipment storage
- Facility structures
- Mature trees along the periphery
- Streams
- Vacant areas

Parcel Size Calculation

The entire site is nearly 14 acres, but the property includes the street, vacant land to the south, and irregular shaped areas to the north, only the most developable areas of the site were included, yielding less than one acre.

APN(S)	121-050-34	Constraints	Adjacent creeks
Parcel Acres (Net/Gross)	0.8/13.9	Infrastructure	Well investigation needed. Septic investigation needed to confirm whether existing field has capacity or can be expanded and its condition. Streams and potential groundwater and proximity to Nicasio Reservoir will affect where septic can be expanded to. Stream conservation areas will probably cut off the northern area of the parcel from development. Stream conservation area will affect constructable area in the southern area of the property.
Existing Use	County Public Works Storage and Maintenance yard		
General Plan	AG1		
Zoning	ARP-60		
Maximum Density	20		
Unit Capacity	16		

Oak Manor Shopping Center (Unincorporated Fairfax)

Site Description

The Oak Manor Shopping Center consists of a retail center built in 1965 with a building-to-land value ratio of 1.1. The auto repair structure has a building to land value ratio of 0.4. These buildings have not been improved for many years. The uses include a convenience store (7-11), restaurant, and a coin laundromat.



Site Features

- Convenience store
- Vacant commercial/retail tenant spaces
- Two vacant areas
- Contaminated
- Mature trees throughout parking lot

Parcel Size Calculation

Since there are no physical constraints, the entire site acreage was used to calculate housing.

APN(S)	174-011-33 174-011-36	Constraints	No physical constraints.
Parcel Acres (Net/Gross)	1.6/1.6	Infrastructure	The site has access to existing water and sewer service. Sewer capacity impact study likely will be needed.
Existing Use	Commercial shopping center and automobile repair station		
General Plan	GC		
Zoning	C1		
Maximum Density	30		
Unit Capacity	36		

Lagunitas Upper-Floor Office Conversion (Lagunitas) 7282 Sir Francis Drake Boulevard

Site Description

Located on 7120 Sir Francis Drake Boulevard in Lagunitas, the site includes a two-story building with commercial tenants on the first floor and offices on the second floor. The upper floor could accommodate three small units. Surface parking fronts the street.



Site Features

- Two-story commercial and office building
- Post office
- Vacant land

Parcel Size Calculation

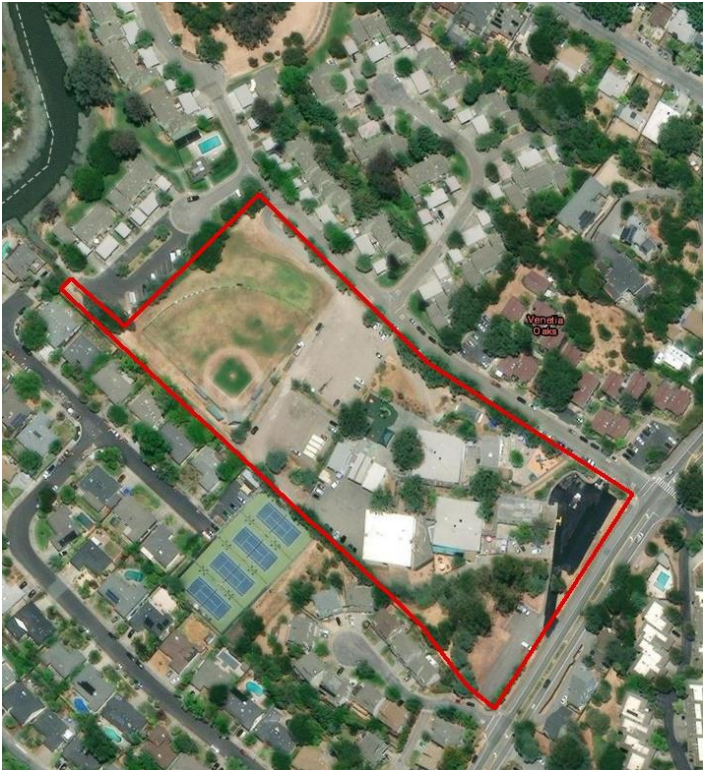
In addition to the building, only a portion of the surrounding site was used to accommodate housing units.

APN(S)	168-192-28	Constraints	Slope along the rear of the property
Parcel Acres (Net/Gross)	0.8/1.0	Infrastructure	Septic investigation needed to confirm capacity, condition and expansion of existing septic. Septic field location might limit being able to provide 16 housing units.
Existing Use	Religious institution		
General Plan	C-NC		
Zoning	C-VCR		
Maximum Density	20		
Unit Capacity	16		

Old Gallinas Children’s Center (Santa Venetia)

Site Description

The site, located at San Pedro Road and Schmidt Lane, is a former elementary school surrounded by residential uses and the San Rafael Tennis Center. The back portion of the property consists of a baseball field and has been identified as a community amenity. The school buildings house a childcare facility.



Site Features

- Childcare buildings (former elementary school buildings)
- Baseball field
- Vacant area
- Playground for childcare facilities

Parcel Size Calculation

The entire site area is 7.7 acres. However, the net acres exclude the ball field and childcare buildings, and only 1.7 acres were used to calculate 50 units on the site at a density of 30 dwelling units per acre.

APN(S)	180-123-01	Constraints	No physical constraints.
Parcel Acres (Net/Gross)	1.6/7.7	Infrastructure	The site has access to existing water and sewer service.
Existing Use	Former element school with childcare center and baseball field		
General Plan	PF-SF6		
Zoning	PF-RSP-5.8		
Maximum Density	30		
Unit Capacity	50		

Creekside Center Office Complex (Lucas Valley)

Site Description

Creekside Center is located at the northwest corner of Lassen Drive and Lucas Valley Road. The center includes two office buildings that are two story each. The site is adjacent to Miller Creek and includes numerous mature trees throughout the site and parking area. The office buildings have a building-to-land value ratio of 1.4 indicating limited reinvestments to the property. Built in 1979, there no recent physical façade improvements to the buildings. The site is surrounded by single-family homes.



Site Features

- Two, two-story office buildings
- Adjacent to Miller Creek

Parcel Size Calculation

The majority of the site was used to calculate housing units, excluding set back requirements areas along the Miller Creek.

APN(S)	164-481-10	Constraints	Miller Creek setback requirements.
Parcel Acres (Net/Gross)	2.4	Infrastructure	The site has access to existing water and sewer service. Even though there are no existing capacity restrictions indicated downstream for sanitary sewer, further analysis will most likely be required.
Existing Use	Office buildings		
General Plan	GC		
Zoning	CP		
Maximum Density	30		
Unit Capacity	58		

Sacred Heart Catholic Church (Olema)

Site Description

Sacred Heart Church in Olema is located along Sir Francis Drake Boulevard in Olema. The 3.3-acre site includes a cathedral, parking area, open fields, and several buildings. The site is adjacent to Olema Campground and a post office.



Site Features

- Cathedral building
- Mature trees along property edge
- Parking areas
- Open fields
- Accessory housing and support structures

Parcel Size Calculation

Only 50 percent of the open fields and parking lot were used in identifying area for potential housing development. The entire site, including the cathedral and existing buildings were not used in calculating acres for potential housing development.

APN(S)	166-181-01	Constraints	A portion of the site is within the Olema Creek floodplain.
Parcel Acres (Net/Gross)	1.2/3.6	Infrastructure	There may be a deficiency of acreage on site to support septic drain field for 24 units.
Existing Use	Religious institution		
General Plan	C-NC		
Zoning	C-VCR		
Maximum Density	20		
Unit Capacity	24		

Peace Lutheran Church (Tam Valley)

Site Description

Peace Lutheran Church is located near the intersection of Shoreline Highway and Tennessee Valley Road. The church facilities are terraced into the hillside.



Site Features

- Church building
- Housing
- Parking areas
- Open fields

Parcel Size Calculation

Only 50 percent of the open fields and parking lot were used in identifying area for potential housing development. The entire site was not used in calculating acres as church buildings and steeper terrain were excluded from the calculation.

APN(S)	052-062-05	Constraints	Slope constraints
Parcel Acres (Net/Gross)	1.6/3.7	Infrastructure	The site has access to existing water and sewer service. Sewer capacity study may be needed.
Existing Use	Religious institution		
General Plan	SF6		
Zoning	RA-B1		
Maximum Density	30		
Unit Capacity	20		

Saint Cecilia Church (Lagunitas)

Site Description

Saint Cecilia Church in Lagunitas is located along Sir Francis Drake Boulevard. The one-acre site includes a church building, parking area, and an open field. The site is adjacent to single family homes and vacant lots.



Site Features

- Church building
- Mature trees
- Parking areas
- Small open field
- Accessory housing and support structures

Parcel Size Calculation

Only 50 percent of the open fields and parking lot were used in identifying area for potential housing development. The entire site was not used in calculating acres.

APN(S)	168-183-04	Constraints	Sloping property
Parcel Acres (Net/Gross)	0.5/1.0	Infrastructure	Septic investigation needed to confirm capacity, condition, and expansion of existing septic.
Existing Use	Religious institution		
General Plan	SF4		
Zoning	R1-B3		
Maximum Density	20		
Unit Capacity	16		

Sloat Garden Center (Kentfield)

Site Description

Sloat Garden Center is located in Kentfield at the northwest corner of Sir Francis Drake Boulevard and Wolfe Grade. The site includes a retail nursery center with outdoor plant sales area and building for indoor sales. There are two parking lots. The building was built in 1946 and has a building-to-land value ratio of 0.17. This very low number indicates relatively no recorded improvements to the building in many years.



Site Features

- Nursery building
- Two parking lots
- Retail plant area

Parcel Size Calculation

The site is relatively flat, so all of the acreage of the site was used in calculating units.

APN(S)	071-191-47 074-191-48	Constraints	No constraints
Parcel Acres (Net/Gross)	1.3/1.3	Infrastructure	This site has access to existing water and sewer service.
Existing Use	Retail Nursery		
General Plan	SF6		
Zoning	R1		
Maximum Density	30		
Unit Capacity	31		

Strawberry Village Shopping Center (Strawberry)

Site Description

The Strawberry Village Center is located off of Highway 101 near the Tiburon Boulevard ramp along Belvedere Drive. This site includes two shopping centers under one ownership, the main shopping center with numerous retail stores, restaurants, and a Safeway grocery store, and a second center to the south of Belvedere Drive within an In-N-Out Burger restaurant, offices, health, banks, and fitness commercial services. The rear portion of the center is heavily constrained by topography. The main building on the southern site was built in 1983 and has building-to-land value ratio of 0.4.

Site Features

- Retail shopping center
- Large surface parking lot

Parcel Size Calculation

For the main Strawberry Village Shopping Center, only a portion of the surface parking lot near Safeway, an 0.74-acre area, was identified for housing while the remaining center was not utilized for housing capacity. The second shopping center, the In-N-Out restaurant and steep terrain was excluded in calculating the potential developable area.



APN(S)	071-191-47 074-191-48	Constraints	Slope constraints on southern site
Parcel Acres (Net/Gross)	0.7/10.3 3.9/4.5	Infrastructure	This site has access to existing water and sewer service and appears feasible.
Existing Use	Retail shopping center		
General Plan	GC		
Zoning	RMPC		
Maximum Density	30		
Unit Capacity	Two sites: 100		

Sacramento/San Anselmo Properties (Sleepy Hollow)

Site Description

This site consists of four properties with three of the four properties under one ownership. The one ownership site along Sacramento Avenue, consists of two single-family homes with a large vacant rear yard with several mature trees and an accessory structure. One of the homes was built in 1925 with a 0.6 building-to-land value ratio. The three sites along San Francisco Boulevard consists of several single-family homes and a multi-family development, as well as a large vacant area.



Site Features

- Existing underutilized residential uses
- Vacant land area

APN(S)	077-203-09 177-203-03 077-203-04 177-220-41	Constraints	There are no physical constraints
Parcel Acres (Net/Gross)	2.4/2.4	Infrastructure	This site has access to existing water and sewer service and appears feasible. A study may need to be done to confirm whether there is waste flow from 16 units above flows generated by existing buildings. And if any, would the added flow impact the capacity of sewer that parcels tie in to.
Existing Use	Residential uses		
General Plan	SF6		
Zoning	R1		
Maximum Density	30		
Unit Capacity	56		

Point Reyes Village Barn (Point Reyes Station)

Site Description

The Point Reyes Village Barn consist of a large barn, dirt parking lot, storage area, and a small office building that houses the Marin County Farm Bureau.

Site Features

- Existing underutilized residential uses
- Vacant land area

Parcel Size Calculation

The large barn was excluded in calculating potential housing units. The large vacant dirt field and underutilized office was included in the analysis to yield potential housing.



APN(S)	119-198-05 119-098-04	Constraints	There are no physical constraints
Parcel Acres (Net/Gross)	1.5/2.1	Infrastructure	Septic investigation needed to confirm capacity, condition, and expansion of existing septic,
Existing Use	Vacant barn, storage area, and office		
General Plan	C-NC		
Zoning	C-VCR-B2		
Maximum Density	20		
Unit Capacity	24		

Point Reyes Village (Point Reyes Station)

Site Description

This site, within the block in Point Reyes Village between 5th Street, B Street, 4th Street, and A Street consists of vacant land used as storage and a commercial building fronting 4th Street. This commercial building was built in 1953 with a 0.7 building-to-land value ratio.



Site Features

- Storage area on dirt area
- Long linear commercial building

Parcel Size Calculation

The entire site was used to calculate units.

APN(S)	119-222-08	Constraints	There are no physical constraints
Parcel Acres (Net/Gross)	1.0/1.0	Infrastructure	Septic investigation needed to confirm capacity, condition, and expansion of existing septic,
Existing Use	Vacant barn, storage area, and office		
General Plan	C-NC		
Zoning	C-VCR-B2		
Maximum Density	20		
Unit Capacity	17		

Point Reyes Coast Guard Station (Point Reyes Station)

Site Description

The County of Marin has the purchased the 31-acre site former U.S. Coast Guard property at 100 Commodore Webster Drive, formerly home to Coast Guard personnel and their families. No one has lived on the site since the Coast Guard designated it as surplus in 2014. There are 36 townhomes, a 24-room barracks, a dining hall, a kitchen, and several ancillary buildings at the property, which is a half mile east of downtown Point Reyes Station. An affordable housing developer is working on an application for renovation of the existing homes.



Site Features

- 36 townhomes
- 24-room barracks
- Open fields

Parcel Size Calculation

A portion of the gross 31.4 acres were uses to calculate housing units.

APN(S)	119-240-73	Constraints	Lagunitas creek floodway.
Parcel Acres (Gross)	31.4	Infrastructure	Septic investigation completed and confirmed an area large enough is available. Setbacks needed from Lagunitas Creek for septic.
Existing Use	Former U.S. Coast Guard housing		
General Plan	C-OS		
Zoning	C-OA		
Maximum Density	20		
Unit Capacity	50		

San Domenico School (San Anselmo)

Site Description

Most of the 522-acre San Domenico School campus consists of school facilities and steep hillside terrain with natural vegetation. There are a few areas of the school, each over one acre and less than 10 acres, that could allow for housing opportunities. The school adjoins protected open spaces.



Site Features

- School campus facilities and structures
- Mature trees
- Large hillside terrain
- Small vacant areas

Parcel Size Calculation

Several acres within the large campus were used to identify potential housing opportunities. These areas consists of a large overflow surface parking lot and vacant land near the main entrance to the school.

APN(S)	176-300-30	Constraints	A large portion of the 500 acres consists of steep terrain and school facilities
Parcel Acres (Net/Gross)	2.0/522.4	Infrastructure	This site has access to existing water and sewer service and appears feasible. A study may need to be done to confirm whether there is waste flow from 50 units above anticipated flows generated by the school. And if any, would the added flow impact the capacity of sewer that the parcel ties in to.
Existing Use	Private school		
General Plan	PR		
Zoning	RMP-0.1		
Maximum Density	30		
Unit Capacity	50		

Shoreline Unified School District (Tomales)

Site Description

These two properties are owned by the Shoreline Unified School District off of Main Street in Tomales. The site is vacant with a small area of storage equipment. The site is adjacent to open land and the Tomales Regional History Center, school district bus storage area, and the Catholic Church of the Assumption.

Site Features

- Vacant land area
- Mature tree on edge of property

Parcel Size Calculation

The entire was used in the calculation of housing units.



APN(S)	102-080-19 102-080-20	Constraints	There are no physical constraints
Parcel Acres (Net/Gross)	2.5/2.5	Infrastructure	Infrastructure feasible for housing development. Well investigation needed.
Existing Use	Vacant land		
General Plan	C-SF3		
Zoning	C-RSP-1.6		
Maximum Density	20		
Unit Capacity	44		

Definitions and Acronyms

Definitions

Net Acres. The net acreage for each candidate site was calculated based on the gross acreage (for all parcels included in the site) minus the acreage deemed partially or completely undevelopable based on existing steep slopes and known environmental constraints. Environmental constraints were determined based on known site information for the parcels where that information was available and other sources.

Gross Acres. Total parcel acreage.

Building-to-Land Value Ratio. The percentage of how much a structure is valued (assessed value) compared to the total land parcel value (asses) on which it is located. It is the total building value as a percentage of the total land value. Lower building-to-land value ratio typically indicates that property has not undergone recent physical improvements recorded by the building department. Higher building-to-land value ratio typically indicates typically indicates recent investments to the physical property.

Density. The number of dwelling units on one acre of net or gross land area.

Existing Use. The use at the time the site was analyzed or viewed.

Non-Vacant Parcel: Non-vacant parcels are all sites which HCD does not consider to be vacant. They include underutilized or developed parcels and sites containing existing structures or established uses. These may include temporary structures associated with an active use (i.e., agricultural greenhouses) or other uses currently operating on the site.

Land Use Categories Acronyms

SF1 = Single-Family 1

SF2 = Single-Family 2

SF3 = Single-Family 3

SF4 = Single-Family 4

PR = Planned Residential

SF5 = Single-Family 5

SF6 = Single-Family 6

MF-2=Multi-Family 2

MF-3=Multi-Family 3

MF-3.5=Multi-Family 3.5

MF-4=Multi-Family 4

MF-4.5=Multi-Family 4.5

GC/MU=General Commercial/Mixed Use

OC/MU=Office Commercial/Mixed Use

MC/MU=Neighborhood Commercial/Mixed Use

RC=Recreational Commercial

I=Industrial

Zoning Acronyms

A60 = Agriculture and Conservation

A2 = Agriculture Limited
A2-B2 = Agriculture Limited
AP = Administrative and Professional
R1 = Residential Single Family
RMP-1 = Residential Multiple Planned
RSP-4 = Residential Single Family Planned
RMP-0.2 = Residential Multiple Planned
RMP-0.1 = Residential Multiple Planned
RMP-0.5 = Residential Multiple Planned
C-R1 = Residential Single Family
RMPC-1 = Residential Commercial Multiple Planned
C-VCR-B2 = Village Commercial Residential
C-RSP-7.26 = Residential Single Family Planned
C-VCR-B1 = Village Commercial Residential
ARP-2 = Agriculture Residential Planned
RMP = Residential Multiple Planned
RMP-6 = Residential Multiple Planned
BFC-RCR = Resort and Commercial Recreation
H1 = Limited Roadside Business
VCR = Village Commercial Residential
VCR-B2 = Village Commercial Residential
C-VCR = Village Commercial Residential
CP = Planned Commercial
PF = Public Facilities
PF-RSP-4.36 = Residential Single Family Planned
PF-RSP-5.8 = Residential Single Family Planned

Appendix D: Affirmatively Furthering Fair Housing

A. Introduction and Overview of AB 686

Assembly Bill 686 passed in 2017 requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity¹ and a commitment to specific meaningful actions to affirmatively further fair housing.² AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes.³ In addition, AB 686:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation;
- Requires that the AFFH obligation be interpreted consistent with HUD’s 2015 regulation, regardless of federal action regarding the regulation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021;
- Includes in the Housing Element’s AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the County’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, an identification of fair housing priorities, and an identification of specific fair housing goals and actions.

¹ While Californian’s Department of Housing and Community Development (HCD) do not provide a definition of opportunity, opportunity usually relates to access to resources and improved quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

² “Affirmatively furthering fair housing” is defined to mean taking meaningful actions that “overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for communities of color, persons with disabilities, and others protected by California law.

³ A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

B. Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.⁴ The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government,⁵ where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, “Regional Trends” describe trends in the Bay Area (the members of the Association of Bay Area Governments⁶) when data is available in the Data Needs Package or trends within the boundaries of Marin County. when ABAG-level data is not available. “Local Trends” describe trends specific to the unincorporated County and its unincorporated communities.

1. Sources of Information

The County used a variety of data sources for the assessment of fair housing at the regional and local level. These include:

- Housing Needs Data Packet prepared by the Association of Bay Area Governments (ABAG), which rely on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics.
 - Note: The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS) \.
- U.S. Census Bureau’s Decennial Census (referred to as “Census”) and American Community Survey (ACS).
- Marin County Analysis of Impediments to Fair Housing Choice in January 2020 (2020 AI).
- AFFH Segregation Report (2022) for Unincorporated Marin prepared by ABAG and UC Merced.
- HCD’s AFFH Data Viewer.
- Local Data and Knowledge.

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number

⁴ Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

⁵ Councils of Governments (COGs) are voluntary associations that represent member local governments, mainly cities and counties, that seek to provide cooperative planning, coordination, and technical assistance on issues of mutual concern that cross jurisdictional lines. For example, the Association of Bay Area Governments (ABAG) is a Council of Government in the Bay Area.

⁶ Includes the Counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma, and the City of San Francisco. For detailed member list see: <https://abag.ca.gov/about-abag/what-we-do/our-members>

of housing units, and household size. This is in part because the ACS provides estimates based on a small survey of the population taken over the course of the whole year.⁷ Because of the survey size, some information provided by the ACS is less reliable. For this reason, the readers should keep in mind the margin of error when drawing conclusions based on the ACS data used in this chapter. The information is included because it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the first source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent ACS data may be available, 2014-2019 ACS reports are cited more frequently (and 2013-2017 for CHAS data).

The County also used findings and data from the 2020 Marin County Analysis of Impediments to Fair Housing Choice (2020 AI) for its local knowledge as it includes a variety of locally gathered and available information, such as a surveys, local history and events that have effected or are effecting fair housing choice. The County also used the HCD's 2020 Analysis of Impediments to Fair Housing Choice for its regional findings and data.

In addition, HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG Data Package. The County tried to the best of their ability to ensure comparisons between the same time frames but in some instances, comparisons may have been made for different time frames (often different by one year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

For clarity, this analysis will refer to various sections of the unincorporated County as North Marin, West Marin, Central Marin, and Southern Marin. These designations are shown in Figure D- 1 and include the following communities and jurisdictions:

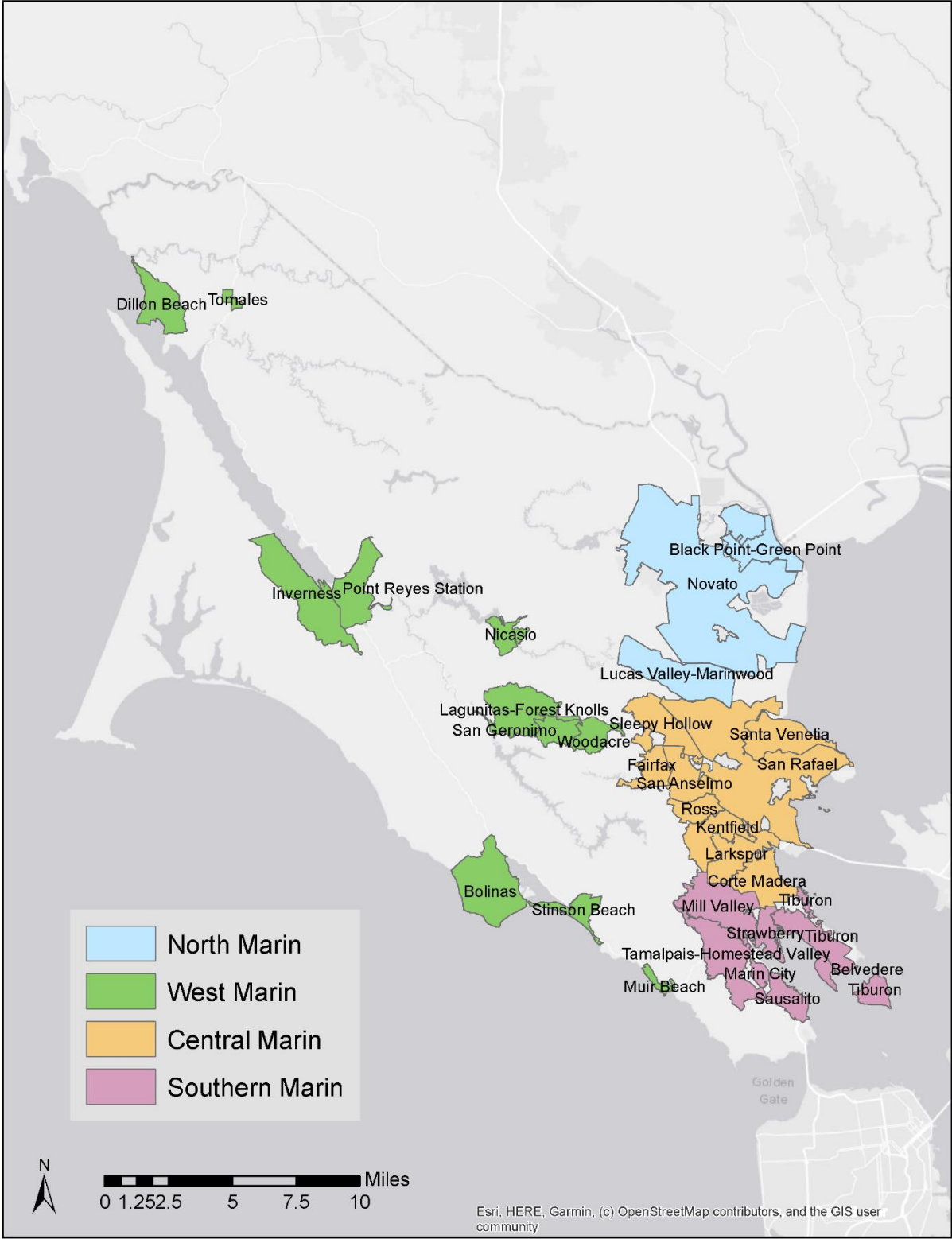
- North Marin: Black Point-Green Point, Novato, Lucas Valley-Marino
- West Marin: Dillon Beach, Tomales, Inverness, Marshall, Point Reyes Station, Nicasio, Lagunitas-Forest Knolls, San Geronimo, Woodacre, Bolinas, Stinson Beach, Muir Beach
- Central Marin: Sleepy Hollow, Fairfax, San Anselmo, Ross, Santa Venetia, San Rafael, Kentfield, Larkspur, Corte Madera
- Southern Marin: Mill Valley, Tiburon, Strawberry, Tamalpais-Homestead Valley, Marin City, Belvedere, Sausalito

⁷ The American Community Survey is sent to approximately 250,000 addresses in the United States monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a "5-year estimate"). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout the AFFH.

2. Local Knowledge

In addition to using federal or state level data sources, local jurisdictions are also expected to use local data and knowledge to analyze local fair housing issues. Using point-in-time federal and state level data sets alone to identify areas may misrepresent areas that are experiencing more current and rapid changes or may be primed to do so in the near future. For these reasons, an additional screen of local data and knowledge is necessary. Local data and knowledge from stakeholders, community members, and County staff is interwoven within each section where data was available.

Figure D- 1: Marin County Communities



C. Assessment of Fair Housing Issues

1. Fair Housing Enforcement and Outreach

Enforcement capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The two primary state fair housing laws are the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act. These laws incorporate the same protected classes of persons as the federal Fair Housing Act, and also prohibit discrimination based on marital status, sexual orientation, source of income, ancestry, immigration status, citizenship, primary language and arbitrary factors such as age or occupation. Fair housing outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and rights

Fair Housing Advocates of Northern California (FHANC) provides fair housing services, including fair housing counseling, complaint investigation, and discrimination complaint assistance, to Marin County residents. FHANC is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. FHANC also provides fair housing workshops to educate tenants on fair housing law and include information on discriminatory practices, protections for immigrants, people with disabilities, and families with children, occupancy standards, and landlord-tenant laws. FHANC also provides educational workshops on home buying and affordable homeownership. In addition, FHANC hosts a fair housing conference in Marin County annually.

The County works in close partnership with the Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC). FHAM is the only HUD-certified Housing Counseling Agency in the county, as well the only fair housing agency with a testing program in the county. Fair Housing Advocates of Marin (FHAM) provides free services to residents protected under federal and state fair housing laws. FHAM helps people address discrimination they have experienced, increasing housing access and opportunity through advocacy as well as requiring housing providers to make changes in discriminatory policies. FHAM provides the following services:

- (1) Housing counseling for individual tenants and homeowners;
- (2) Mediations and case investigations;
- (3) Referral of and representation in complaints to state and federal enforcement agencies;
- (4) Intervention for people with disabilities requesting reasonable accommodations and modifications;
- (5) Fair housing training seminars for housing providers, community organizations, and interested individuals;
- (6) Systemic discrimination investigations;
- (7) Monitoring Craigslist for discriminatory advertising;
- (8) Education and outreach activities to members of protected classes on fair housing laws;

- (9) Affirmatively Furthering Fair Housing (AFFH) training and activities to promote fair housing for local jurisdictions and county programs;
- (10) Pre-purchase counseling/education for people in protected classes who may be victims of predatory lending; and
- (11) Foreclosure prevention.

Fair Housing Enforcement

Regional Trends

In late 2016, Marin County passed a local fair housing ordinance that established protections for renters based upon source of income, including renters using third-party housing subsidies such as Housing Choice Vouchers (HCVs). While California state law provided that it was unlawful to discriminate based upon one's source of income, at that time the definition was narrow and did not include third-party housing subsidies such as HCVs, Veterans Affairs Supportive Housing (VASH), Housing Opportunities for People with Aids (HOPWA), and Shelter Care Plus vouchers. The ordinance made it unlawful for housing providers in the unincorporated parts of Marin County to refuse to consider renters using housing subsidies, to offer different terms and conditions, such as higher security deposits, or to make discriminatory statements, such as "No Section 8."⁸

FHANC monitors advertisements online with potentially discriminatory statements and sends notification letters, sharing its fair housing concerns. Since the enactment of these local ordinances and SB329, FHANC has made concerted efforts to focus its education efforts on source of income protections, highlighting the change in the law and how income requirements work. The response from housing providers has varied from hostility to appreciation.

Discrimination complaints from both resident and prospective County tenants can be filed through FHANC, which refers complaints to the Department of Housing and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH). Complaints filed through HUD/DFEH from 2018-2019, included in the 2020 Analysis of Impediments to Fair Housing (2020 AI) are shown below in D-2**Error! Reference source not found.** More updated FHANC clients (2020-2021) are also included in D-2**Error! Reference source not found.** A total of 301 housing discrimination complaints were filed with FHANC from 2020 to 2021 and 14 were filed with HUD from 2018 to 2019. A majority of complaints, including 78 percent of complaints filed with FHANC and 57 percent of complaints filed with HUD, were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims, making disability the most common basis for a complaint. FHANC also received 38

⁸ In 2019, the California Legislature passed Senate Bill (SB) 329 that amended the Fair Employment and Housing Act (FEHA) to clarify that HCVs and other types of housing subsidies and third party rental assistance are included within the definition of source of income. Thus, source of income protections now apply to the entire state.

complaints (13 percent) on the basis of national origin, 22 on the basis of race (seven percent), 19 (six percent) on the basis of gender, and 13 (4.3 percent) on the basis of familial status. Similarly, state trends show the same protected classes are among the most commonly discriminated against.

Protected Class	FHANC (2020-21)		HUD/DFEH (2018-19)	
	Complaints	Percent	Complaints	Percent
Disability	235	78.1%	8	57%
National Origin	38	12.6%	4	29%
Race	22	7.3%	3	21%
Gender	19	6.3%	2	14%
Familial Status	13	4.3%	1	7%
Source of Income	28	9.3%	--	--
Total	301	--	14	--

Notes: 1. A single complaint can be filed by a member of multiple protected classes so the totals per protected class does not add up to the 301 total complaints reported to FHANC. 2. HUD/DFEH complaints in AI reported to nearest whole number.
Sources: Marin County Analysis of Impediments to Fair Housing Choice, 2020; Fair Housing Advocates of Northern California (FHANC), 2020-2021.

A reasonable accommodation, as defined in the 2020 AI, “is a change or modification to a housing rule, policy, practice, or service that will allow a qualified tenant or applicant with a disability to participate fully in a housing program or to use and enjoy a dwelling, including public and common spaces.” The 2020 AI reported that FHANC requested 35 reasonable accommodations for clients with disabilities between 2018 and 2019, 33 of which were approved. County staff also advises clients on reasonable accommodations requests. FHANC also provides funding for the Marin Center for Independent Living (MCIL). Since 2017, FHANC has provided funding for 13 MCIL modifications.

As described earlier, the County works with Fair Housing Advocates of Marin (FHAM) (a division of Fair Housing Advocates of Northern California, FHANC) to provide fair housing services to Marin residents. However, FHAM also provides services across a large service area that includes Marin County, Sonoma County, Santa Rosa, Fairfield, and Vallejo.

Historically, FHAM’s fair housing services have been especially beneficial to Latinx, African-Americans, people with disabilities, immigrants, families with children, female-headed households (including survivors of domestic violence and sexual harassment), and senior citizens; approximately 90 percent of clients are low-income. FHAM’s education services are also available to members of the housing, lending, and advertising industry. Providing industry professionals with information about their fair housing responsibilities is another means by which FHAM decreases incidences of discrimination and helps to protect the rights of members of protected classes.

From 2017 to 2018, the organization served 1,657 clients (tenants, homeowners, social service providers, and advocates), a 22 percent increase from the previous year; provided counseling on 592 fair housing cases (a 26 percent increase), intervened for 89 reasonable accommodations granted (a 33 percent increase) of 97), represented 97 requests from people with disabilities (a 24 percent increase; funded eight (8) reasonable modification requests to improve accessibility for people with disabilities; investigated 71 rental properties for discriminatory practices, filed 15 administrative fair housing complaints and one (1) lawsuit; garnered \$71,140 in settlements for clients and the agency; and counseled 71 distressed homeowners and assisted homeowners in acquiring \$228,197 through Keep Your Home California programs to prevent foreclosure.

During Fiscal Year 2018 to 2019, FHAM counseled 393 tenants and homeowners in Marin County, screening clients for fair housing issues and providing referrals for non-fair housing clients or callers out of FHAM's service area. Of the households counseled, 211 alleged discrimination and were referred to an attorney or bilingual housing counselor for further assistance (e.g. receiving information on fair housing laws, interventions with housing providers requesting relief from discriminatory behavior, making 35 reasonable accommodation requests on behalf of disabled tenants, four referrals to HUD/DFEH and representation in administrative complaints).

Local Trends

FHANC provides Countywide enforcement activities described above but detailed information for the unincorporated data was unavailable for all types of activities. However, FHANC estimates that 43 percent of their services are located in "other" areas of the County (while the other 57 percent of services are provided in Novato and San Rafael).

Of the 301 complaints received by FHANC between 2020 and 2021 (Table D- 1), 68 were from unincorporated communities (Table D- 31). Only residents from West Marin and Southern Marin reported discrimination complaints in the unincorporated county, with West and Southern Marin each making up about 50 percent of the complaints reported to FHANC. Within West Marin, residents of Point Reyes Station and Woodacre reported the highest number of complaints, while in Southern Marin, Marin City had the greatest number of complaints. Overall, Marin City had the highest incidence of reported discrimination complaints, making up about 45.6 percent of all the complaints in the unincorporated County.

Community	Cases	% of Cases
North Marin	0	0.0%
West Marin	36	52.9%
Inverness	3	4.4%
Point Reyes Station	13	19.1%
Olema	1	1.5%
Nicasio	1	1.5%
Forest Knolls	2	2.9%
San Geronimo	1	1.5%
Woodacre	8	11.8%
Bolinas	4	5.9%
Stinson Beach	3	4.4%
Central Marin	0	0.0%
Southern Marin	32	47.1%
Marin City	31	45.6%
Strawberry/ Tiburon	1	1.5%
Total	68	100.0%

Notes: 1. A single complaint can be filed by a member of multiple protected classes so the totals per Source: Fair Housing Advocates of Northern California (FHANC), 2020-2021.

The protected classes from the unincorporated area that made discrimination complaints were similar to those in the County and the state. Of the 68 complaints made to FHANC in the unincorporated area, 85 percent were made by persons with disabilities. Gender and race were the other top protected classes that made discrimination complaints to FHANC (about nine percent of the cases).

Protected Class	Cases	% of Cases
Disability	58	85.3%
Gender	6	8.8%
Race	6	8.8%
Sex	4	5.9%
National Origin	2	2.9%
Source of Income	2	2.9%
Age	1	1.5%
Familial Status	1	1.5%
Marital Status	1	1.5%
Religion	1	1.5%
Other	1	1.5%
Total Cases	68	--
Notes: 1. A single complaint can be filed by a member of multiple protected classes so the totals per Source: Fair Housing Advocates of Northern California (FHANC), 2020-2021.		

FHANC also tracks the discriminatory practices reported by complainants (Table D- 3). The most commonly reported discriminatory practice was denial of reasonable accommodation (62 percent of cases) followed by different terms and conditions, refusal to rent/sell, and harassment (nine percent of cases). As with the County and state trends, discrimination complaints and discriminatory practices are more commonly related to persons with disabilities and their special needs.

Protected Class	Cases	% of Cases
Reasonable accommodation	42	61.8%
Different terms & conditions	6	8.8%
Refusal to rent/sale	6	8.8%
Harassment	6	8.8%
Intimidation, interference, coercion	5	7.4%
Otherwise make unavailable	5	7.4%
Other	5	7.4%
Advertising/discriminatory statements	3	4.4%
Retaliation	2	2.9%
Predatory Lending	2	2.9%
Reasonable modification	1	1.5%
Steering	1	1.5%
False denial of availability	1	1.5%
Total Cases	68	--
Notes: 1. A single complaint can be filed by a member of multiple protected classes so the totals per Source: Fair Housing Advocates of Northern California (FHANC), 2020-2021.		

Recent Complaint Trends

Since the beginning of COVID, FHANC has seen related housing hardships such as inability to pay rent/mortgage due to income loss; increased rents despite financial hardship; need for reasonable accommodations in order to protect from COVID infections and/or because of increases in stress; domestic violence exacerbated by quarantine/isolation; sexual harassment/exploitation of tenants unable to move/pay rent; neighbor-on neighbor harassment related to increases in stress/prolonged proximity; and harassment/discrimination based on stereotypes about which groups are likely to have COVID. FHANC has seen an overall decrease in eviction cases during the pandemic. For example, a client with an autoimmune disease and is considered high-risk with regard to COVID-19 reached out to FHANC to prevent her landlord from unnecessarily entering her unit during the COVID-19 pandemic. She had had repeated issues with the landlord entering her unit often and on short notice, without taking proper precautions to prevent the spread of COVID-19. FHANC sent a letter detailing her condition, with verification from her doctor, and requested that the landlord not enter the unit except in case of emergency or for significant repairs. The landlord agreed to the request, and the issue has not persisted since it was granted.

Fair Housing Testing

Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws.

Regional Trends

In Fiscal Year 2018 to 2019, Fair Housing Advocates of Marin (FHAM) conducted systemic race discrimination investigations as well as complaint-based testing, with testing for race, national origin, disability, gender, and familial status discrimination. FHAM monitored Craigslist for discriminatory advertising, with the additional recently added protection for individuals using housing subsidies in unincorporated parts of Marin. FHAM notified 77 housing providers in Marin during the year regarding discriminatory language in their advertisements.

According to the 2020 AI, during the 2018 to 2019 Fiscal Year, FHANC conducted email testing, in-person site, and phone testing for the County. FHANC conducted 60 email tests (30 paired tests) to "test the assumption of what ethnicity or race the average person would associate with each of the names proposed" as well as source of income discrimination in jurisdictions in Marin County with local ordinances protecting tenants with housing subsidies. The results were as follows:

- Eight paired tests (27 percent) showed clear differential treatment favoring the White tester;
- 19 paired tests (63 percent) conducted in jurisdictions with local source of income ordinances showed discrimination based upon source of income; and,
- 3 paired tests revealed discrimination based upon both race and source of income.

- In 80 percent of tests (24 of 30 paired tests), there was some disadvantage for African American testers and/or testers receiving Housing Choice Vouchers (HCVs).⁹

In-person site and phone tests consisted of an African American tester and a White tester. Of the 10 paired in-person site and phone tests conducted, 50 percent showed differential treatment favoring the White tester, 60 percent showed discrepancies in treatment for HCV recipients, and 30 percent showed discrimination on the basis of race and source of income.

The conclusions of the fair housing tests included in the 2020 AI are as follows:

- Housing providers make exceptions for White Housing Choice Voucher recipients, particularly in high opportunity areas with low poverty.
- Email testing revealed significant evidence of discrimination, with 27 percent of tests showing clear differential treatment favoring the White tester and 63 percent of tests showing at least some level of discrimination based upon source of income.
- Phone/site testing also revealed significant instances of discrimination: 50 percent of discrimination based upon race and 60% based on source of income.

The 2020 State AI did not report any findings on fair housing testing. However, the AI concluded that community awareness of fair housing protections correlates with fair housing testing as testing is often complaint-based, like it is for FHAM in Marin County. According to the 2020 State AI, research indicates that persons with disabilities are more likely to request differential treatment to ensure equal access to housing, making them more likely to identify discrimination. The 2020 State AI highlighted the need for continued fair housing outreach, fair housing testing, and trainings to communities across California, to ensure the fair housing rights of residents are protected under federal and state law. The 2020 State AI recommended that the state support the increase of fair housing testing to identify housing discrimination.

The 2020 State AI also reported findings from the 2020 Community Needs Assessment Survey. Respondents felt that the primary bases for housing discrimination were source of income, followed by discriminatory landlord practices, and gender identity and familial status. These results differ from the most commonly cited reason for discrimination in complaints filed with DFEH and FHANC. The State survey also found that most (72

⁹ The Housing Choice Voucher (HCV) Program is the federal government's major program for assisting very low-income families, the elderly, and persons with disabilities to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Participants are free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Participants issued a housing voucher are responsible for finding a suitable housing unit of their choice where the owner agrees to rent under the program. A housing subsidy is paid to the landlord directly by the local Public Housing Agency (PHA) on behalf of the participant. The participant then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Beginning on January 1, 2020, housing providers, such as landlords, cannot refuse to rent to someone, or otherwise discriminate against them, because they have a housing subsidy, such as a Housing Choice Voucher, that helps them to afford their rent.

percent) respondents who had felt discriminated against did “nothing” in response. According to the 2020 State AI, “fair housing education and enforcement through the complaint process are areas of opportunity to help ensure that those experiencing discrimination know when and how to seek help.”

Local Trends

FHANC conducts systemic audit testing every year where they test a sample of landlords in each of their service areas to see how members of a particular protected class are being treated. Results from the most recent audit on race and income are expected in Summer/Fall 2022. The results will be incorporated into this analysis when they become available.

In the Audit Report for Fiscal Year 2019-2020, FHANC investigated discrimination against prospective renters who are Latinx and/or Housing Choice Voucher (HCV) holders in Marin, Sonoma, and Solano Counties. While discrimination on the basis of a renter’s source of income has been illegal in California, until only recently have these protections extended to HCV holders, who are individuals who have historically experienced a number of barriers to housing opportunity.

FHANC conducted 139 individual investigations, 45 in Marin County. Tested properties were located in the cities of Fairfax, Larkspur, Mill Valley, Novato, San Anselmo, San Rafael, Sausalito, and Tiburon and unincorporated communities of Kentfield, Lagunitas, and Nicaso. According to FHANC, the investigation did not include the smaller unincorporated communities such as Inverness or Bolinas in Marin County because of the lack of available rental housing, particularly complexes with more than two to three units. In addition, some larger cities were not tested due to lack of eligible availabilities (for instance, the contract rent was significantly above the relevant payment standard). FHANC found that housing providers in Marin County discriminated on the basis of national origin and/or source of income in approximately 81 percent of the time (the lowest rate among the Tri-County area), either demonstrating an outright refusal to rent to HCV holders or requiring an improper application of the minimum income requirement (which effectively prohibits voucher holders from accessing housing) and/or providing inferior terms/conditions and general treatment to Latinx voucher holders as compared to non-Latinx White voucher holders. Of the investigations revealing discrimination, 57 percent were based on source of income, 24 percent were based on both source of income and national origin.

Between January and March 2021, FHANC investigated 111 rental properties in Marin, Sonoma and Solano counties for disability discrimination. FHANC chose properties with stated policies in their rental listings prohibiting or limiting animals on the property, such as “no pet” policies or policies restricting the type, breed or size of animals permitted. Testers posing as renters with disabilities called or emailed housing providers in response to such rental listings and asked if the provider would be willing to make an exception to their animal policy in order to accommodate an applicant who requires an emotional support animal because of a verified disability. In Marin County, tests were conducted at

properties located in San Rafael, Novato, Southern Marin¹⁰, West Marin¹¹, and Central Marin.¹² Of the 32 investigations conducted in Marin County, 59 percent revealed evidence of a discriminatory policy or less favorable treatment toward persons with disabilities.

One of the most significant findings revealed by the investigation was the extremely high rate of discrimination uncovered at properties with less than 11 units (73 percent) versus the relatively low rate of discrimination at properties with more than 50 units (20 percent) for the Tri-County area combined. This points to a clear need for increased education and outreach to “mom and pop” landlords regarding their obligation to provide reasonable accommodations under fair housing laws.

Table D- 4 below shows a sample of the phone-based discriminating testing conducted in response to client complaints (or as follow up tests to previous tests) in the unincorporated County between 2017 and 2021.

Year	Protected Class	Investigation Outcome	Property City	Test Summary
2017	Disability; Familial Status	Clear Discrimination	Inverness	Landlord refused to let protected tester apply because she has a disability. He says there are stairs and it gets icy in the winter and he doesn't want the liability because she could fall.
2019	Disability	Some/ Potential Discrimination	Kentfield	Tester said she had an emotional support animal and agent said there would be no fees as long as it was a "certified service animal." Tester clarified that it was an ESA not a service animal many times but agent kept saying it had to be a service animal. Eventually agent said she would ask her superiors if there was a difference but she never got back to tester and never responded to her follow-up call.

¹⁰ Southern Marin includes the incorporated and/or unincorporated cities/ towns of Marin City, Sausalito, Mill Valley, Tiburon, and Belvedere

¹¹ West Marin includes the incorporated and/or unincorporated cities/ towns of Woodacre, San Geronimo, Lagunitas, Forest Knolls, Lucas Valley, Stinson Beach, Bolinas, and Point Reyes Station.

¹² Central Marin includes the incorporated and/or unincorporated cities/ towns of Corte Madera, Larkspur, Kentfield, Ross, San Anselmo, and Fairfax.

2020	Source of Income	Clear Discrimination	Greenbrae	Protected tester called the property posing as a renter and asked if they accept Section 8, to which the agent responded that they are “not currently entering into those contracts.”
2021	Source of Income	Clear Discrimination	Greenbrae	A protected tester called and explained that she has a section 8 voucher. She was told by the property manager that they do not accept section 8 and that they "are not entering into any contracts." She was not allowed to get on the waitlist. Based on this investigation, FHANC has determined that the landlord likely discriminated on the basis of source of income and is considering bringing an agency complaint against the housing provider.
2021	Source of Income	Clear Discrimination	Greenbrae	Protected tester told that they would not accept section 8 vouchers.

Fair Housing Education and Outreach

Regional Trends

As stated earlier, the 2020 State AI has concluded that fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help. The County established a Fair Housing Community Advisory Group in 2016. The Community Advisory Group provides advice and feedback on citizen engagement and communication strategies to County staff, participates in inclusive discussions on fair housing topics, identifies fair housing issues and contributing factors, and assists in developing solutions to mitigate fair housing issues. The County also established a Fair Housing Steering Committee consisting of 20 members representing public housing, faith-based organizations, the Marin County Housing Authority, Asian communities, cities and towns, African American communities, business, persons with disabilities, children, legal aid, persons experiencing homelessness, Latino communities, and philanthropy. The Steering Community advises on citizen engagement strategies, identifies factors contributing to fair housing impediments, incorporates community input and feedback, and provides information on a variety of housing topics to inform actions and implementation plans.

In addition, FHANC, as the County Fair Housing Provider, organizes an annual fair housing conference and resource fair for housing providers and advocates. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. The Marin County Housing Authority website

includes the following information in English and Spanish languages, with the option to use google translate for over 100 languages:

- Public Housing, including reasonable accommodations, grievance procedures, transfer policies, Section 3, maintenance service charges, fraud and abuse, resident newsletters, forms and other resources;
- HCVs, including for landlords, participants, fraud and abuse and voucher payment standards;
- Waitlist information and updates;
- Resident Services, including the Supportive Housing Program and Resident Advisory Board;
- Homeownership including Below Market Rate Homeownership Program, Residential Rehab Loan Program, Mortgage Credit Certification Program and the Section 8 Homeownership Program;
- Announcements and news articles, Agency reports and calendar of events.

FHANC conducts the following educational and outreach activities to provide fair housing education, and for complaint solicitation, in an effort to reach protected classes, staff of service agencies, jurisdictional staff, elected officials, housing advocates, housing providers and the general public:

- FHANC provides training seminars to housing providers, tenants and staff of service organizations in English and Spanish (staff of service agencies serve Spanish speaking clients and members of protected classes). FHANC also provides conferences on Reasonable Accommodations for people with disabilities and a Fair Housing Conference annually. The events that are open to the public are marketed through e-blasts, social media posts, outreach to agency contacts (especially contacts in the Canal, Marin City, and agencies servicing protected classes), and through community partners. Some trainings and community presentations are arranged directly with a particular organization and are open to the organization's staff only. Due to the pandemic, most events were held online.
- FHANC is a HUD-certified Housing Counseling Agency and offers homebuying education for those interested in buying Below-Market Rate units in Marin County, and also provides foreclosure prevention education.
- FHANC conducts fair housing education through social media campaigns and email marketing, targeting different protected classes, in English and Spanish. FHANC also publishes newspaper ads in English and Spanish.
- FHANC distributes literature in four languages (English, Spanish, Vietnamese and Tagalog) to different protected classes, including postering through a postering service, and brochure distribution. FHANC literature includes a 40-page handbook available in English and Spanish with information and resources for tenants.

- FHANC provides expertise to jurisdictional and County of Marin staff and elected officials, on fair housing and AFFH matters.
- FHANC has information for tenants on fair housing rights on its website, in English, Spanish and Vietnamese, including fair housing literature, educational webinars, and an accessible intake procedure, so tenants can easily access FHANC's services.
- FHANC attends community meetings, webinars, conferences and other events for networking and outreach purposes and to provide input on fair housing matters.
- FHANC collaborates with community agencies to provide fair housing information to staff and clients. FHANC networks or holds meetings (sometimes on regular basis) with staff of other agencies to promote collaborations, referrals, and networking,

To educate the community on matters related to Fair Housing and Covid-19, FHANC created a training session and developed a flyer (in English and Spanish) with FAQ's, regarding Fair Housing and Covid-19. FHANC distributed the flyer to agencies in Marin County and posted it on FHANC's website. FHANC also hosted a Fair Housing in Times of Covid forum (details in the event list below).

During FY 2020-2021, FHANC engaged in education and outreach efforts to reach individuals most likely experience discrimination and least likely to contact FHANC through activities such as: engaging public and private providers to prevent discriminatory practices, fair housing training to public and private housing providers, presentations to service providers and tenant groups, fair housing ads and e-blasts/social media posts, and literature distribution. FHANC also conducted pre-purchase education workshops in Spanish and English in collaboration with Marin Housing Authority to promote homeownership to low-income residents, covering topics such as preparing to buy a home, taking steps to homeownership, obtaining a loan, affordable housing programs, and predatory lending. In addition, FHANC partnered with San Rafael High School to provide presentations on fair housing and the history of racial residential segregation in Marin to social studies classes. Additionally, FHANC annually produced and hosted successful virtual Reasonable Accommodations conferences and April Fair Housing Month conferences.

As an example of FHAM's outreach capacity, from 2017 to 2018, FHAM educated 221 prospective homebuyers; trained 201 housing providers on fair housing law and practice, reached 379 tenants and staff from service agencies through fair housing presentations and 227 community members through fair housing conferences, distributed 4,185 pieces of literature; had 100 children participate in the annual Fair Housing Poster Contest from 10 local schools and 16 students participate in our first Fair Housing Poetry Contest from 11 local schools; and offered Storytelling shows about diversity and acceptance to 2,698 children attending 18 Storytelling shows.

As of 2021, FHAM agency reaches those least likely to apply for services through the following:

- Translating most of its literature into Spanish and some in Vietnamese;

- Continuing to advertise all programs/services in all areas of Marin, including the Canal, Novato, and Marin City, areas where Latinx and African-American populations are concentrated and live in segregated neighborhoods;
- Maintaining a website with information translated into Spanish and Vietnamese;
- Maintaining bilingual staff: As of 2021, FHAM has three bilingual Spanish speakers who offer intake, counseling, education and outreach to monolingual Spanish speakers; in addition, they have one staff member who is bilingual in Mandarin and another in Portuguese;
- Maintaining a TTY/TDD line to assist in communication with clients who are deaf/hard of hearing. Offering translation services in other languages when needed;
- Conducting outreach and fair housing and pre-purchase presentations in English and Spanish;
- Collaborating with agencies providing services to all protected classes, providing fair housing education to staff and eliciting help to reach vulnerable populations – e.g. Legal Aid of Marin, the Asian Advocacy Project, Canal Alliance, ISOJI, MCIL, Sparkpoint, the District Attorney’s Office, Office of Education, the Marin Housing Authority, and North Marin Community Services.

Local Trends

FHANC events are not for specific jurisdictions, rather they make an effort to reach underserved areas and protected classes. Pre-COVID FHANC did an average of 15-30 in person events, including fair housing trainings, presentations, conferences, pre-purchase workshops, foreclosure prevention workshops and forums. They were held all over the County, with the goal of reaching underserved communities including West Marin and Marin City. Post-COVID as of July 2022, the events are still being held virtually due to the uncertainty of COVID case numbers going down. If members of the protected classes do not have access to computers and/or the internet, FHANC makes every effort to have meetings in person. FHANC does not expect to change its programming, even during COVID they had 15-30 events a year.

Targeted outreach occurs when there are known violations in a geographic area. FHANC puts up posters, sends mailers and emails to people in the area advertising their services and sometimes has meetings to follow up. In addition, FHANC is constantly strategically planning who needs to be targeted for this work. They mainly use census data (block and tract) to find new and emerging populations of members of the protected classes to target. They work with CBOs in all of these geographic areas to make sure that the target audience is in attendance.

The outreach activities and capacities described in the Regional Trends section include the unincorporated County area, which represent about 43 percent of FHANC’s geographic service area. According to FHANC’s 2022/2024 CDBG Application to Marin County, FHANC stated it will undertake the following activities to Affirmatively Furthering Fair Housing:

- FHANC will maintain an accessible office where residents can come (once COVID restrictions are lifted and FHANC begins to provide services in person)
- FHANC will provide residents with materials on fair housing and equal opportunity, opportunities to participate in fair housing educational activities, and avenues to report or file complaints of suspected or perceived housing discrimination.
- FHANC will maintain its website and ensure that it details the advocacy, programs, complaint intake services, and counseling offered to residents by FHANC.
- FHANC will utilize its Spanish and Vietnamese language materials in the provision of all fair housing education/outreach services within the county and offer interpretative services to non-English speaking individuals who contact FHANC seeking assistance.
- FHANC will advertise, promote, and solicit responses from participants regarding the need for ASL and foreign language interpretation services in the provision of all fair housing education/outreach and enforcement services, and make ASL and foreign language interpretation services available at all events where prospective participants indicate a need for the interpretation services at least five days in advance of the event.
- FHANC will continue to implement its fair housing education and outreach program.
- FHANC will serve as an advocate and educational resource to local elected officials and municipal staff at all levels about the obligations of recipients of federal funds to affirmatively further fair housing.
- FHANC will make its staff available for guest speaker appearances on radio/television talk and feature programs, at conferences and workshops, when requested, and will disseminate fair housing literature through various methods as appropriate.
- FHANC will continue to monitor online housing advertisements and provide education and advocacy that discourages discriminatory advertising, statements, and practices in all forms.
- FHANC will counsel complainants who have encountered illegal discrimination about available options and provide assistance to complainants in filing administrative complaints as well as lawsuits, as appropriate FHANC will maintain its testing program in the County, conducting testing upon receiving complaints as appropriate and in audits for housing discrimination. FHANC will be an organizational complainant and initiate administrative complaints and/or lawsuits as appropriate, based upon evidence gathered from testing or other investigations.
- FHANC will be a proactive advocate for the effective enforcement and utilization of the federal Fair Housing Amendments Act, the California Fair Employment and Housing Act, and HUD Guidelines and Recommendations that exist to discourage and eliminate housing discrimination based on any protected class.
- FHANC will counsel homeowners and loan applicants who may have experienced lending discrimination in violation of the Fair Housing Amendments Act, and provide foreclosure prevention intervention services to residents at risk of

foreclosure or who are facing the loss of their primary residence due to imminent foreclosure when appropriate, as resources allow.

- FHANC will provide pre-purchase counseling/education to homebuyers so they can better identify fair lending violations and avoid predatory loans, as resources allow.

According to FHANC, the above mentioned activities will help to overcome impediments to fair housing choice by safeguarding people in protected classes from discrimination in the housing market, increasing housing stability by fair housing advocacy and education for people from protected classes, and expanding housing options available to families by helping to ensure open, diverse, and equitable communities through continued outreach and enforcement.

Summary: Fair Housing Enforcement and Outreach Issues

Disability status is the most common basis for a complaint filed with FHANC, Marin's Fair Housing provider. Testing on the basis of disability in the County revealed that persons with disabilities are likely received less favorable treatment or be denied reasonable accommodation. Most importantly, testing revealed higher rates of discrimination on the basis on disability in properties with less than 11 units, indicating a need for increased fair housing education with "mom and pop" landowners.

The use of housing subsidies and HCV vouchers has recently become protected under California law though it has been protected in Marin County since 2016. Testing in Marin County has revealed discriminatory treatment for HCV holder, but higher rates for Latinx and Black HCV holders. Of note is the finding that landlords made exceptions of HCV holders for White residents in areas of high opportunity. This indicates a higher need for outreach education on Source of Income and Race in areas with high resources.

Overall, FHANC's testing has focused on disability status, race, and source of income, as disability status and race have the highest reporting rates and source of income has recently become protected. As such, fair housing outreach and education is imperative to ensure that those experiencing discrimination know when and how to seek help.

2. Integration and Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. ABAG/MTC¹³ and UC Merced prepared AFFH Segregation Report to assist Bay Area jurisdictions with the Assessment of Fair Housing section of the Housing Element.

Race/Ethnicity

According to ABAG/MTC's Segregation Report, segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and

¹³ Metropolitan Transportation Commission

playgrounds, clean air and water, and public safety¹⁴ This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates.¹⁵

To measure segregation in a given jurisdiction, the US Department of Housing and Urban Development (HUD) provides racial or ethnic dissimilarity trends. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as block groups within a community. The index ranges from zero (0) to 100, with zero (0) denoting no segregation and 100 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, if an index score above 60, 60 percent of people in the specified area would need to move to eliminate segregation.¹⁶ The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

Regional Trends

Non-Hispanic Whites make up 71.2 percent of Marin County's population, a significantly larger share than in the Bay Area region,¹⁷ where only 39 percent of the population is non-Hispanic White. The next largest racial/ethnic group in Marin County is Hispanic/Latino, making up 16 percent of the population, followed by Asian population (5.8 percent), and population of two or more races (3.8 percent) (Table D- 5). Black residents make up the fifth highest share of the population, with 2.1 percent of the County's residents identifying as African American/Black. Within the County, San Rafael has the most concentrated Hispanic population, where 31 percent of residents are Hispanic or Latino, while Belvedere has the smallest Hispanic population of only five percent (and inversely the largest White population of 92 percent). These trends differ from the Bay Area, where Asians make up the second largest share of the population (27 percent). While Asians make up the third largest share of the population in Marin County, they account for only six percent of the population.

¹⁴ Trounstein 2015. See references in Unincorporated Marin Report <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw/folder/157817334020> <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw/folder/157817334020>

¹⁵ Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013. See references in Unincorporated Marin Report <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw/folder/157817334020> <https://mtcdrive.app.box.com/s/d0kki6p26idiq81h5vxgqf77a5hsisdw/folder/157817334020>

¹⁶ Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

¹⁷ The "Bay Area" data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma and the City of San Francisco.

Table D- 5: Racial Composition in Neighboring Cities and County

	Bay Area ¹	Marin County	Belvedere	Corte Madera	Fairfax	Larkspur	Mill Valley	Novato	Ross	San Anselmo	San Rafael	Tiburon
White, non-Hispanic	39.3%	71.2%	92.3%	78.5%	82.3%	77.9%	86.2%	63.5%	89.1%	85.9%	57.0%	86.7%
Black or African American, non-Hispanic	5.8%	2.1%	0.0%	2.3%	0.4%	0.7%	0.7%	3.4%	3.0%	0.8%	1.3%	0.9%
American Indian and Alaska Native, non-Hispanic	0.2%	0.2%	0.0%	0.0%	0.0%	0.4%	0.0%	0.2%	0.0%	0.0%	0.1%	0.2%
Asian, non-Hispanic	26.7% ¹	5.8%	2.0%	6.1%	4.3%	5.4%	5.0%	7.7%	3.8%	3.3%	6.7%	3.2%
Native Hawaiian and Other Pacific Islander, non-Hispanic	N/A	0.1%	0.0%	0.0%	0.4%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Some other race, non-Hispanic	N/A	0.9%	0.0%	1.6%	0.0%	0.5%	0.0%	2.3%	0.0%	0.3%	0.4%	0.6%
Two or more races, non-Hispanic	N/A	3.8%	0.6%	4.4%	3.2%	4.0%	3.8%	3.9%	0.5%	2.6%	3.4%	0.4%
Hispanic or Latino	23.5%	16.0%	5.1%	7.1%	9.4%	11.0%	4.2%	18.9%	3.5%	7.1%	31.0%	8.1%
Total	7,710,026	259,943	2,134	9,838	7,578	12,319	14,330	55,642	2,290	12,525	58,775	7,116

1. The “Bay Area” data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

2. Asian and Pacific Islander combined; ABAG Data Package presented data with some races combined.

Sources: American Community Survey, 2015-2019 (5-Year Estimates). ABAG Housing Needs Data Package.

As explained above, dissimilarity indices measures segregation, with higher indices signifying higher segregation. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move to a different tract to create perfect integration for these two groups.

In Marin County, all minority (non-White) residents are considered moderately segregated from White residents, with an index score of 42.6 in 2020 (Table D- 6). Since 1990, segregation between non-White (all non-white residents combined) and White residents has increased. Dissimilarity indices between Black, Hispanic, Asian/Pacific Islander, and White residents have also increased since 1990, indicating that Marin County has become increasingly racially segregated. Based on HUD’s definition of the index, Black and White residents are highly segregated and Hispanic and White residents are moderately segregated, while segregation between Asian/Pacific Islander and White residents is considered low.

Table D- 6: Dissimilarity Indices for Marin County (1990-2020)				
	1990 Trend	2000 Trend	2010 Trend	Current
Marin County				
Non-White/White	31.63	34.08	35.21	42.61
Black/White	54.90	50.87	45.61	57.17
Hispanic/White	36.38	44.29	44.73	49.97
Asian or Pacific Islander/White	19.64	20.13	18.55	25.72
Sources: HUD Dissimilarity Index, 2020.				

The County is making efforts to reduce segregation patterns through its sites inventory. About 26 percent (940 units) of the County’s sites inventory is located in tracts where minorities make up less than 20 percent of the population. These sites offer housing opportunities at various income levels, 452 are lower income, 218 are moderate income, and 270 are above moderate. This strategy reflects an effort to provide housing opportunities in areas with a low concentration of minorities to residents of all races and income levels.

According to the Othering and Belonging Institute located in Berkeley, CA, there were 3 counties in California that were more segregated in 2020 than they were in 2010 – Napa, Sonoma and Marin. And Marin County was the most segregated of all. While over 70% of White Marin residents own their homes, 71% of Latinx and 75% of African Americans rent. The high cost of housing, and its effects, are the main reasons why many people – particularly people of color move from Marin. Seniors, Latinx residents, African Americans, low-wage earners and families with children are the most financially burdened from the rising cost of housing and increasing rents are displacing residents to areas outside of Marin, which is further perpetuating racial segregation.

In California, based on the figures provided in the 2020 State AI, segregation levels between non-White and White populations were moderate in both entitlement and non-entitlement areas¹⁸. However, segregation levels in non-entitlement areas are slightly higher with a value of 54.1, compared to 50.1 in entitlement areas. Segregation trends Statewide show an increase in segregation between non-White and White populations between 1990 and 2017 in both entitlement and non-entitlement areas. The 2020 State AI found that California’s segregation levels have consistently been most severe between the Black and White populations, a trend paralleled trends in Marin County. Also, like Marin County, State trends show Asian or Pacific Islander and White residents are the least segregated when compared to other racial and ethnic groups, but levels are still increasing.

Figure D- 2 and Figure D- 3 below compare the concentration of minority populations in Marin County and the adjacent region by census block group¹⁹ in 2010 and 2018. Since 2010, concentrations of racial/ethnic minority groups have increased in most block groups regionwide. In Marin County, non-White populations are most concentrated along the eastern County boundary, specifically in North and Central Marin in the cities of San Rafael, Novato, and the unincorporated communities of Marin City. Red block groups indicate that over 81 percent of the population in the tract is non-White. While non-White populations appear to be increasing across the Marin region, these groups are generally concentrated within the areas described above. However, minorities are more highly concentrated in North, Central, and Southern Marin. Most of the block groups along the San Pablo Bay and San Francisco Bay shores in Solano, Contra Costa, Alameda, and San Francisco County have higher concentrations of minorities (over 61 percent) compared to North Bay counties (Marin, Sonoma, and Napa).

¹⁸ Entitlement Area means a unit of general Local Government that has been designated by HUD to receive an allocation of HOME funds.

¹⁹ Block groups (BGs) are the next level above census blocks in the geographic hierarchy (census blocks are the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data). A BG is a combination of census blocks that is a subdivision of a census tract or block numbering area (BNA). A county or its statistically equivalent entity contains either census tracts or BNAs; it cannot contain both. The BG is the smallest geographic entity for which the decennial census tabulates and publishes *sample* data.

Figure D- 2: Regional Racial/Ethnic Minority Concentrations by Block Group (2010)

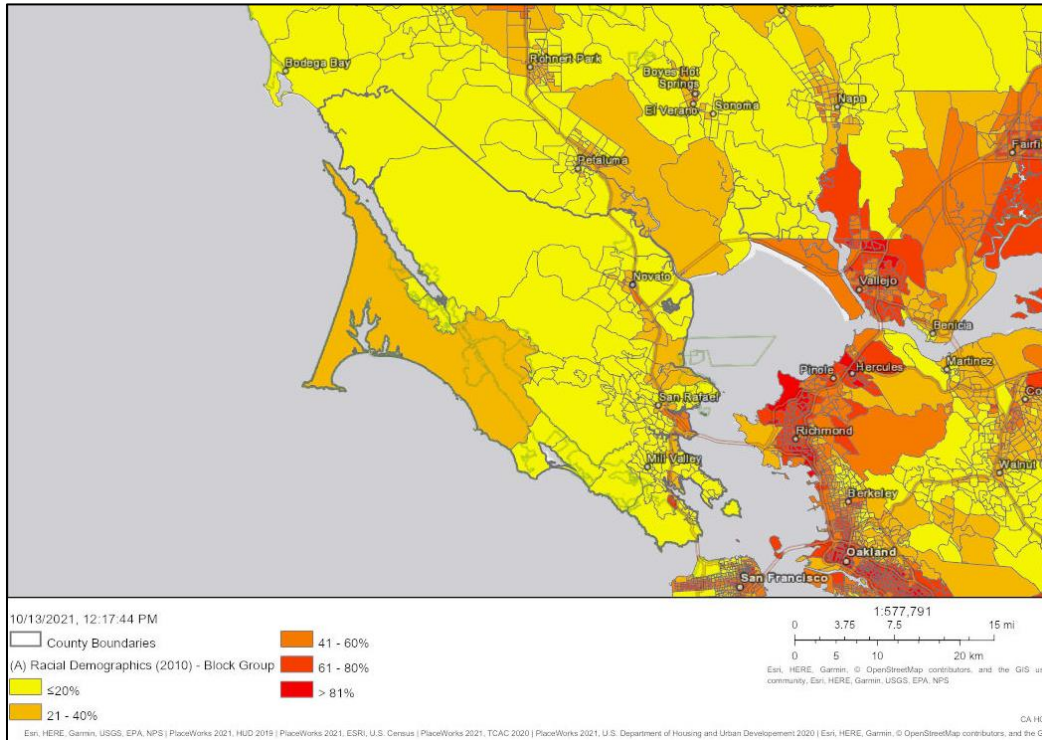


Figure D- 3 : Regional Racial/Ethnic Minority Concentrations by Block Group (2018)

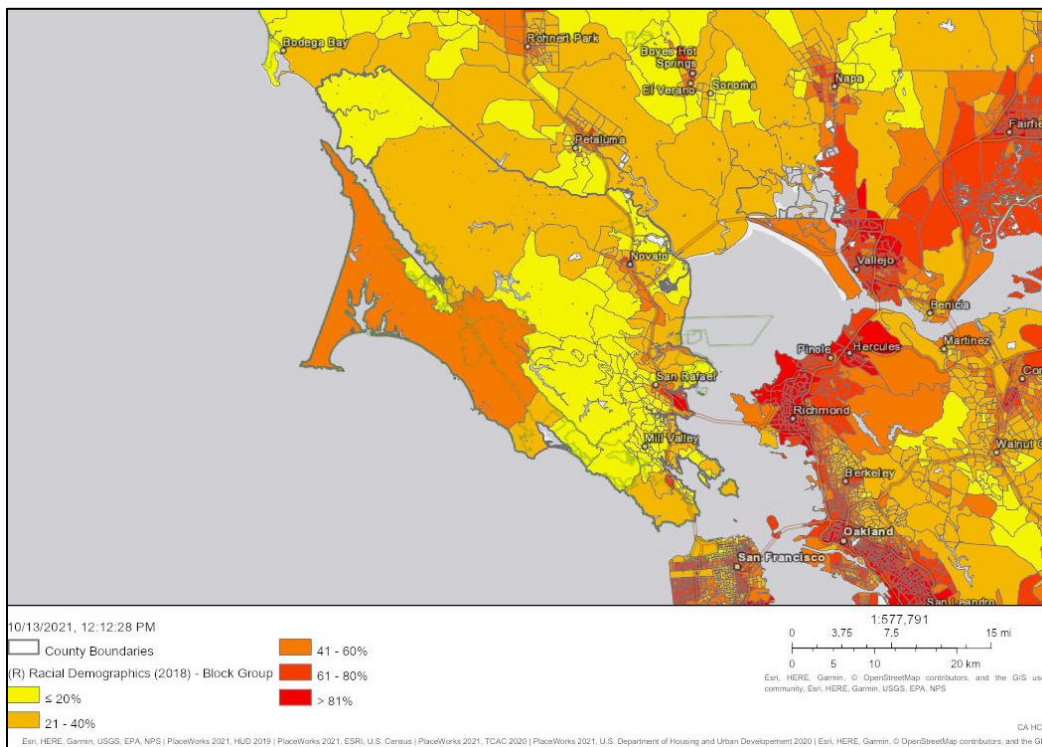
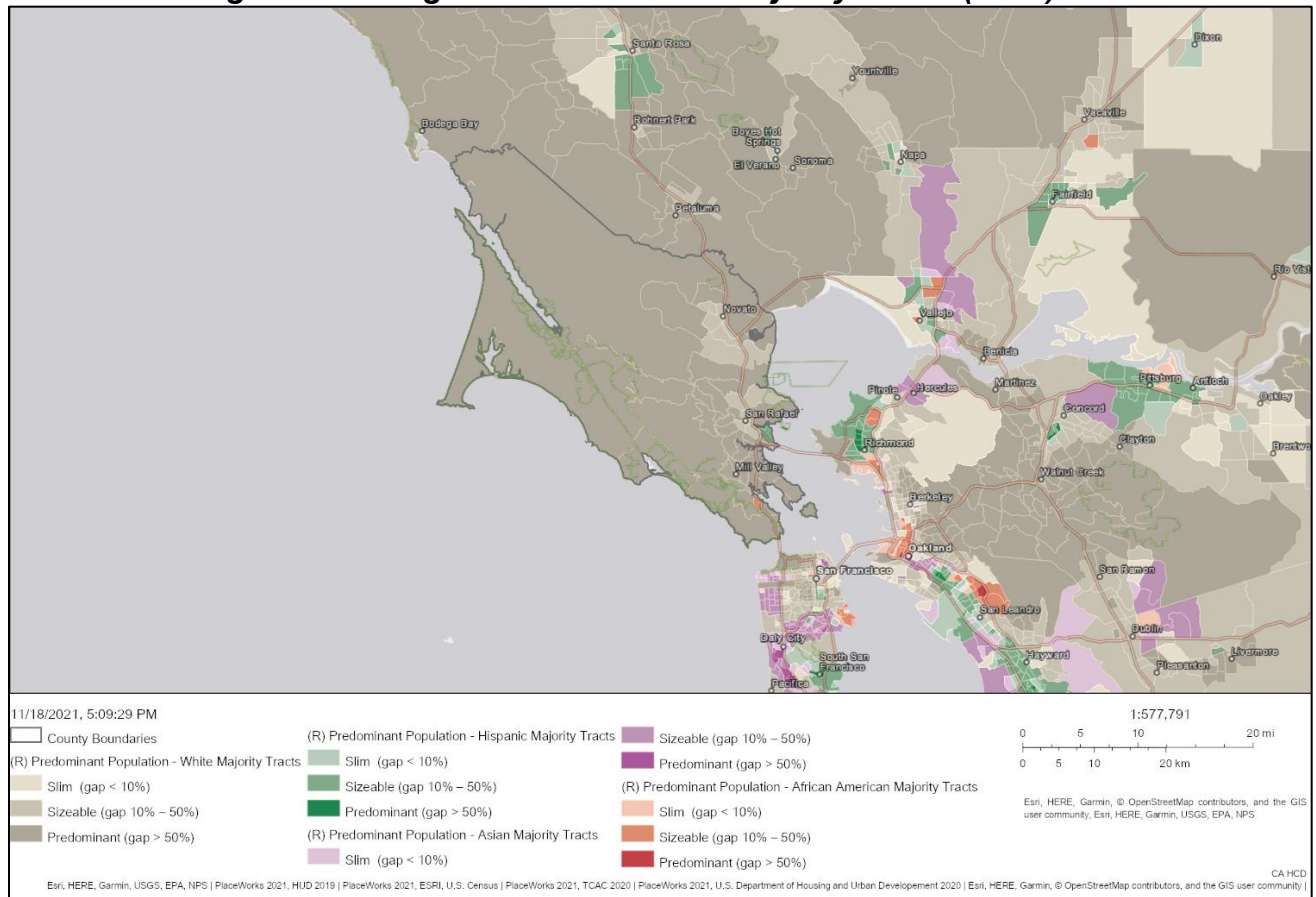


Figure D- 4 shows census tracts in Marin County and the neighboring region by predominant racial or ethnic groups. The intensity of the color indicates the population percentage gap between the majority racial/ethnic group and the next largest racial/ethnic group. The higher the intensity of the color, the higher the percentage gap between the predominant racial/ethnic group and the next largest racial/ethnic group. The darkest color indicator for each race indicates that over 50 percent of the population in that tract is of a particular race/ethnicity. Gray indicates a White predominant tract, green indicates a Hispanic predominant tract, purple indicates an Asian predominant tract, and red indicates a Black predominant tract. There are only four tracts in the County with non-White predominant populations. Three tracts in Central Marin and one tract in Southern Marin have predominant non-White populations. Two tracts in San Rafael have Hispanic predominant populations (green), one of which has a Hispanic population exceeding 50 percent (90 percent, darkest green) and the other covers predominantly the prison. In Southern Marin, one tract in unincorporated Marin City has a Black majority population (41 percent, red). In all other tracts countywide, Whites are the predominant race (grey). By comparison, many census tracts in Solano, Contra Costa, Alameda and San Francisco county have predominant minority populations (shades of purple, green, and red).

Figure D- 4: Regional Racial/Ethnic Majority Tracts (2018)



Local Trends

In the unincorporated area, Marin City has the largest proportion of Hispanic residents (25 percent) significantly greater than in the unincorporated County (10 percent) and Marin County as a whole (16 percent) (Table D- 7). All communities except Northern Coastal West Marin, the Valley, and Marinwood/Lucas Valley have a Hispanic population representing less than 10 percent of the total population.

Table D- 7: Population by Race, Unincorporated Marin County Communities

Community	American Indian or Alaska Native	Asian / API	Black or African American	White, Non-Hispanic	Other Race	Hispanic or Latinx	Total
Black Point-Greenpoint	0.0%	9.3%	0.0%	80.3%	3.2%	7.2%	1,622
Northern Coastal West Marin	0.0%	4.9%	0.0%	84.9%	0.0%	10.1%	445
Central Coastal West Marin	0.0%	0.0%	0.0%	91.3%	0.9%	7.9%	1,385
The Valley	0.6%	0.8%	0.1%	85.9%	1.7%	10.9%	3,412
Southern Coastal West Marin	0.0%	0.8%	0.0%	89.2%	5.1%	4.9%	2,010
Marinwood/Lucas Valley	0.0%	6.0%	0.1%	73.6%	7.1%	13.3%	6,686
Santa Venetia/ Los Ranchitos	0.0%	10.1%	3.7%	71.2%	9.3%	5.7%	4,474
Kentfield/ Greenbrae	0.0%	4.0%	0.0%	86.7%	3.4%	5.9%	7,020
Strawberry	0.0%	13.2%	1.2%	73.3%	4.7%	7.7%	5,527
Tam Valley	0.0%	5.8%	1.3%	82.3%	5.0%	5.6%	11,689
Marin City	0.0%	6.9%	21.7%	32.9%	13.8%	24.8%	3,126
Unincorporated Marin	0.3%	5.5%	3.0%	76.0%	5.0%	10.3%	68,252

Note: For the purposes of this table, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
 “Other race” refers to persons that identified as, “some other race” or “two or more races” but not Hispanic/Latinx
 Source: American Community Survey 5-Year Data (2015-2019), Table B03002.

Marin City, a historic African American enclave, is also home to the County’s largest Black/African American population, (with the exception of San Quentin State Prison), at 22 percent, considerably higher than any other community in Marin County. Marin City was founded in 1942 as part of the wartime ship building efforts of World War II. In the early 1940s, many African American’s migrated from the South for better wages and more consistent work. Over time federal and local policies prevented people of color, particularly the Black population of Marin City, from moving out. This included low interest rate loans offered to white families only. Additionally, restrictive covenants were an effective way to segregate neighborhoods and beginning in 1934, the Federal Housing

Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured, because of its belief that mixed-race neighborhoods lowered property values. These racially restrictive covenants made it illegal for African Americans to purchase, lease or rent homes in many white communities. Restrictive covenants were placed in most communities in Marin County, making it impossible for people of color to become homeowners. Restrictive covenants are no longer enforceable.

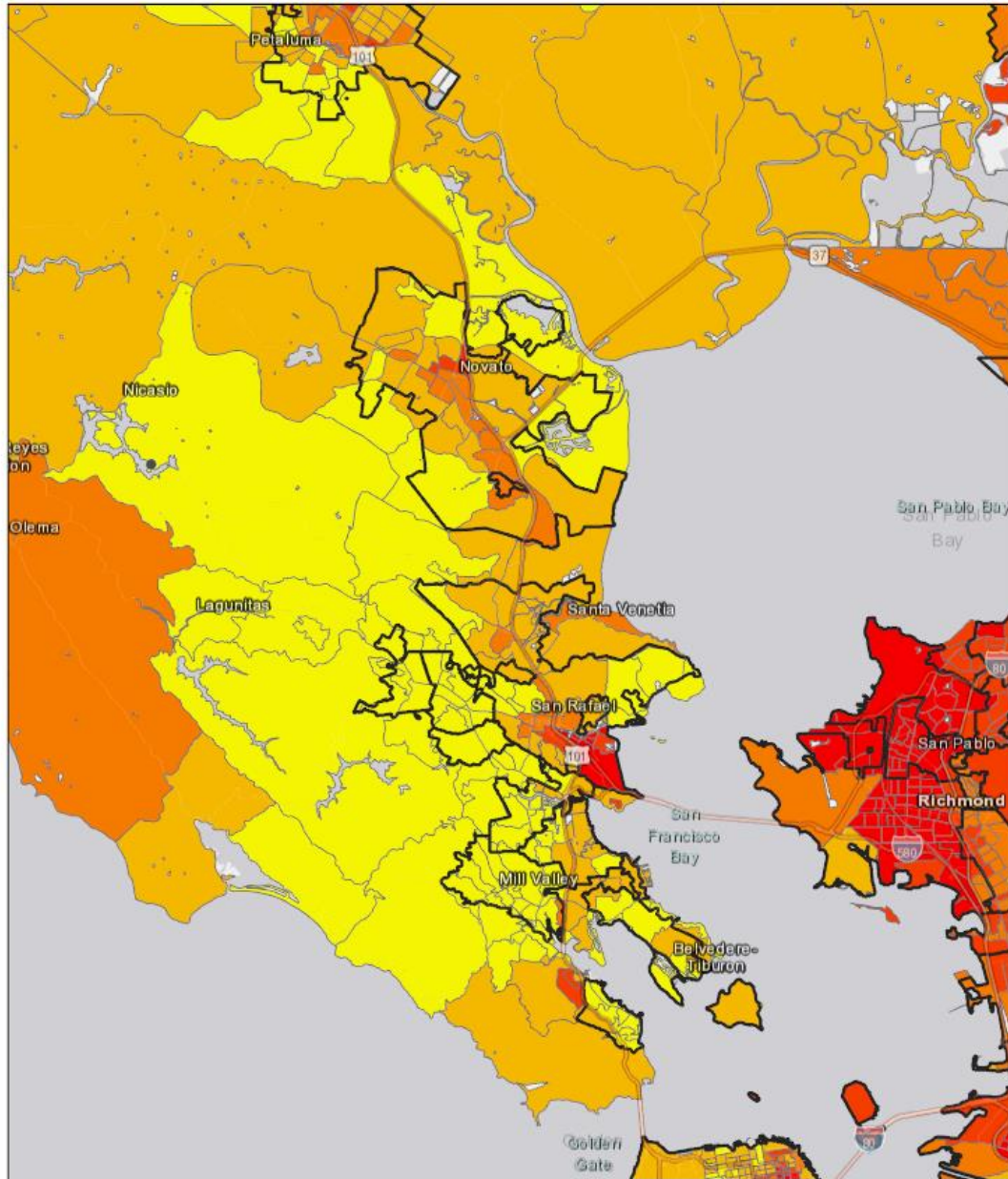
Today, Marin City has a sizable African American and low-income population, compared to surrounding communities, which are mostly affluent and white. The median income in Marin City is \$65,958, with nearly 30 percent of residents living below the poverty line. The Marin City community has experienced significant gentrification pressures and displacement of lower-income Black/African American residents. An important trend not pictured in Figure D- 3 is that Marin City is experiencing significant declines in its African American population – in 2010, the community was about 40 percent and declined to 22 percent as of 2019, leading to concerns of displacement and gentrification. Gentrification and displacement is discussed at greater length in the Displacement Risk section in page 118.

Minority communities also have the greatest need for rental assistance in the unincorporated County. In 2021, Hispanic/Latinx populations represent about 16 percent of the County population, but 34 percent of Rental Assistance requests, while Black/African American residents represent about two percent of the County population, but 8.5 percent of Rental Assistance requests.


Figure D- 5 below shows that minority populations are focused along in North, Central, and Southern Marin. While the majority of block groups have a minority population of less than 20 percent, there are some block groups in Santa Venetia where minority population ranges from 21 to 60 percent. Meanwhile in Marin City, one block group has 74 percent minority population while the other block group within Marin City's boundaries has a minority population of 21 percent.

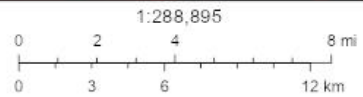
While there is no Dissimilarity Index data for the unincorporated County communities, the increasing segregation trends detected in the County (Table D- 6) also apply to the unincorporated communities. In the focus groups convened for the housing process, the County heard anecdotal evidence that Black and Asian residents in Corte Madera and Mill Valley did not feel welcome in many stores in the area. Mill Valley and Corte Madera are incorporated cities in the County with a very small minority population. Thus it is likely that minority populations are concentrating in areas where there is already a minority concentration due to the sense of community in those areas. This means integration will pose greater challenges than just providing affordable housing in areas without a concentration of minorities.

Figure D- 5: Racial Demographics in the Unincorporated County (2018)



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-  City/Town Boundaries
- (R) Racial Demographics (2018) - Block Group
-  ≤ 20%
-  21 - 40%
-  41 - 60%
-  61 - 80%
-  > 81%



County of Marin, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

CA HCD
County of Marin, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census |

Marin's Native American Population

While Unincorporated Marin County's Native American population is less than one percent, the Native American population has roots in Marin County as its native inhabitants. According to U.S. Department of Interior, the Coast Miwok first settled the Tomales Bay area between 2,000 and 4,000 years ago.²⁰ Evidence of villages and smaller settlements along the Bay are concentrated within Point Reyes National Seashore. The Coast Miwok are believed to have located their settlements on coves along the bay and to live a semisedentary lifestyle. The Tomales Bay area and other areas in what is now Marin County was changed dramatically by the Spanish colonization and Missionaries. In the late 1700s, Coast Miwok were interned in four San Francisco Bay area missions and by the end of the Spanish occupation, Coast Miwok population had fallen from 3,000 to between 300 and 500.

Coast Miwoks were further excluded from their land during the Mexican California and Ranching Era in Marin County (1821-1848). During this time, "the Mexican government transformed Coast Miwok land into private property, and all the land surrounding Tomales Bay had been granted to Mexican citizens."²¹ The Coast Miwok were forced into the Mexican economy as ranch laborers and cooks and maids.

In 1848s, Tomales Bay changed hands to the United States through the Treaty of Guadalupe Hidalgo and underwent a radical transformation as San Francisco became a metropolitan center. While the treaty "guaranteed certain rights to California Indians... the Coast Miwok were increasingly marginalized under American rule."²² The government did not make any treaties with the Coast Miwok nor did they set aside a reservation for the group, probably due to the small number of survivors. There was an estimated only 218 Coast Miwoks in Marin County by 1852. The 1870 census only listed 32 Indians in Point Reyes and Tomales Townships and by 1920, only five remained.

In 1920, after the Lipps-Michaels Survey of Landless Indians (a congressional study) concluded that Native Americans in Marin and Sonoma County deserved their own reservation, the Bureau of Indian Affairs was unable to find land in the Tomales Bay for the Coast Miwok. According to the U.S. Department of the Interior "property owners were unwilling to sell land for an Indian reservation" and the government ended up purchasing a 15.5 acre parcel near Graton in Sonoma County- far from traditional Coast Miwok land. Some Coast Miwok moved to the site but the sites proved to be too small, steep, and lacked water and funds to build housing. Eventually the Coast Miwoks left the land as a community center and continued to pursue work elsewhere as farm workers or house keepers.

The Coast Miwok community also had ancestral land in Nicasio, Olompali, San Rafael, Corte Madera, Mill Valley, Strawberry, Tiburon, Angle Island, San Geronimo, Fairfax,

²⁰ Avery, C. (2009). Tomales Bay environmental history and historic resource study- Point Reyes National Seashore. Pacific West Region National Park Service, U.S. Department of the Interior.

²¹ Avery (2009). P. 31

²² Avery (2009). P. 62

Belvedere, Sausalito, Larkspur, Marin City, Novato areas.²³ In fact, Marin County's namesake comes from Chief Marin, a Miwok leader whose name was Huicmuse but was later given the name Marino by missionaries after he was baptized at Mission Dolores in 180.²⁴ San Geronimo is also rumored to be named after another Coast Miwok leader.²⁵ The San Geronimo Valley Historical Association reports that Coast Miwoks have thousands of years of history in the San Geronimo. Southern Popo people are also known to have inhabited Marin before colonization. Colonization and private property systems excluded the Coast Miwoks from home/land ownership and left them with limited choices to make a living.

In the 1990s, Coast Miwok descendants began to lobby for federal recognition as a tribe and in 1997, they were granted official status as the Federated Indians of Graton Rancheria- which in 2009 included 1,000 members of Coast Miwok and Southern Pomo descent. The group remained landless at the turn of the 21st century.

Today, Native American communities are represented Federated Indian of Graton Rancheria as well as by active organizations such as the Coast Miwok Tribal Council of Marin- a core group of lineal Marin Coast Miwok descendants and the Marin American Indian Alliance - longstanding Marin County 501c3 non-profit organization connecting American Indians living in Marin and the San Francisco Bay Area at large.

Persons with Disabilities

Persons with disabilities²⁶ have special housing needs and often higher health care costs associated with their disability. This general lack of accessible and affordable housing in Marin County makes the housing search even more difficult. In addition, many may be on fixed incomes that further limit their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability.

Regional Trends

Marin County's population with a disability is similar to that in the Bay Area. As presented in Table D- 8 in Marin County, 9.1 percent of the population has a disability, compared to

²³ Who We Are. Marin Coast Miwoks. <https://www.marinmiwok.com/who-we-are>

²⁴ Wilson, M.A. (2021, October 11). The story behind Marin County's namesake, "Chief Marin" — how the Coastal Miwok left a cultural and physical legacy that lingers today. Marin Magazine. <https://marinmagazine.com/community/history/the-story-behind-marin-countys-namesake-chief-marin-and-how-the-coastal-miwok-left-a-cultural-and-physical-legacy-that-lingers-today/>

²⁵ Clapp, O. (2020, November 6). How did the San Geronimo Valley get its name? A mystery rooted in the troubled history of Spanish missions and the Coast Miwok. Marin Magazine. <https://marinmagazine.com/community/history/how-did-the-san-geronimo-valley-get-its-name-a-mystery-rooted-in-the-troubled-history-of-spanish-missions-and-the-coast-miwok/>

²⁶ The American Community Survey asks about six disability types: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report anyone of the six disability types are considered to have a disability. For more information visit: <https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reaching%2C%20lifting%2C%20or%20Ocarrying.> For more information visit: <https://www.census.gov/topics/health/disability/guidance/data-collection-acs.html#:~:text=Physical%20Disability%20Conditions%20that%20substantially,reaching%2C%20lifting%2C%20or%20Ocarrying.>

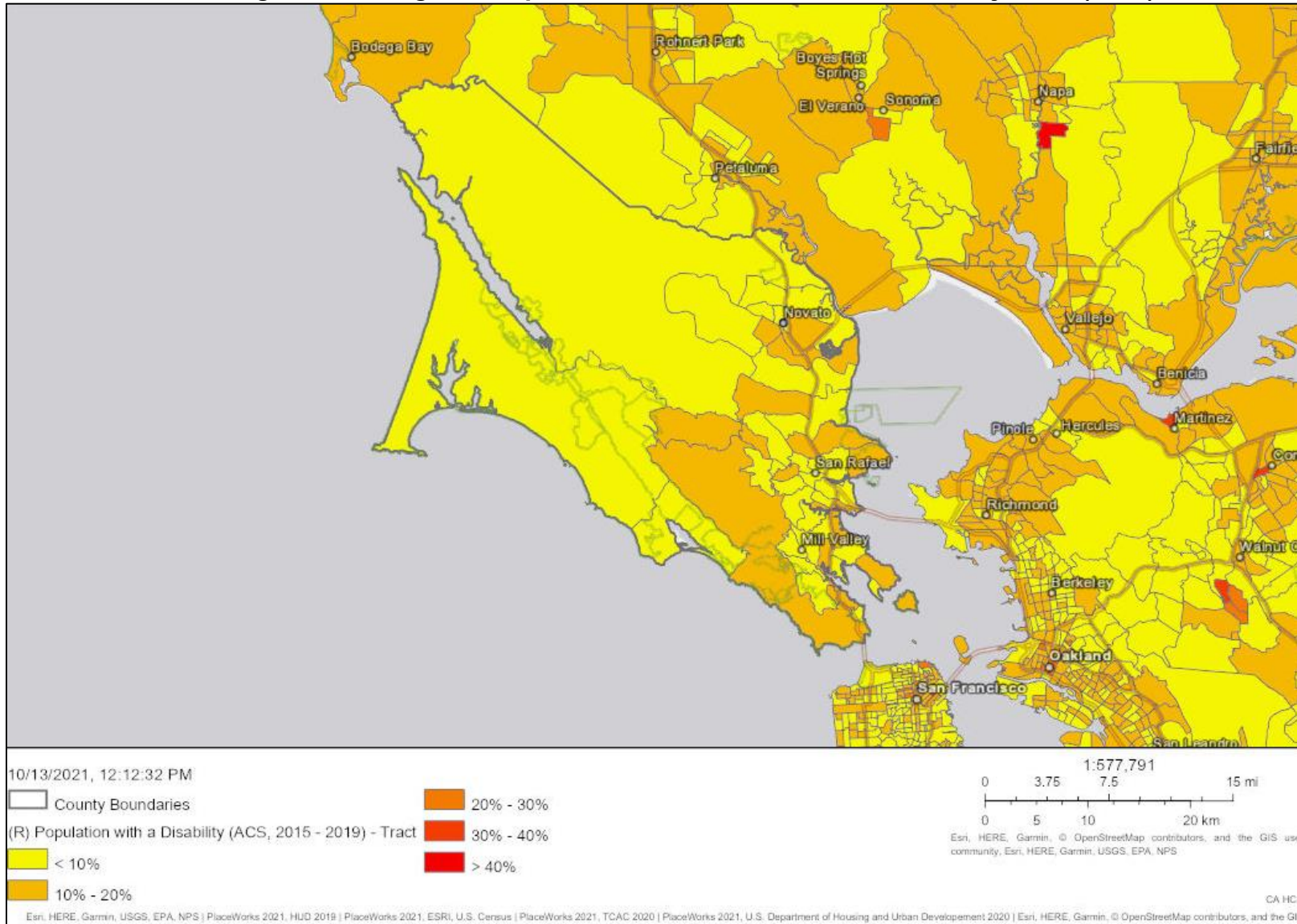
9.6 percent in the Bay Area. Black or African American, American Indian and Alaska Native, and non-Hispanic White populations experience disabilities at the highest rates in both the Bay Area and the County (16 percent, 18 percent, and 11 percent in the Bay Area and 15 percent, 12 percent, and 10 percent in Marin County, respectively). Nearly 37 percent of Marin County’s population aged 75 and older and 14.6 percent aged 65 to 74 has one or more disability, lower shares than in the Bay Area. Ambulatory and independent living difficulties are the most common disability type in the County and Bay Area.

Table D- 8: Populations of Persons with Disabilities – Marin County		
	Bay Area	Marin County
	Percent with a Disability	Percent with a Disability
Civilian non-institutionalized population	9.6%	9.1%
Race/Ethnicity		
Black or African American alone	15.9%	14.8%
American Indian and Alaska Native alone	17.5%	12.1%
Asian alone	7.3%	7.3%
Native Hawaiian and Other Pacific Islander alone	9.3%	0.8%
Some other race alone	6.8%	4.7%
Two or more races	8.2%	8.9%
White alone, not Hispanic or Latino	11.3%	9.9%
Hispanic or Latino (of any race)	7.9%	6.1%
Age		
Under 5 years	0.6%	0.7%
5 to 17 years	3.8%	2.9%
18 to 34 years	4.6%	5.9%
35 to 64 years	8.0%	6.1%
65 to 74 years	19.6%	14.6%
75 years and over	47.8%	36.8%
Type		
Hearing difficulty	2.7%	3.0%
Vision difficulty	1.7%	1.5%
Cognitive difficulty	3.7%	3.2%
Ambulatory difficulty	4.8%	4.3%
Self-care difficulty	2.2%	2.0%
Independent living difficulty	3.9%	4.3%
<p>1. The “Bay Area” data covers the members of the Association of Bay Area Governments (ABAG) which are the counties of: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Sources: American Community Survey, 2015-2019 (5-Year Estimates).</p>		

According to the 2015-2019 ACS, populations of persons with disabilities in Marin County cities are generally consistent, ranging from 7.2 percent in Ross to 10 percent in Novato. Figure D- 6 shows that less than 20 percent of the population in all tracts in the County

has a disability. Persons with disabilities are generally not concentrated in one area in the region. Figure D- 6 also shows that only a few census tracts in the region have a population with a disability higher than 20 percent. However, multiple census tracts with a population with disabilities between 15 and 20 percent are concentrated along San Pablo Bay and San Francisco Bay in Napa, Contra Costa, and Contra Costa Valley.

Figure D- 6: Regional Populations of Persons with Disabilities by Tract (2019)



Local Trends

The unincorporated County's population with a disability is similar to that of the County and Bay Area. According to 2019 ACS data, approximately 9.2 percent of the unincorporated County's population has a disability of some kind, compared to 9.1 percent and 9.6 percent of Marin County and the Bay Area's population. Table D- 9 shows the rates at which different disabilities are present among residents of unincorporated Marin County and its community areas. Among the unincorporated County communities, the Valley, Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Marin City have a higher proportion of persons with a disability than the unincorporated County. However, across all communities, ambulatory difficulties are the most prominent.

Community	With Disability	With a Hearing Difficulty	With a Vision Difficulty	With a Cognitive Difficulty	With an Ambulatory Difficulty	With a Self-Care Difficulty	With an Independent Living Difficulty
Black Point-Green Point	9.4%	4.6%	0.6%	2.2%	4.3%	2.0%	4.0%
Northern Coastal West Marin	5.8%	3.8%	2.0%	3.8%	5.8%	3.8%	3.8%
Central Coastal West Marin	10.3%	3.4%	2.2%	1.6%	4.3%	0.9%	1.6%
The Valley	11.2%	4.7%	2.8%	4.2%	7.2%	2.2%	2.6%
Southern Coastal West Marin	6.9%	3.1%	0.6%	2.1%	2.4%	0.0%	0.2%
Marinwood/Lucas Valley	12.0%	3.3%	1.4%	3.2%	6.8%	1.9%	6.7%
Santa Venetia/Los Ranchitos	16.0%	3.0%	4.7%	7.4%	8.1%	4.5%	9.5%
Kentfield/Greenbrae	7.1%	2.1%	0.5%	2.5%	2.9%	2.3%	3.6%
Strawberry	7.6%	2.2%	0.6%	2.0%	3.6%	2.1%	1.6%
Tam Valley	8.6%	3.0%	1.8%	2.5%	3.1%	1.8%	2.3%
Marin City	12.6%	0.4%	2.7%	6.1%	4.8%	1.9%	6.2%
Unincorporated	9.2%	2.6%	1.4%	2.8%	4.0%	1.7%	3.0%

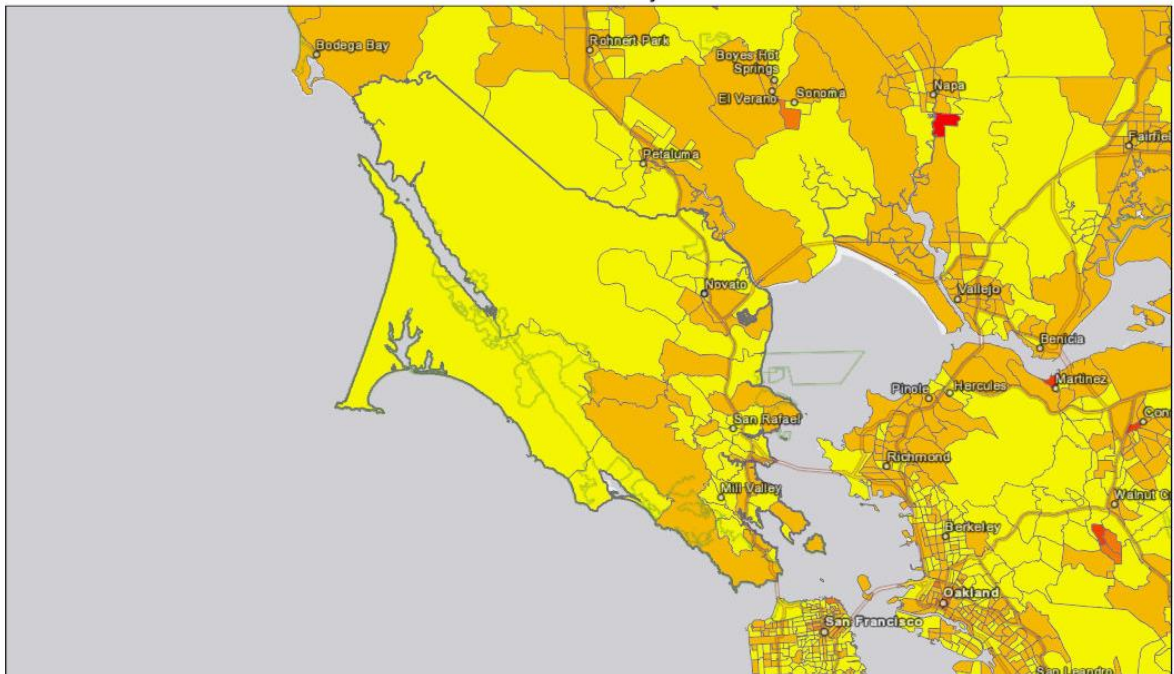
Source: American Community Survey 5-Year Estimates, 2015-2019.

Persons with developmental disabilities²⁷ also have specific housing needs and the increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. The total number of persons served in unincorporated County

²⁷ Senate Bill 812, which took effect January 2011, requires housing elements to include an analysis of the special housing needs of the developmentally disabled in accordance with Government Code Section 65583(e). Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old.

communities cannot be estimated because the Department of Developmental Services does not give exact number of consumers when fewer than 11 persons are served (Table II- 38). However, based on the September 2020 Quarterly Consumer Reports, the communities of Marinwood/Lucas Valley, Santa Venetia/Los Ranchitos, and Black-Point Greenpoint have the greater population of persons with developmental disabilities. Figure D- 7 shows this concentration of persons with disabilities in Central Coastal West Marin, the Valley, Lucas Valley and Marin City. About 10 to 20 percent of the population in these census tracts have a disability.

Figure D- 7: Persons with Disabilities- Unincorporated Communities



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County Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

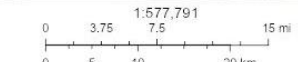
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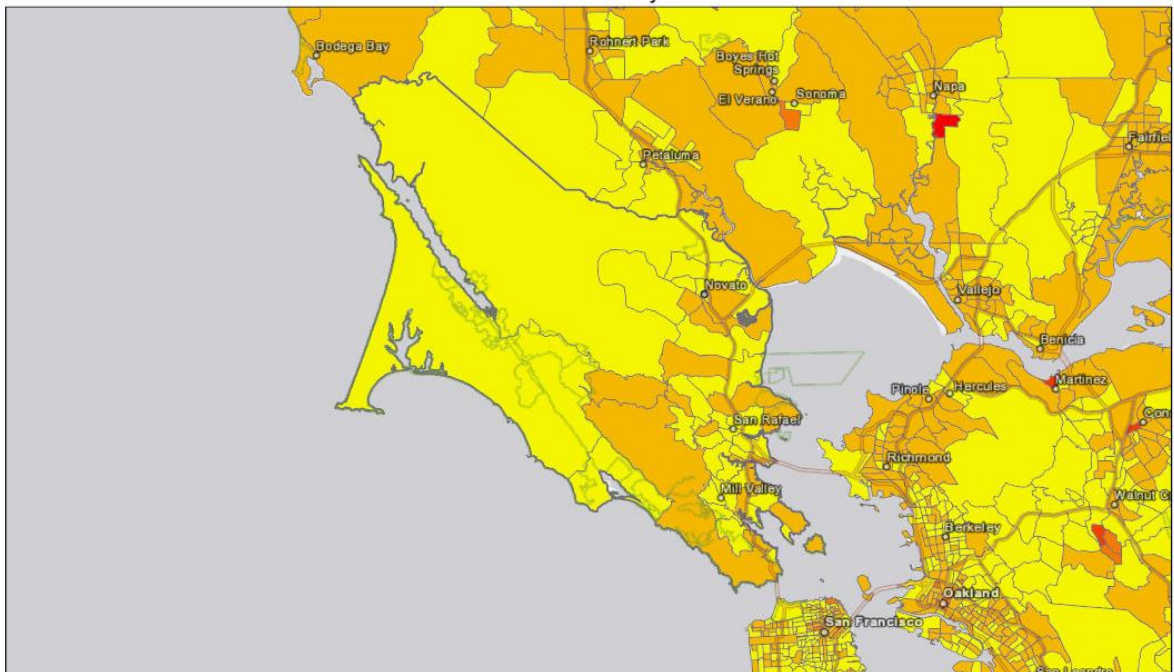
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CA HCD

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County Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

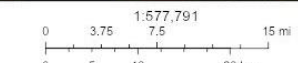
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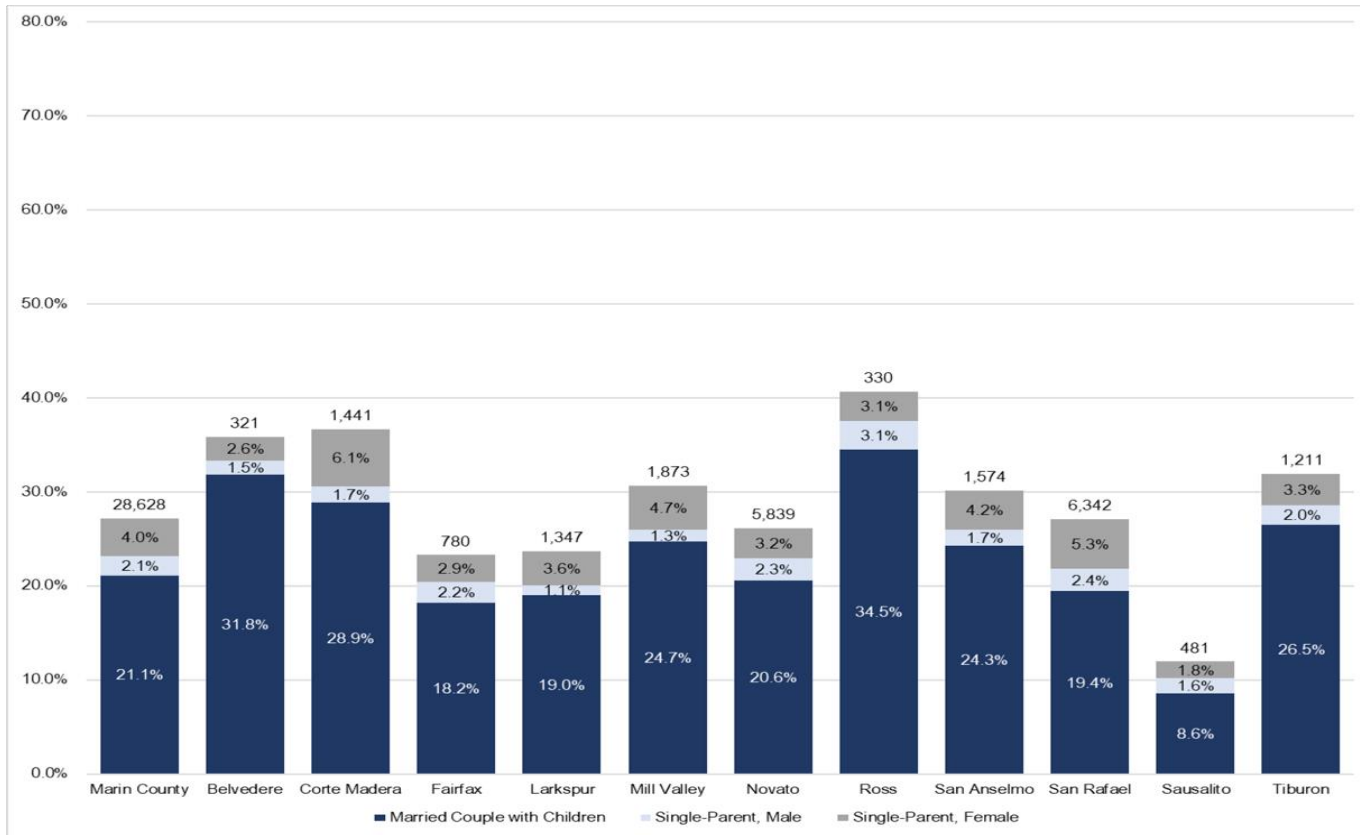
Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Regional Trends

According to the 2019 ACS, there are slightly fewer households with children in Marin County than the Bay Area. About 27 percent of households in Marin County have children under the age of 18, with 21 percent married-couple households with children and six percent single-parent households (Figure D- 8). In the Bay Area, about 32 percent of households have children and as in the County, the majority of households with children are married-couple households. Within Marin County, the cities of Belvedere, Corte Madera, and Ross have the highest percentage of households with children (36 percent, 37 percent, and 41 percent, respectively). Corte Madera and San Rafael have concentrations of single-parent households exceeding the countywide average. Figure D- 9 shows the distribution of children in married households and single female headed households in the region. Census tracts with high concentrations of children living in married couple households are not concentrated in one area of Marin County. Most census tracts have over 60 percent of children living in married-persons households. Regionally, children in married-person households are more common in inland census tracts (away from the bay areas). The inverse trend is seen for children living in single-parent female-headed households, is shown in Figure D- 10. In most tracts countywide, less than 20 percent of children live in female-headed households. Between 20 and 40 percent of children live in female-headed households in two tracts: one in Southern Marin in the unincorporated community of Marin City and one in West Marin near the unincorporated community of Bolinas. Regionally, tracts with a higher percentage of children in married-persons households are found along the San Pablo and San Francisco bays.

Figure D- 8: Households with Children in Bay Area, Marin County, and Incorporated Cities



Source: American Community Survey, 2015-2019 ACS (5-Year Estimates)

Figure D- 9: Regional Percent of Children in Married Couple Households by Tract (2019)

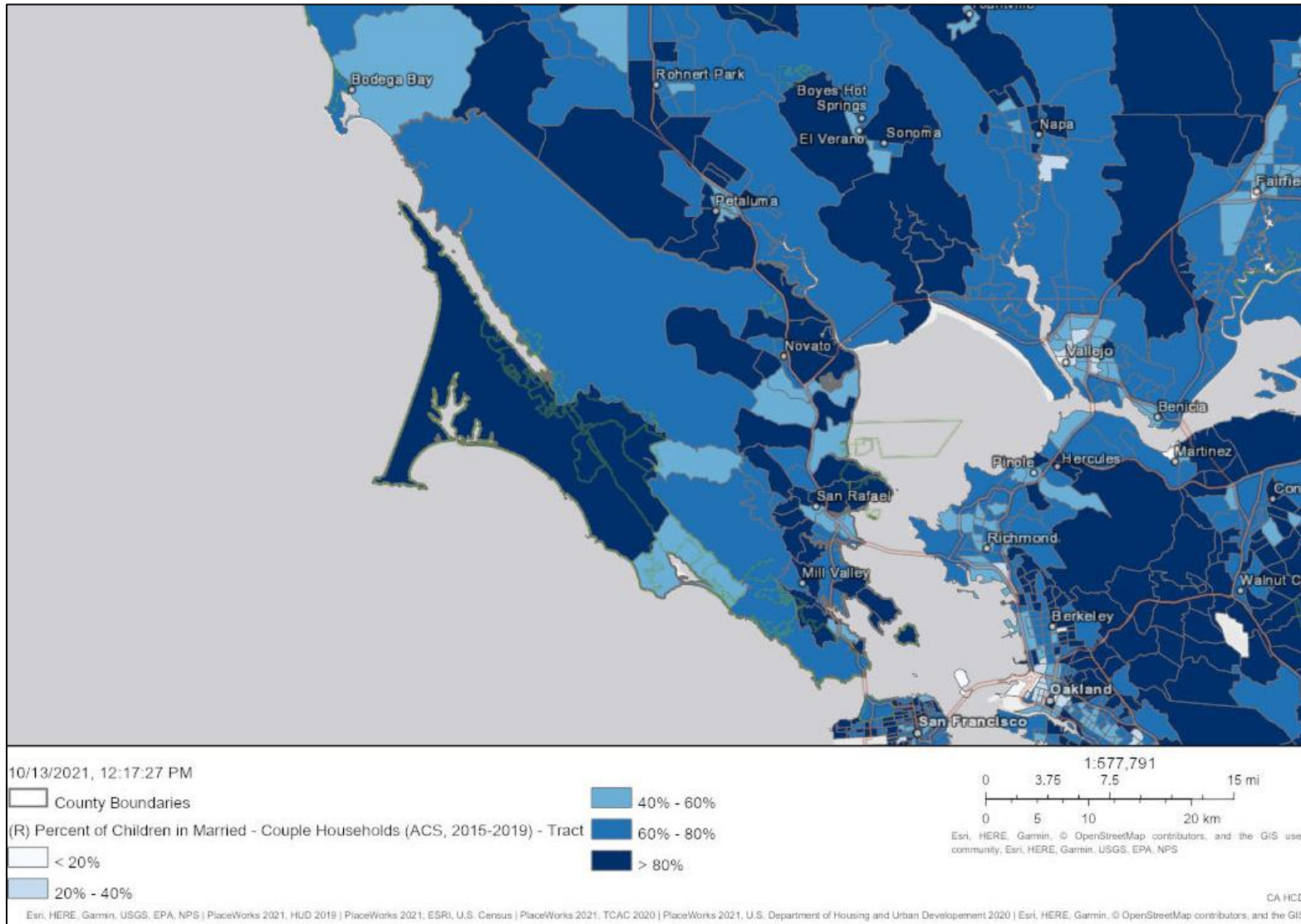
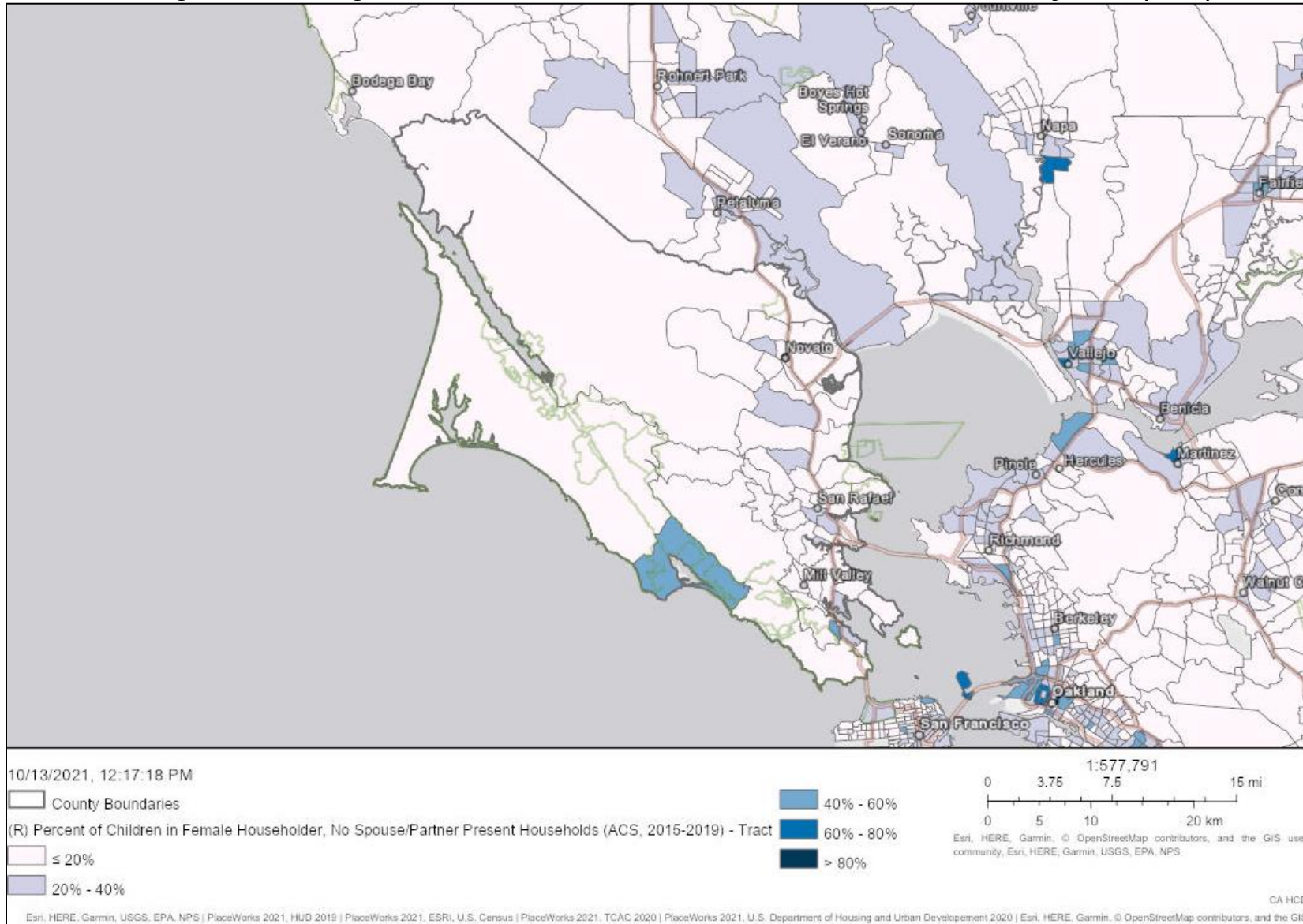


Figure D- 10 : Regional Percent of Children in Female-Headed Households by Tract (2019)



Local Trends

Within the unincorporated County, Marin City has the highest percentage of female-headed households (42 percent of all households are female-headed households) and female-headed households with children (11 percent) (Table D- 10). Marin City also has the highest poverty rates compared to all community areas and the unincorporated County; about 16 percent of all family households are living below the federal poverty line. Female-headed households also have higher rates of poverty (11 percent) in Marin City compared to other community areas. About six percent of all households in the Marin City are female-headed family household with children living below the poverty line.

Community	Total households (HH)	Total FHH	FHH w/ children	Total Families	Total families under the poverty level	FHH under the poverty level	FHH w/ child
Black Point-Green Point	617	12.0%	0.0%	419	1.9%	0.0%	0.0%
Northern Coastal West Marin	212	36.8%	0.0%	129	0.0%	0.0%	0.0%
Central Coastal West Marin	853	39.4%	0.0%	381	4.2%	1.6%	0.0%
The Valley	1,500	28.9%	2.4%	769	6.2%	0.0%	0.0%
Southern Coastal West Marin	1,026	32.0%	1.2%	451	4.7%	1.8%	0.0%
Marinwood/Lucas Valley	2,412	25.9%	2.0%	1,762	3.2%	1.0%	1.0%
Santa Venetia/Los Ranchitos	1,717	34.7%	1.2%	1,051	0.0%	0.0%	0.0%
Kentfield/Greenbrae	2,567	20.6%	3.7%	1,874	2.2%	0.6%	0.6%
Strawberry	2,391	36.2%	7.2%	1,348	2.7%	0.9%	0.9%
Tam Valley	4,617	24.6%	3.9%	3,202	1.9%	0.0%	0.0%
Marin City	1,377	42.0%	10.5%	698	16.3%	10.5%	6.3%
Unincorporated	25,850	26.1%	3.1%	17,061	2.8%	0.9%	0.6%

FHH = Female-Headed Households
 Source: American Community Survey, 5-Year Estimates 2015-2019, Tables DP02 and B17012.

This concentration of female-headed households is reflected in Table D- 10 which shows that between 40 and 60 percent of children in that tract live in single female-headed households. Additionally, the Southern Coastal West Marin census tracts (Stinson Beach

and Bolinas CDPs) also have the highest concentration of children in single female-headed households (40 to 60 percent), although these families only account for 1.2 percent of households in the community.

Income Level

Household income is the most important factor determining a household’s ability to balance housing costs with other basic life necessities. A stable income is the means by which most individuals and families finance current consumption and make provision for the future through saving and investment. The level of cash income can be used as an indicator of the standard of living for most of the population.

Households with lower incomes are limited in their ability to balance housing costs with other needs and often the ability to find housing of adequate size. While economic factors that affect a household’s housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

For purposes of most housing and community development activities, HUD has established the four income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD income definitions differ from the State of California income definitions. Table D- 11 compares the HUD and State income categories. HUD defines a Low and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the households earn extremely low, low, or moderate incomes (<81 percent AMI). This means LMI areas (<81 percent AMI) as defined by HUD, are lower income areas (extremely low, very low, and low), as defined by HCD. These terms may be used interchangeably.

Table D- 11: Income Category Definitions

HCD Definition		HDD Definition	
Extremely Low	0%-30% of AMI	Extremely Low	0%-30% of AMI
Very Low	31%-50% of AMI	Low	31%-50% of AMI
Low Income	51%-80% of AMI	Moderate	51%-80% of AMI
Moderate income	81-120% of AMI	Middle/Upper	> 81% of AMI
Above Moderate Income	>120% of AMI	--	--

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties) for Marin County.

Regional Trends

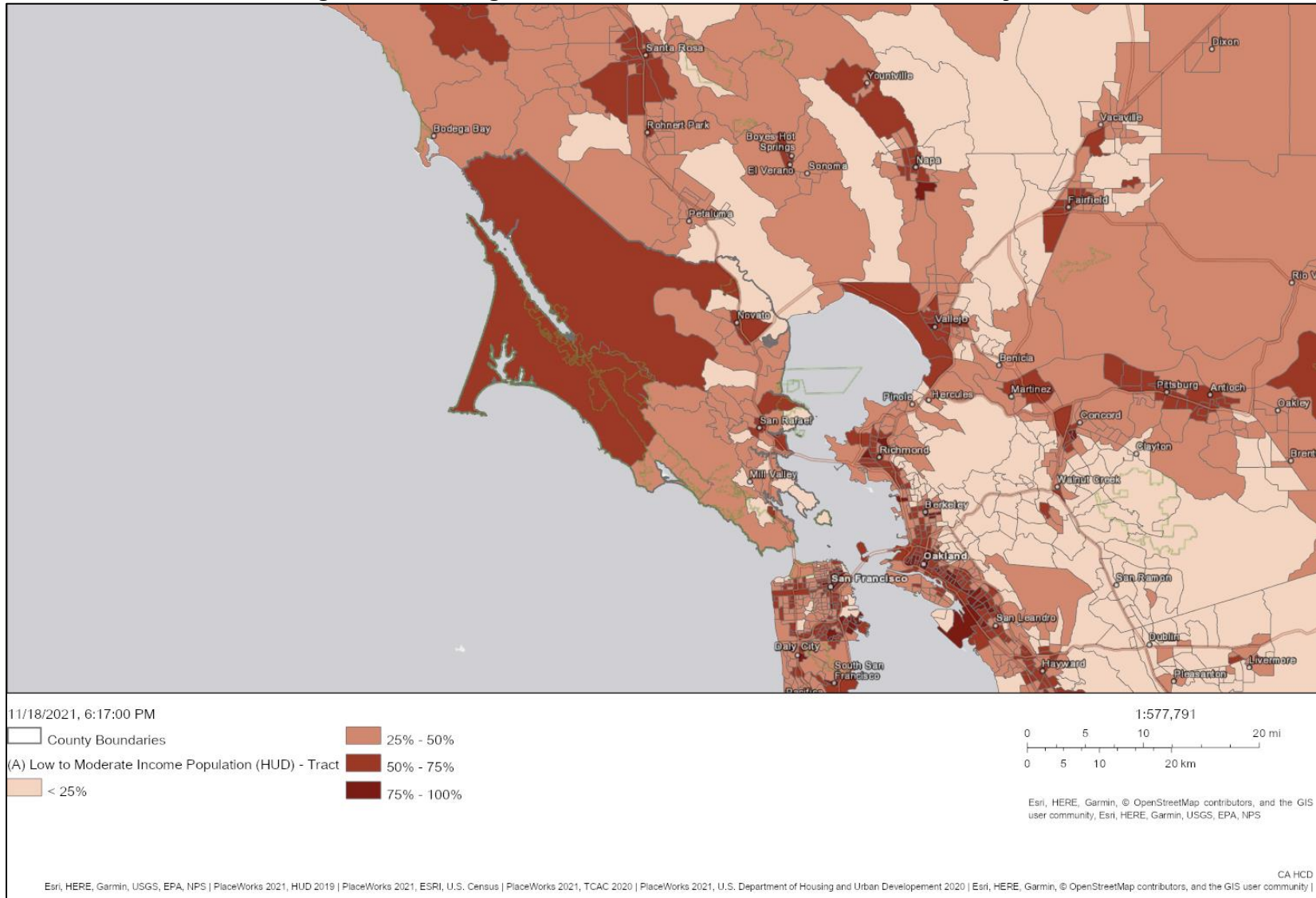
According to Comprehensive Housing Affordability Strategy (CHAS)²⁸ data based on the 2017 ACS, 40.5 percent of Marin County households earning 80 percent or less than the area median income (AMI) and are considered lower income (Table D- 12). A significantly larger proportion of renter households in Marin County are lower income. Nearly 60 percent of renter households are considered lower income compared to only 29.8 percent of owner households. Figure D- 11 shows that lower income populations (LMI areas²⁹) are most concentrated in tracts in West Marin, North Marin (Novato), Central Marin (San Rafael), and the unincorporated communities of Marin City and Santa Venetia. Comparison to the Bay Area is not available as the ABAG Data Package does not provide CHAS data for the region as a whole.

²⁸ Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.

²⁹ LMI refers to an AREA where 51 percent or more of the households are earn low and moderate incomes (based on HUD definition) or lower incomes (based on HCD definition).

Table D- 12: Marin County Households by Income Category and Tenure			
Income Category	Owner	Renter	Total
0%-30% of AMI	8.7%	26.0%	14.9%
31%-50% of AMI	8.5%	16.0%	11.2%
51%-80% of AMI	12.6%	17.6%	14.4%
81%-100% of AMI	8.4%	10.0%	8.9%
Greater than 100% of AMI	61.8%	30.4%	50.5%
Total	67,295	37,550	104,845
<p>1. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas and uses San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties) for Marin County.</p> <p>Sources: ABAG/MTC Housing Needs Data Workbook, 2021; HUD CHAS (based on 2013-2017 ACS), 2020.</p>			

Figure D- 11: Regional Concentrations of LMI Households by Tract



Local Trends

For the unincorporated communities, Figure D- 12 illustrates many unincorporated communities have a higher percentage of LMI/lower income households than the entire unincorporated County (38 percent) and Marin County (41 percent). The communities of Central Coastal West Marin and Marin City have the highest percentages of LMI households (62 and 71 percent, respectively). In addition, both Central Coast West Marin and Marin City have the highest percent of extremely low income households (29 percent and 40 percent, respectively).

The concentration of lower income population in central and northwestern Marin coincides with the Inland-Rural Corridor. The Inland-Rural Corridor is designated primarily for agriculture and compatible uses, as well as for preservation of existing small communities. While less than 2 percent of Marin County's population lives in the Inland Rural Corridor, between 75 percent and 100 percent of that population is considered lower income (Figure D- 11). The population in this area also likely works in the agriculture industry, which has low paying wages. According to the Quarterly Census of Employment and Wages (QCEW) for the third quarter in 2021, average weekly pay for Agriculture, Forestry, Fishing & Hunting industries was \$813 (with Cattle Ranching and Farming having even lower weekly incomes. Based on those averages, farmworkers in Marin County earn less than \$43,000 per year, meaning they earn less than 30 percent the 2021 Area Median Income of \$149,600, and are thus considered extremely low income.

In addition to earning extremely low incomes, farmworker populations are physically and linguistically isolated from County processes. Based on comments from Public outreach, linguistic barriers and fear due to being undocumented makes it hard to reach this population. County staff is working on bridging this gap by convening the Agricultural Worker Housing Collaborative, including the Marin Community Foundation, the Community Land Trust of West Marin, Marin Agricultural Land Trust, UC Cooperative Extension, West Marin Community Services, local ranchers, and ranch workers to address the needs of agricultural worker housing. The Agricultural Worker Housing Collaborative is expanding to include agricultural workers and their families, as well as representatives of the Park Service. The collaborative will continue its work to expand housing choices and quality of housing for agricultural workers and their families.

Figure D- 12: Percent Low and Moderate Income (LMI) Households: Unincorporated County

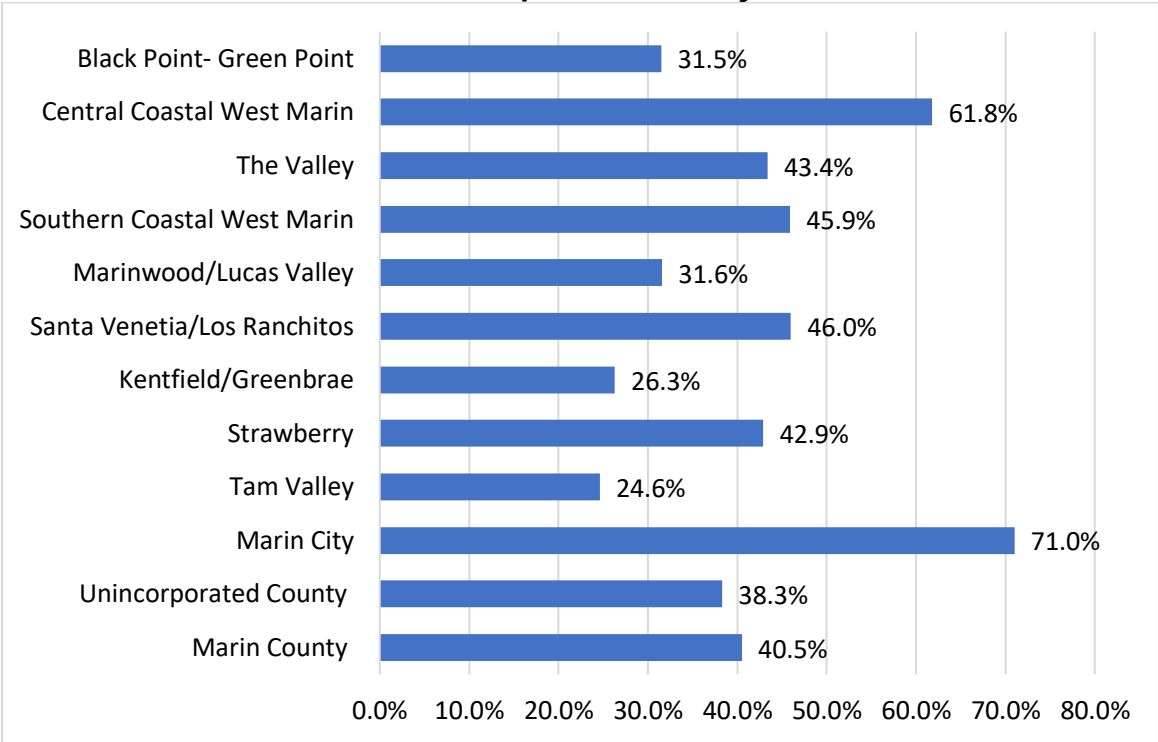
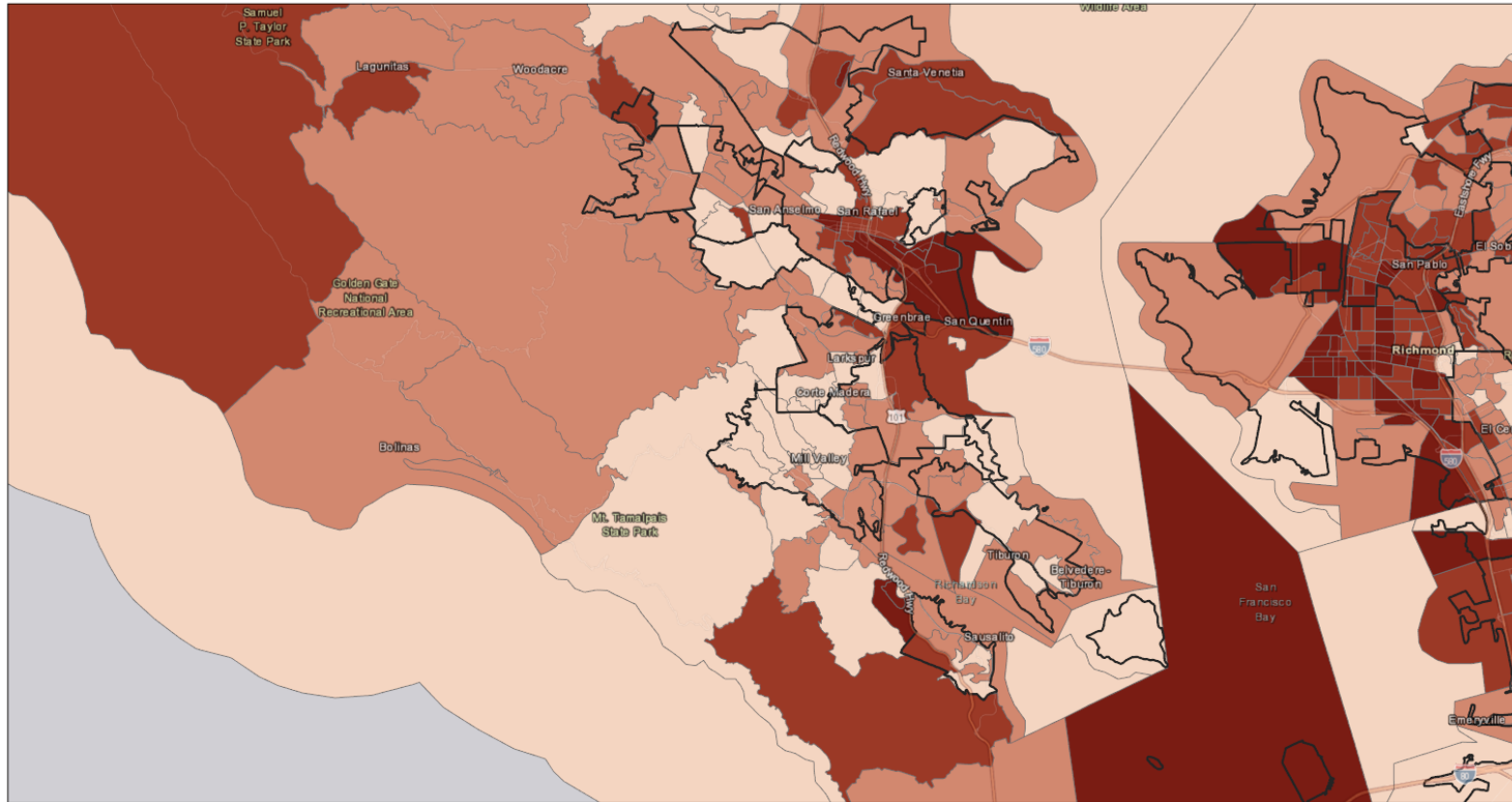


Figure D- 13 shows LMI population concentration at a smaller scale- by block group. A Marin City block group has the highest concentration of LMI population, with over 75 percent of the population earning low incomes. Block groups adjacent to Marin City as well as in Santa Venetia and the Valley and Central Coastal West Marin (Point Reyes and Inverness) also have a high concentration of LMI persons. In these block groups between 50 and 75 percent of the population is LMI. Again, the concentration of LMI persons in West Marin likely reflects the extremely low income farmworker population in the area.

As explained earlier, a concentration in northern West Marin is likely due to the farmworker population in the area. Meanwhile, Marin City also has a concentration of African American population, minority populations, and lower income persons. It is important to note that Marin City has one of the largest concentration of public housing in the County. Since tenants in public housing are required to have lower incomes, analysis of concentration by income level reflects this concentration of lower income households.

Figure D- 13: LMI Population by Block Group- Unincorporated Communities



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City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Block Group

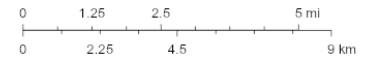
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ABAG/MTC’s Segregation report provided an analysis of income segregation in the incorporated County based on isolation indices and dissimilarity indices. The isolation index values for all income groups in Unincorporated Marin County for the years 2010 and 2015 in Table D- 13 show Above Moderate income residents are the most isolated income group in Unincorporated Marin County. Unincorporated Marin County’s isolation index of 51.0 for these residents means that the average Above Moderate income resident in Unincorporated Marin County lives in a neighborhood that is 51.0% Above Moderate income. Among all income groups, the Very Low income population’s isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

Income Category	2010	2015
Very Low Income (< 50% of AMI)	26.9	35.8
Low Income (50%-80% of AMI)	16.5	14.2
Moderate Income (80%-120% of AMI)	17.8	20.7
Above Moderate (>120% AMI)	54.0	51.0

Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Sources: ABAG/MTC Segregation Report

Table D- 14 below provides the dissimilarity index values indicating the level of segregation in Unincorporated Marin County between residents who are lower-income (earning less than 80 percent of AMI) and those who are not lower-income (earning above 80 percent of AMI). This data aligns with the requirements described in HCD’s AFFH Guidance Memo for identifying dissimilarity for lower-income households. Segregation in Unincorporated Marin County between lower-income residents and residents who are not lower-income has not substantively changed between 2010 and 2015. Additionally, Table D- 14 shows dissimilarity index values for the level of segregation between residents who are very low-income (earning less than 50 percent of AMI) and those who are above moderate-income (earning above 120 percent of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Table D- 14: Income Group Dissimilarity Index Values for Segregation within Unincorporated Marin County

Income Category	2010	2015
Below 80% AMI vs. Above 80% AMI	29.9	29.5
Below 50% AMI vs. Above 120% AMI	38.4	40.2

Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Sources: ABAG/MTC Segregation Report

Housing Choice Vouchers (HCV)

An analysis of the trends in HCV concentration can be useful in examining the success of the program in improving the living conditions and quality of life of its holders. The HCV program aims to encourage participants to avoid high-poverty neighborhoods and promote the recruitment of landlords with rental properties in low poverty neighborhoods. HCV programs are managed by Public Housing Agencies (PHAs), and the programs assessment structure (SEMAPS) includes an “expanding housing opportunities” indicator that shows whether the PHA has adopted and implemented a written policy to encourage participation by owners of units located outside areas of poverty or minority concentration³⁰. The County of Marin funds Marin Housing Authority’s Landlord Partnership Program, which aims to expand rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive and feasible, and by making the entire program more streamlined. The program also includes a requirement to include affirmative marketing.

A study prepared by HUD’s Development Office of Policy Development and Research found a positive association between the HCV share of occupied housing and neighborhood poverty concentration and a negative association between rent and neighborhood poverty³¹. This means that HCV use was concentrated in areas of high poverty where rents tend to be lower. In areas where these patterns occur, the program has not succeeded in moving holders out of areas of poverty.

Regional Trends

As of December 2020, 2,100 Marin County households received HCV assistance from the Housing Authority of the County of Marin (MHA). The map in Figure D- 14 shows that HCV use is concentrated in tracts in North Marin (Hamilton and the intersection of Novato Boulevard and Indian Valley Road). In these tracts, between 15 and 30 percent of the renter households are HCV holders. In most Central Marin tracts and some Southern

³⁰ For more information of Marin County’s SEMAP indicators, see: the County’s Administrative Plan for the HCV Program. <https://irp.cdn-website.com/4e4dab0f/files/uploaded/Admin%20Plan%20Approved%20December%202021.pdf> <https://irp.cdn-website.com/4e4dab0f/files/uploaded/Admin%20Plan%20Approved%20December%202021.pdf>

³¹ Devine, D.J., Gray, R.W., Rubin, L., & Taghavi, L.B. (2003). *Housing choice voucher location patterns: Implications for participant and neighborhood welfare*. Prepared for the U.S. Department of Housing and Urban Development, Office of Policy Development and Research, Division of Program Monitoring and Research.

Marin tracts (which are more densely populated), between five and 15 percent of renters are HCV recipients. The correlation between low rents and a high concentration of HCV holders holds true in North Marin tracts where HCV use is the highest (Figure D- 15). Overall, patterns throughout most Marin County communities also show that where rents are lower, HCV use is higher.

Figure D- 14 : Regional HCV Concentration by Tract

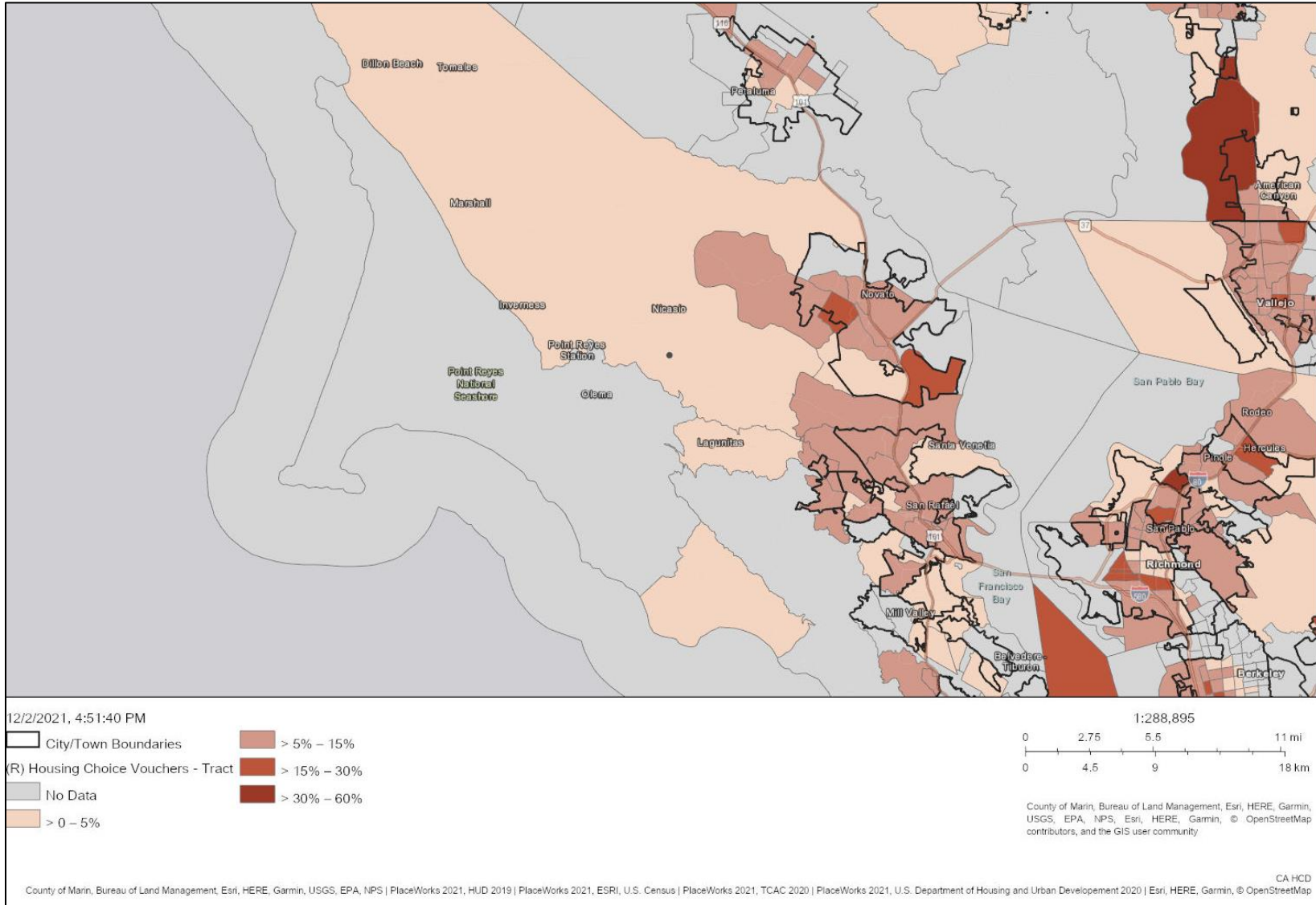
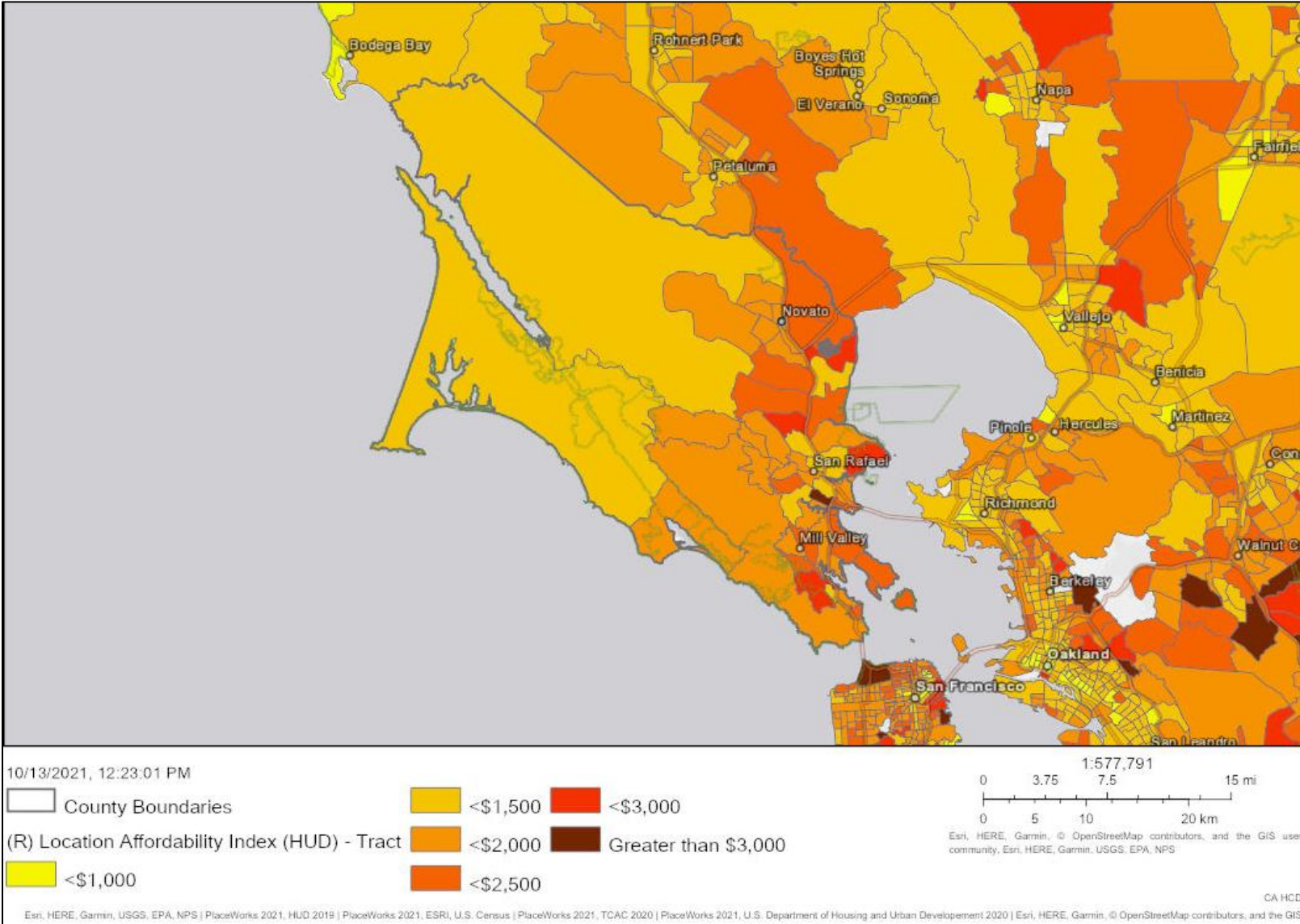


Figure D- 15 : Regional Median Gross Rent/Affordability Index by Tract



Local Trends

Within the unincorporated County, the Lucas Valley-Marinwood and Marin City communities have the highest concentration of HCV use; between five and 15 percent of renters in those tracts are HCV users. Low gross rents (i.e. location affordability index) also coincide with high HCV use in both Marin City (<\$1,500) and in Lucas Valley-Marinwood (<<\$2,000). As explained in the Income Level section of this analysis, Marin City also has a concentration of lower income persons due to the affordability of the areas as well as the concentration of public housing. In addition, Marin City is high concentration of multi-family housing , condos, and townhomes that offer one of the least expensive housing costs in the area, especially compared to surrounding communities of Mill Valley and Tam Valley, where gross rents are over \$3,000 (compared to <1,500 in Marin City, Figure D- 15).

MHA has focused on insuring voucher recipients have access to housing in all parts of the County. Prior to the 2020 enactment of SB 329 Housing Opportunities Act of 2019, the State's law on housing discrimination based on source of income (California Government Code Section 12927) did not protect individuals or families with third party rental subsidies.

In addition, the MHA implements the Landlord Partnership Program³² to expand rental opportunities for families holding housing choice vouchers by making landlord participation in the program more attractive and feasible, and by making the entire program more streamlined. Incentives include security deposit, loss mitigation, vacancy loss, building and planning permit fees waived, and access to a dedicated landlord liaison 24-hour hotline to address immediate issues as well as landlord workshops and training.

Summary: Integration and Segregation

Most communities in unincorporated Marin are predominantly white. However, protected groups appear to be segregated in the unincorporated community of Marin City. Marin City has the highest concentration of Black/African American and Hispanic/Latinx residents compared to other unincorporated communities. In addition, Marin City was identified as R/ECAP (see following section), indicating a concentration of minority population³³ and poverty. Marin City also has the highest concentration of persons with disabilities and single-female headed households with children compared to other unincorporated communities. This indicates a concentration of special needs populations within Marin City. Marin City is also dealing with a confluence of economic pressures (proximity to the Bay area, lower rents, multi-family and townhome/condo housing stock), which make it vulnerable to displacement. Integration efforts need to balance displacement pressures with preserving the existing resident population.

³² For more details: <https://www.marinhousing.org/landlord-partnership-program> For more details: <https://www.marinhousing.org/landlord-partnership-program>

³³ Persons who are not non-Hispanic White

3. Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

Regional Trends

The Othering and Belonging Institute at UC Berkley has published a report³⁴ on Racial Segregation in the Bay Area and found that each of the nine counties as well as the two major “Metropolitan Statistical Areas” (MSAs) is marked by high levels of racial segregation. Most of the traditionally recognized “segregated neighborhoods,” where people of color were historically restricted on account of redlining and other forms of housing discrimination, are typically found within the larger, broadly diverse municipalities such as San Francisco, Oakland, San Jose, and mid-sized cities such as Berkeley and Richmond. The displacement of many people of color from these communities and the corresponding in-migration of white families over the last twenty years has diversified the municipal populations in these cities, but has not always resulted in more integrated neighborhoods. Thus, although these cities are diverse in aggregate, they tend to contain some of the most racially segregated non-white neighborhoods in the Bay Area. The Institute also reported that the effects of racial segregation include negative life outcomes for all people in those communities, including rates of poverty, income, educational attainment, home values, and health outcomes.

They concluded that, “the most segregated cities in the Bay Area are those that are either historically places where people of color were permitted to live, when locked out of other places, or are highly exclusionary and heavily white mid-sized to smaller suburbs, exurbs or rural cities and towns in places like Marin and San Mateo counties.” The section below expands on Racially Concentrated Areas of Affluence.

R/ECAPs in the Bay area are mostly concentrated in metropolitan areas- specifically in San Francisco, San Jose, and Oakland. There is one R/ECAP in Southern Marin located in Marin City west of State Highway 101 (Figure D- 16). Marin City is part of the unincorporated County area.

Local Trends

As shown in Figure D- 17 the Marin City tract is characterized by a concentration of African American residents. Approximately 22 percent of Marin City’s residents are African American- significantly higher than the County’s and unincorporated County’s African American population (two percent and three percent, respectively). Marin City residents also earn lower median incomes (less than \$55,000) (Figure D- 18), especially compared to neighboring jurisdictions where median incomes are higher than \$125,000. Marin City, where Marin County’s only family public housing is located, also has the

³⁴ <https://belonging.berkeley.edu/segregationinthebay>

highest share of extremely low-income households in the County; about 40 percent of households earn less than 30 percent the Area Median Income, whereas only 14 percent of unincorporated County households are considered extremely low income.

The concentration of African American residents in Marin City is due to historic policies barred African American residents of Marin City from accessing housing in places with greater opportunities. Discriminatory policies like redlining, restrictive covenants, and exclusionary zoning promoted racial segregation – entrenching racial disparities in access to well-resourced neighborhoods. Marin City is considered a community vulnerable to displacement (see Displacement Risk section) due to increased housing costs as well interest in redevelopment and the continued pressures of being surrounded by affluent neighbors in one of the most exclusive counties in the country.

Figure D- 16: Regional Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

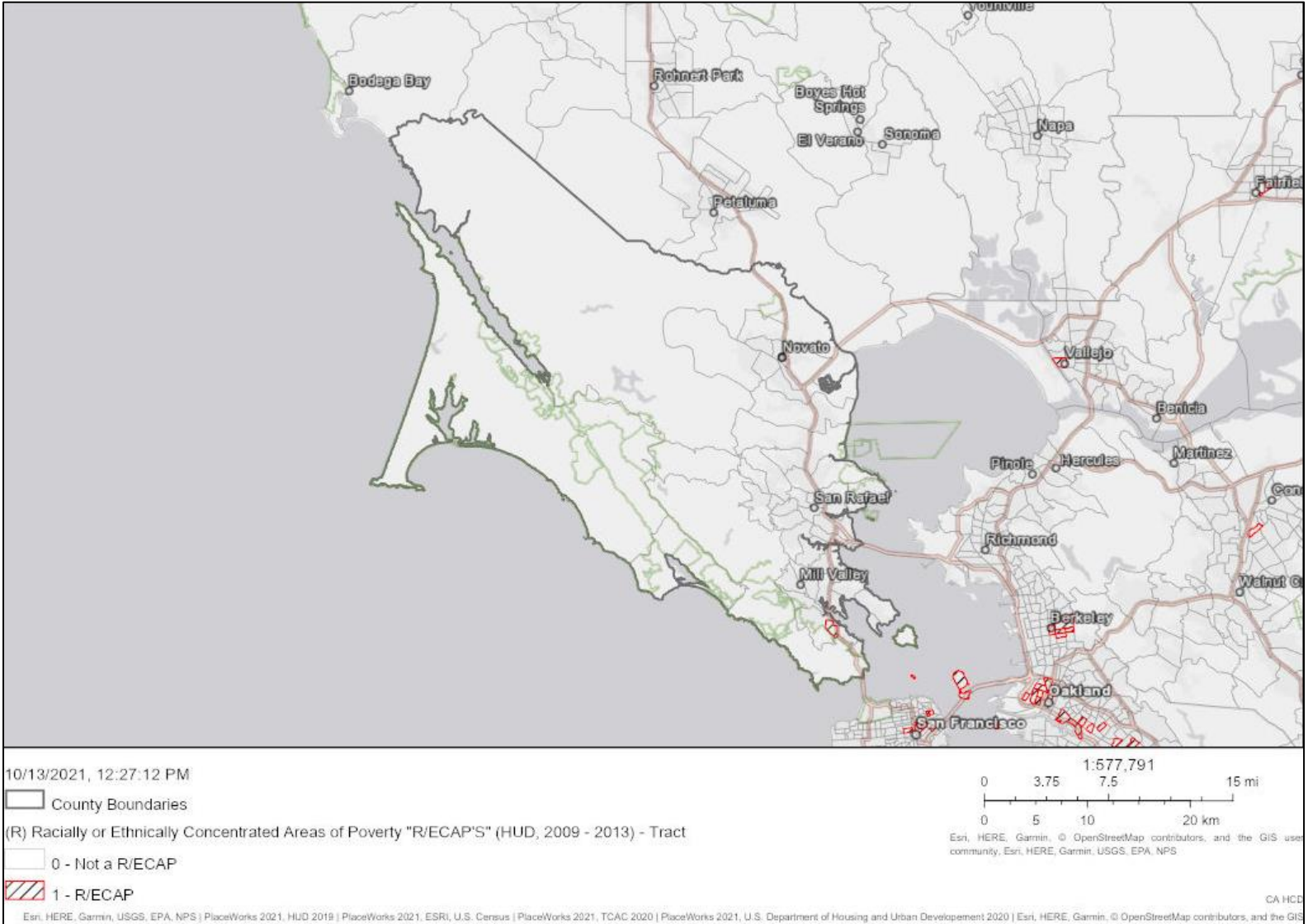
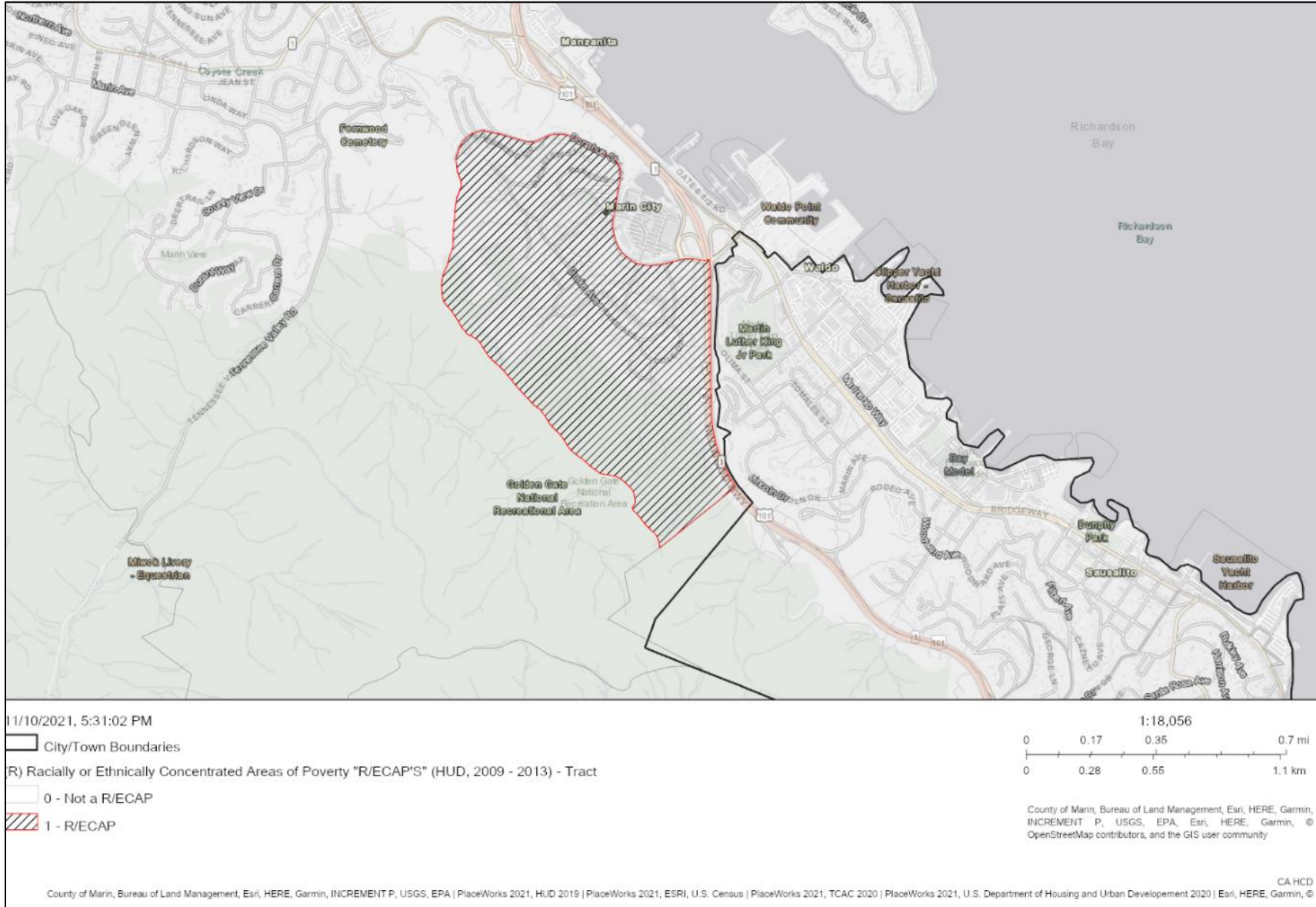


Figure D- 17: Marin City R/ECAP



Racially Concentrated Areas of Affluence (RCAAs)

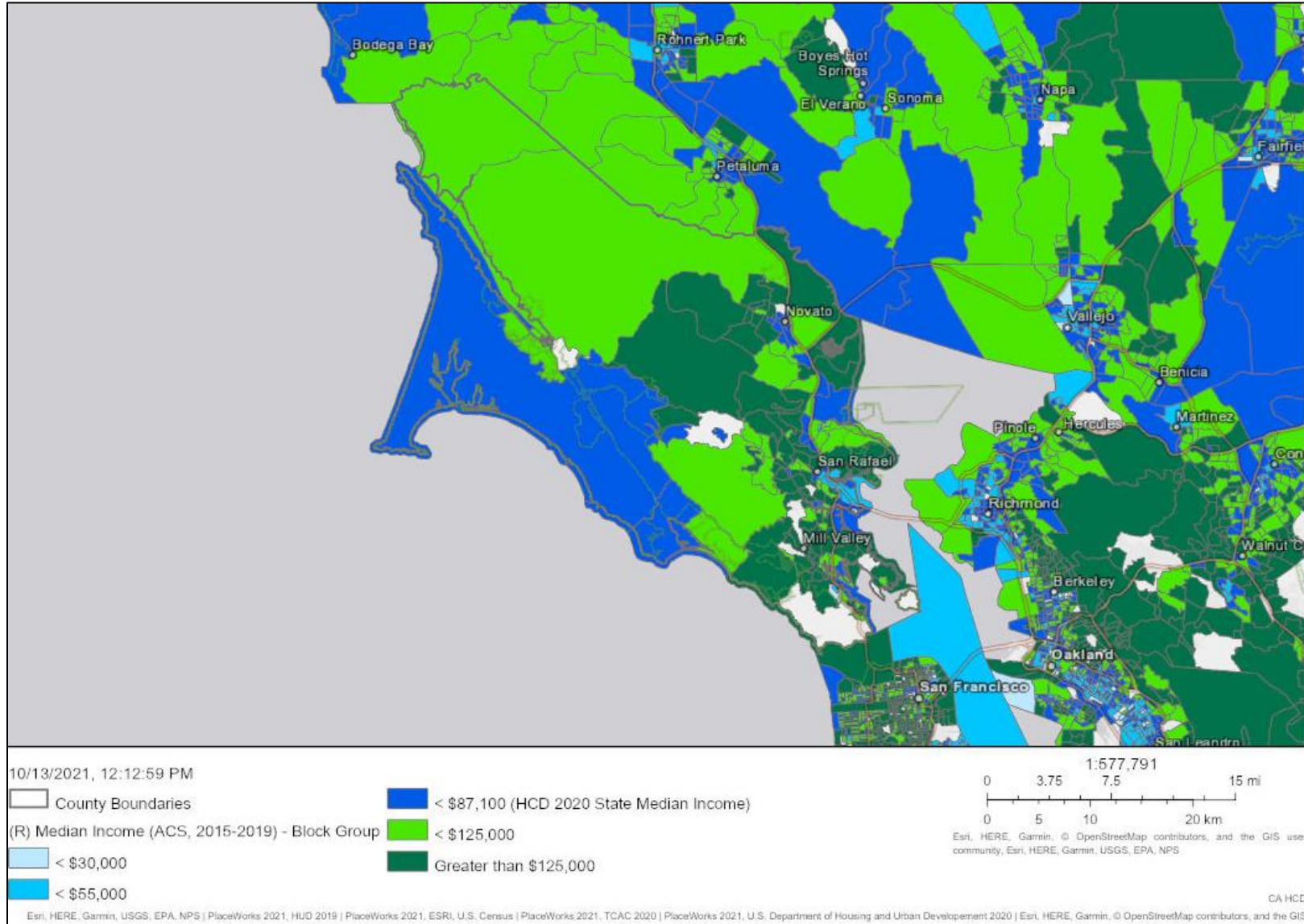
While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated - a key to fair housing choice. Identifying RCAAs is also important for underserved populations to be able to participate in resources available to populations living in areas of influence. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic White residents. According to HUD's policy paper, non-Hispanic Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, non-Hispanic White communities.

This analysis relies on the definition curated by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016) as well as the RCAA maps available through HCD's AFFH Data Viewer Tool

Regional Trends

According to ABAG/MTC's Segregation Report, across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups. Figure D- 3 and Figure D- 4 shows the concentration of minority/non-White population and majority populations across the region. In Figure D- 3, census tracts in yellow have less than 20 percent non-white population, indicating over 80 percent of the population is white. There are a number of tracts with over 80 percent non-Hispanic White population located throughout the County, especially in Southern Marin, parts of Central Marin, coastal North Marin, and central West Marin. The cities of Belvedere, Mill Valley, Fairfax, Ross, and some areas of San Rafael and Novato are also predominantly white. However, of all these predominantly white areas (incorporated jurisdictions and unincorporated communities), only Belvedere, the San Geronimo Valley, Tam Valley, Black Point- Green Point and the eastern tracts of Novato are census tracts with a median income over \$125,000 (Figure D- 18). Although not all census tracts have the exact relationship of over 80 percent White and median income over \$125,000 to qualify as "RCAAs," throughout the County tracts with higher White population tend to have greater median incomes.

Figure D- 18: Regional Median Income by Block Group (2019)

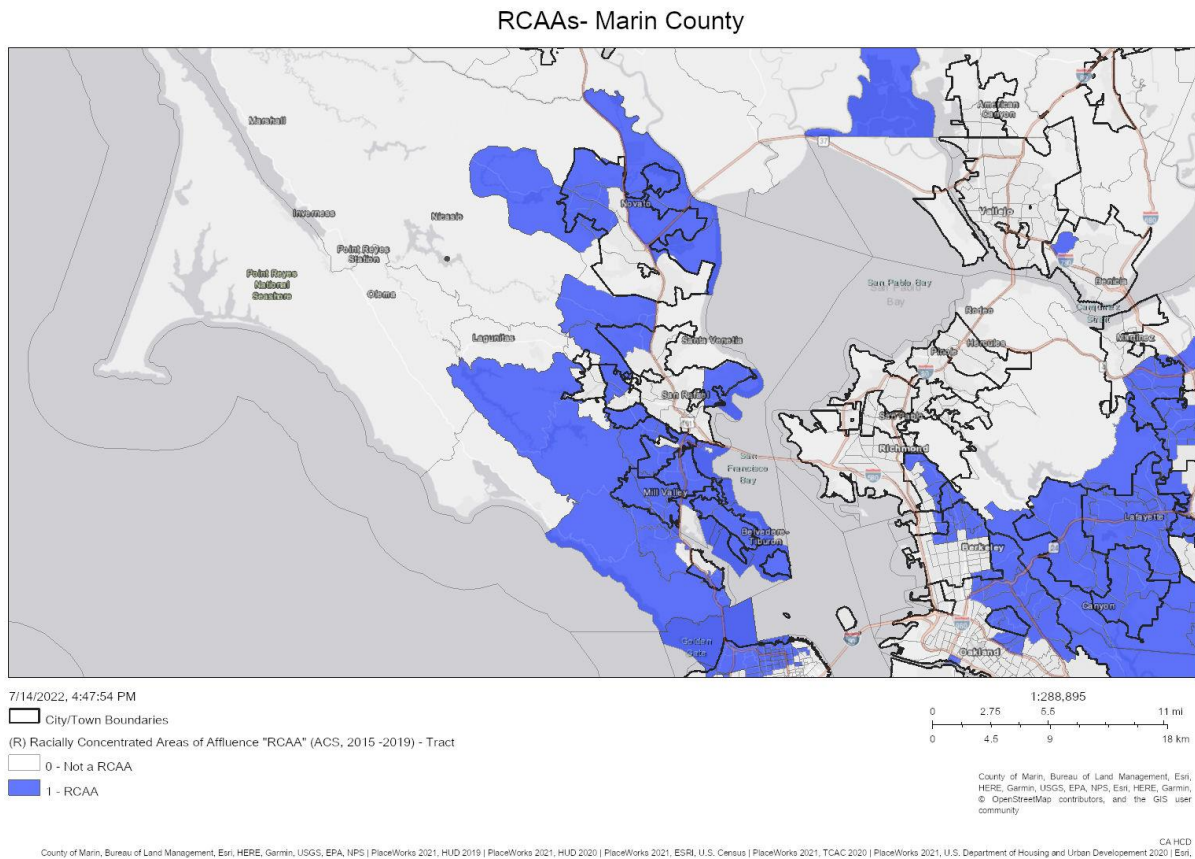


Local Trends

Within the Unincorporated County, all of the West Marin communities, Black Point-Green Point in North Marin, and Greenbrae in Central Marin have a white population over 80 percent (Table D- 5), though these concentrations are not represented in Figure D- 5, perhaps due to differences in geographical unit (block group versus the entire community). Median incomes exceeding \$125,000 overlap with Muir Beach in West Marin and the Tamalpais-Homestead CDP in Southern Marin, making them the potential RCAAs in the unincorporated County (Figure D- 18). Of note is that Tamalpais-Homestead CDP is adjacent to Marin City, which was identified as a racially and ethnically concentrated area of poverty (R/ECAP).

On July 8, 2022, HCD released a map illustrating census tracts designated as RCAAs, in addition to an updated data methodology. A census tract is designated an RCAA if its proportions of non-Hispanic White residents and households earning above the region's area median income are overrepresented. The map in Figure D- 19 illustrates that a majority of Marin communities are designated as RCAAs, including many parts of unincorporated Marin such as Black Point-Green Point, Marinwood/Lucas Valley, Kentfield and Tam Valley. While areas of West Marin are not designated as RCAAs under this methodology, many of the census tracts in these communities follow similar trends for the data factors involved. For example, West Marin census tracts range from having a proportion of 81.2 percent (Northern Coastal West Marin) to 89.6 percent (Central Coastal West Marin) non-Hispanic White residents, as opposed to 40% in the overall Bay Area region. The census tracts are excluded from this designation due to lower reported median income than the region. The tracts range from \$85,903 in Southern Coastal West Marin to \$97,321 in the Valley, as opposed to \$113,597 in the Bay Area and \$115,246 in Marin County.

Figure D- 19: RCAAs- Marin County



Summary: RECAPs/RCAAs

Not only are there areas of concentrated special needs populations and poverty concentrated in a single area- Marin City- but affluent and white populations are concentrated and segregated from these populations. Regional trends show that white residents and above moderate-income residents are significantly more segregated from other racial and income groups. This trend is also seen in unincorporated Marin County where above moderate-income residents are the most isolated income group while very-low income communities have become more isolated. As a result, segregation between very-low income communities and above moderate communities remains moderate (compared to slightly lower segregation indices between lower income residents and non-lower income residents). This is important in formulating Housing Mobility Strategies to facilitate the movement of persons from areas with high concentration of special needs populations (especially Marin City) to other high resource areas.

4. Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as “substantial and measurable differences in access to educational, transportation,

economic, and other opportunities in a community based on protected class related to housing.”

TCAC Opportunity Maps

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table D- 15 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
<i>Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020</i>	

TCAC/HCD assigns “scores” for each of the domains shown in Table D- 15 by census tracts as well as computing “composite” scores that are a combination of the three domains. Scores from each individual domain range from 0-1, where higher scores indicate higher “access” to the domain or higher “outcomes.” Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and

high segregation and poverty and can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends

As explained earlier, TCAC composite scores categorize the level of resources in each census tract. Categorization is based on percentile rankings for census tracts within the region. Counties in the region all have a mix of resource levels. The highest concentrations of highest resource areas are located in the counties of Sonoma and Contra Costa (Figure D- 20). Marin and San Francisco counties also have a concentration of high resource tracts. All counties along the San Pablo and San Francisco Bay area have at least one census tract considered an area of high segregation and poverty, though these tracts are most prevalent in the cities of San Francisco and Oakland.

There is only one census tract in Marin County considered an area of “high segregation and poverty” (Figure D- 21). This census tract is located in Central Marin within the Canal neighborhood of the incorporated City of San Rafael. In the County, low resource areas (green) are concentrated in West Marin, from Dillon Beach to Nicasio. This area encompasses the communities of Tomales, Marshall, Inverness, and Point Reyes Station. In Central Marin, low resource areas are concentrated in San Rafael. As shown in Figure D- 21 all of Southern Marin is considered a highest resource area, with the exception of Marin City which is classified as moderate resource.

Figure D- 20: Regional TCAC Composite Scores by Tract (2021)

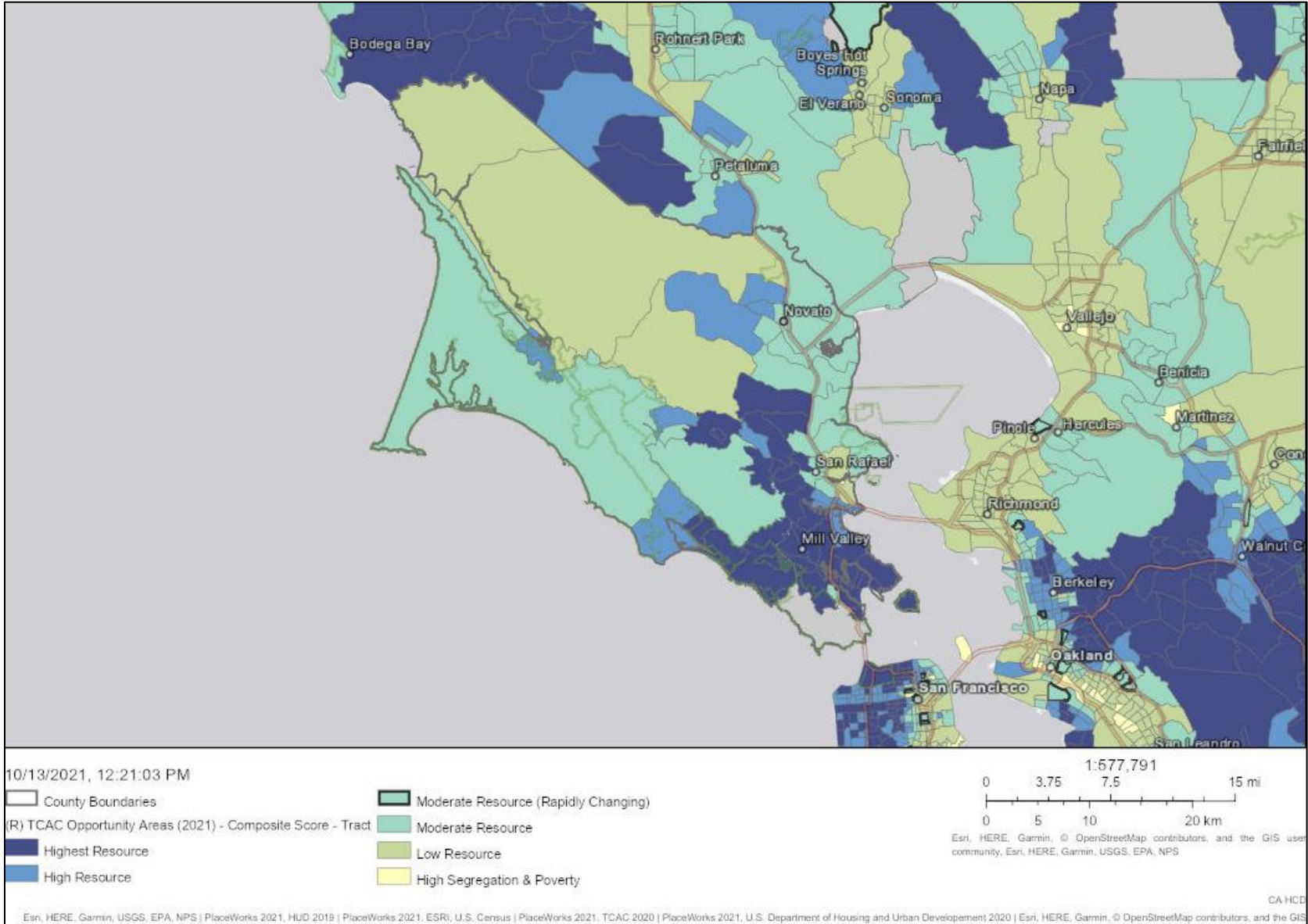
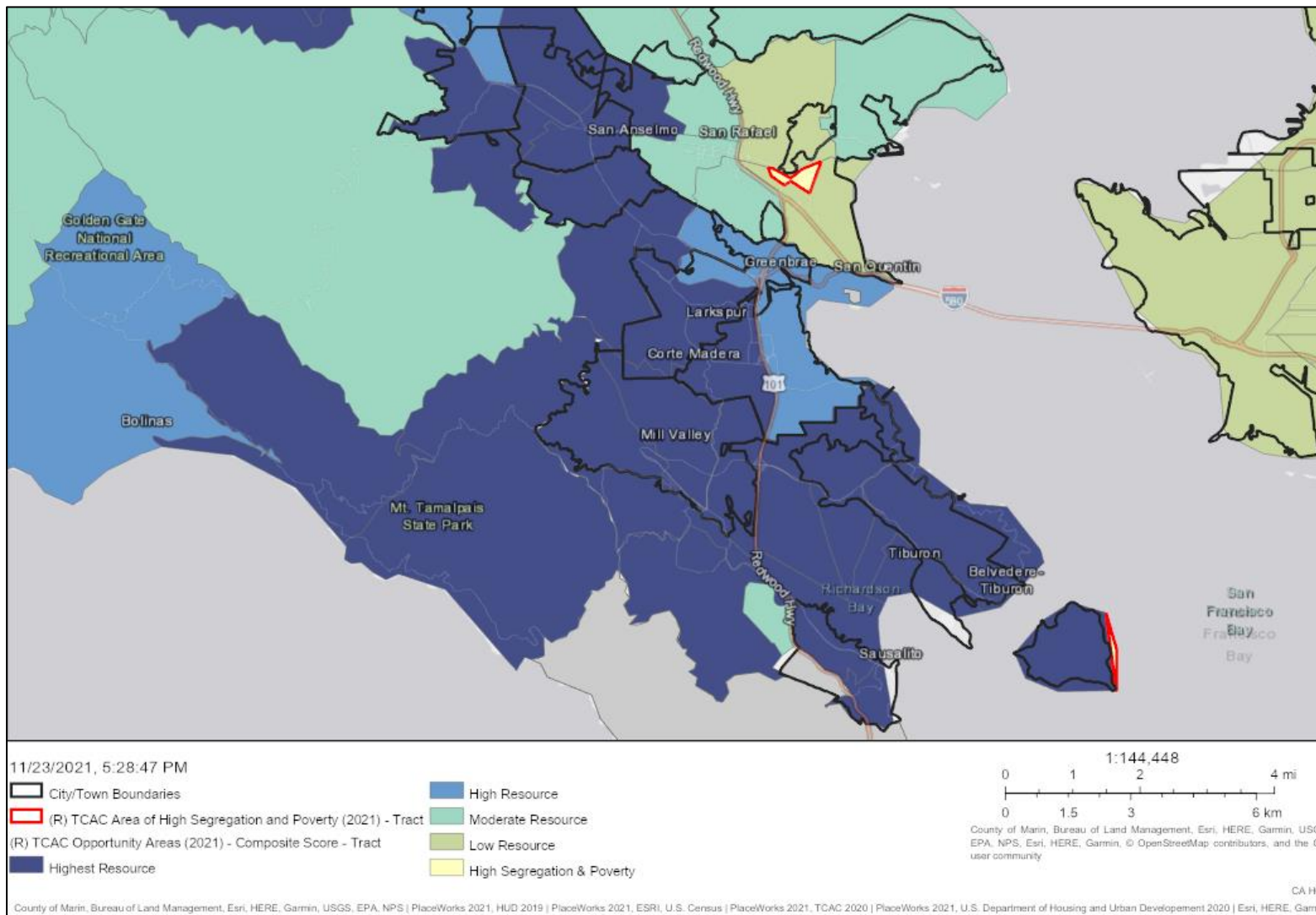


Figure D- 21: Local TCAC Areas of High Segregation and Poverty Areas (2021)



Note: The area in outlined in red in Tiburon is Angel Island State Park (no residential).

Local Trends

Many unincorporated Marin communities have high and highest resource tracts, except for Northern Coastal and Central Coastal West Marin, where tracts have low resources (Table D- 16). Most unincorporated communities are classified as highest resource. Of note is that Marin City, which has been identified as a RECAP, is classified as having moderate and highest resources. This apparent contradiction may reflect the gentrification forces occurring in that tract. Marin City has been identified as a “sensitive community” by the UC Berkley Urban Displacement project. Residents in sensitive communities may be particularly vulnerable to displacement in the context of rising property values and rents. Overall, the lower resources are located in areas further from the County’s concentration of communities and development., which are farther from employment and community colleges. West Marin (especially Northern and Central Coastal) is far from the other communities where resources are concentrated.

Table D- 16: TCAC Score by Community and CDPs

	Community Name	CDP	TCAC Score
North Marin			
	Black Point-Green Point	Black Point - Greenpoint	Moderate Resource
	Marinwood/Lucas Valley	Lucas Valley-Marinwood	Highest Resource
West Marin			
	Northern Coastal West Marin	Dillon Beach	Low Resource
		Tomales	Low Resource
	Central Coastal West Marin	Point Reyes Station	Low Resource
		Inverness	Moderate Resource
	The Valley	Nicasio	Low Resource
		San Geronimo Valley	Highest Resource
		Woodacre	Highest Resource
		Lagunitas- Forest Knolls	High Resource
	Southern Coastal West Marin	Stinson Beach,	Highest Resource
		Bolinas	High Resource
		Muir Beach	Highest Resource
Central Marin			
	Santa Venetia/Los Ranchitos	Santa Venetia	Moderate Resource
	Kentfield/Greenbrae	Kentfield	High and Highest Resource
Southern Marin			
	Strawberry	Strawberry	Highest Resource
	Tam Valley	Tamalpais-Homestead Valley	Highest Resource

	Marin City	Marin City	Highest/Moderate Resource
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Opportunity Indices

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on nationally available data sources to assess Marin County residents’ access to key opportunity assets by race/ethnicity and poverty level³⁵. Table D- 17 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the index value, the higher the school system quality is in a neighborhood.*
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. *The higher the index value, the higher the labor force participation and human capital in a neighborhood.*
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.*
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. *The higher the index value, the lower the cost of transportation in that neighborhood.*
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *Therefore, the higher*

³⁵ Index scores not available for unincorporated County or its communities.

the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

Table D- 17: Opportunity Indices by Race/Ethnicity – Marin County

	School Proficiency Index	Labor Market Index	Transit Trip Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Marin County						
Total Population						
White, Non-Hispanic	78.73	86.48	61.00	86.45	64.50	81.33
Black, Non-Hispanic	75.59	48.89	68.54	89.57	74.96	76.55
Hispanic	55.96	68.11	68.08	89.65	69.72	83.84
Asian or Pacific Islander, Non-Hispanic	74.41	82.57	64.24	87.81	66.89	81.01
Native American, Non-Hispanic	77.09	67.25	62.28	87.19	69.32	80.55
Population below federal poverty line						
White, Non-Hispanic	74.28	84.68	61.13	87.02	64.01	82.93
Black, Non-Hispanic	66.79	55.04	74.1	91.52	66.84	76.07
Hispanic	38.54	56.82	75.83	91.68	76.48	83.81
Asian or Pacific Islander, Non-Hispanic	68.97	82.89	67.01	89.11	71.69	78.95
Native American, Non-Hispanic	56.77	66.49	71.22	88.33	67.14	85.29
<p><i>Note: American Community Survey Data are based on a sample and are subject to sampling variability. See page 70 for index score meanings. Table is comparing the total Marin County by race/ethnicity, to the County population living below the federal poverty line, also by race/ethnicity. No data is available for analysis at the unincorporated level.</i></p> <p>Source: AFFHT Data Table 12; Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA</p>						

Education

Regional Trends

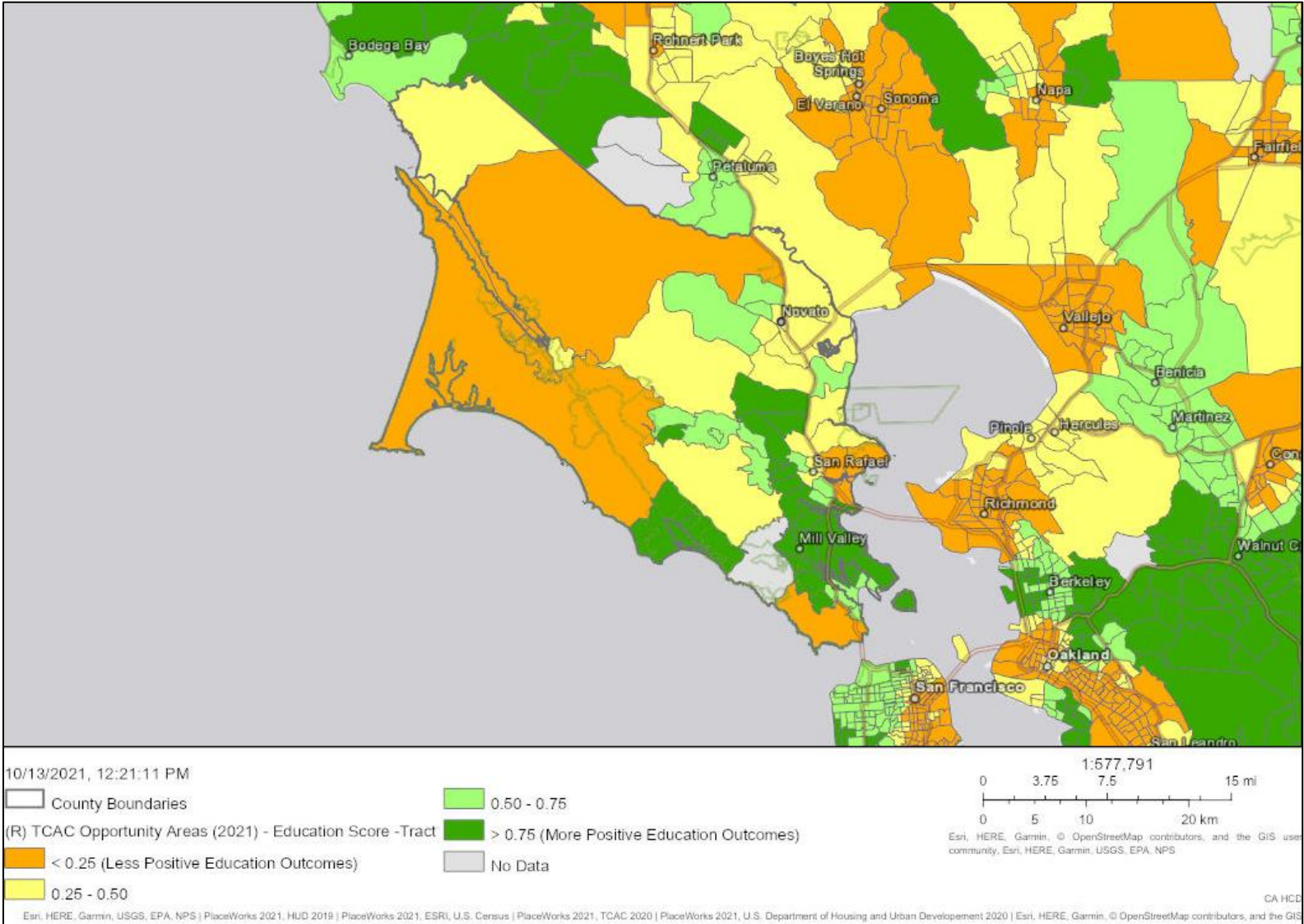
The school proficiency index is an indicator of school system quality, with higher index scores indicating access to higher school quality. In Marin County, Hispanic residents have access to lower quality schools (lowest index value of 56) compared all other residents (for all other racial or ethnic groups, index values ranged from 74 to 78, Table D- 17). For residents living below the federal poverty line, index values are lower for all races but are still lowest for Hispanic and Native American residents. White residents have the highest index values, indicating a greater access to high quality schools, regardless of poverty status.

The HCD/TCAC education scores for the region show the distribution of education quality based on education outcomes (Figure D- 22). As explained in Table D- 15, the Education domain score is based on a variety of indicators including math proficiency, reading proficiency, high School graduation rates, and student poverty rates. The education scores range from 0 to 1, with higher scores indicating more positive education outcomes. In the County, lower education scores are found in census tracts in all counties along the San Pablo Bay. In counties surrounding San Francisco Bay, there are concentrations of both low and high education scores. For example, in San Francisco County, the western coast has a concentration of high education scores while the eastern coast has a concentration of low education scores. In Marin County, low education scores are concentrated in Novato and San Rafael along San Pablo Bay and along the western coast.

According to Marin County's 2020 Analysis of Impediments to Fair Housing Choice [2020 AI], while the County's overall high school graduation rates are among the highest in the nation, Marin County, "has the greatest educational achievement gap in California." According to data from Marin Promise, a nonprofit of education and nonprofit leaders, from 2017 – 2018:

- 78 percent of White students in Marin met or exceeded common core standards for 3rd Grade Literacy, while only 42 percent of students of color met or exceeded those standards;
- 71 percent of White students met or exceeded common core standards for 8th grade math, while only 37 percent of students of color met or exceeded those standards;
- 64 percent of White students met or exceeded the college readiness standards, defined as completing course requirements for California public universities, while only 40 percent of students of color met or exceeded those requirements.

Figure D- 22: TCAC Education Scores- Region



Local Trends

There is a Countywide pattern of lower education scores in Northern Marin and highest in Southern Marin (Figure D- 22). This pattern also applies to unincorporated communities in these areas. Low education scores are found in Black Point-Green Point and Santa Venetia in the North Marin. However, the TCAC education score for the community does not solely reflect the demographics of the community itself. Rather, data factors for this category are calculated based on the nearest 1-3 schools, which are shared more broadly. While Black Point-Green Point's education score is low, only 8.0% of the community is aged 18 or under, in comparison to 20.2% in the overall County and 18.7 percent in Novato, the nearest jurisdiction. Furthermore, while about 90% of the community identifies as non-Hispanic White, about 40% of students at the nearest school (Olive Elementary) identify as Hispanic/Latin. There are no schools located within the boundaries of the community.

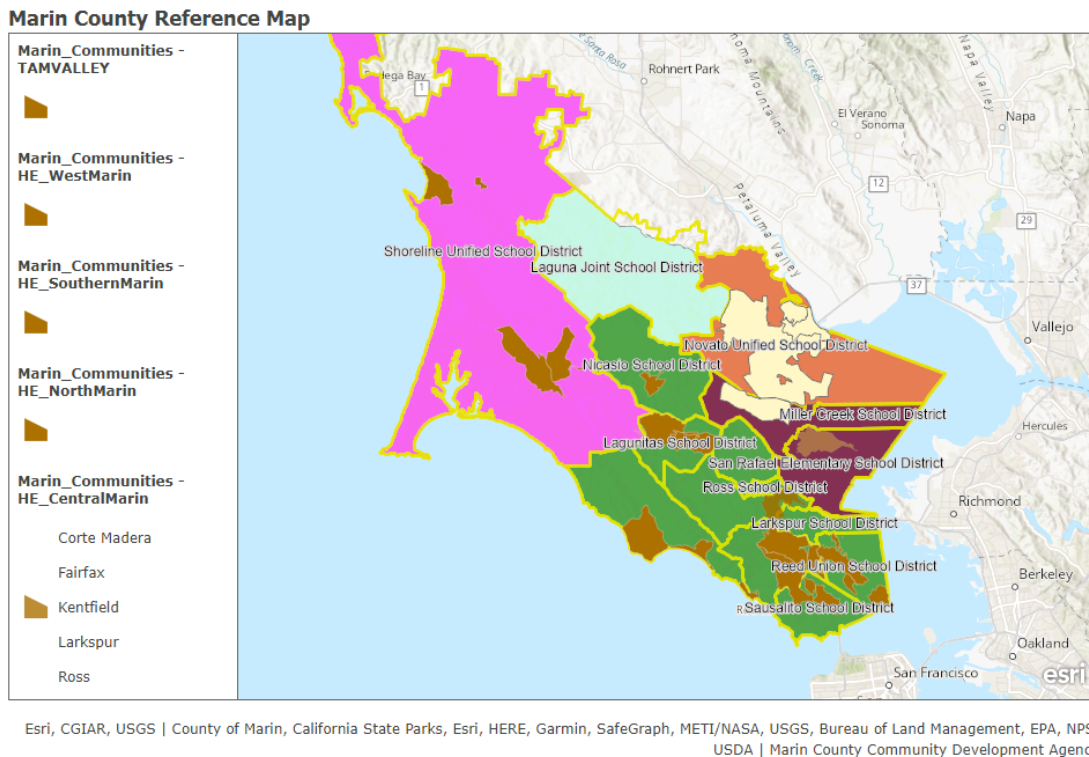
Higher education scores are prominent in Central and Southern Marin areas including the unincorporated communities of Kentfield, Strawberry, and Tam Valley. In West Marin, education scores are among the lowest. Northern and Central Coast West Marin (Dillon Beach, Tomales, Inverness, and Point Reyes Station) have education scores of less than 0.25 (Figure D- 22). The Countywide pattern of higher education scores in the south and lower education scores in the north correlate with the location of schools throughout the unincorporated County. Figure D- 23 shows that most schools are concentrated in North, Central, and Southern Marin along major highways (Highway 101 and Shoreline Highway), with few schools in West Marin.

Marin County has 17 school districts, with 78 public schools. Table D- 18 shows a list of the 13 elementary school districts, two joint union districts, and two high school districts in Marin County. District boundaries do not separate incorporated areas from unincorporated areas, though some do serve unincorporated communities only (Figure D- 24). For example, Shoreline Unified School District only serves Northern and Central Coastal West Marin, which are all unincorporated communities.

Figure D- 23: Marin County Schools



Table D- 18: Marin County School Districts by Communities Served	
District Name	Unincorporated Community Served
Marin County Elementary School Districts	
Bolinas-Stinson Union (Elementary) ¹	Southern Coastal West Marin
Kentfield Elementary ¹	Kentfield
Laguna Joint Elementary	N/A- Petaluma
Lagunitas Elementary ¹	The Valley- Lagunitas-Forest Knolls, San Geronimo, Woodacre
Larkspur-Corte Madera ¹	N/A
Mill Valley Elementary ¹	Tam Valley/Strawberry
Miller Creek Elementary ²	Lucas Valley
Nicasio Elementary ¹	Nicasio
Reed Union Elementary ¹	N/A
Ross Elementary ¹	N/A
Ross Valley Elementary	N/A
San Rafael City Elementary ²	Santa Venetia
Sausalito Marin City ¹	Marin City, Sausalito
High School Districts	
Tamalpais Union High	West and South Marin
San Rafael City High	Santa Venetia-Lucas Valley
Unified School Districts	
Novato Unified	Black Point- Green Point
Shoreline Unified	Northern and Central Coastal West Marin
Notes: 1. Students attend Tamalpais Union High School District. 2. Students served by San Rafael City High School District. Source: Marin County Office of Education, February 2022.	

Figure D- 24 : Marin County School District Boundaries

Marin Promise Partnership publishes district-level Progress Reports showing data along six key indicators from Cradle to Career. The Cradle to Career indicators show a set of six key milestones outcomes along a student’s educational journey: Kindergarten Readiness, 3rd Grade Literacy, 8th Grade Math, College & Career Readiness, College & Career Program Enrollment, and College and Career Completion. The Progress Reports summarized in Table D- 19 also highlight racial disparity gaps. Disparity gaps occur for all indicators and in all districts, with a greater proportion of white students meeting milestones than students of color.

According to Table D- 19, kindergarten readiness is similar across each school district and all Marin County districts combined. Tamalpais Unified School District, which serves West and Southern Marin, had the highest proportion of its entire student population meeting each milestone as well as the smallest gaps between White students and students of color. By contrast, San Rafael City Schools, which serve Lucas Valley and Santa Venetia students, had the lowest proportion of students meeting all milestones (except college completion) and often the largest gaps. For example, while 32 percent of all students reached 3rd Grade Literacy, the proportion of White students reaching this milestone far exceeded this (76 percent) while only 17 percent of students of color reached 3rd Grade Literacy. It appears that student performance is more likely affected by

school resources rather than proximity to schools given that Tamalpais Unified District only has a few schools over a large geographical area ³⁶ (Figure D- 23 and Figure D- 24).

Table D- 19: Educational Progress Report for School Districts Serving Unincorporated Communities

Indicator	Students Meeting Milestones	All Marin County Districts	San Rafael City Schools	Shoreline Unified School	Tamalpais Unified
Kindergarten Readiness ¹	All Students	54%	54%	54%	54%
	White Students	59%	N/A	N/A	N/A
	Students of Color	33%	N/A	N/A	N/A
	Gap	36%	N/A	N/A	N/A
3 rd Grade Literacy ²	All Students	50%	32%	37%	75%
	White Students	74%	76%		79%
	Students of Color	30%	19%	27%	51%
	Gap	44%	57%		28%
8 th Grade Math ²	All Students	41%	20%	42%	62%
	White Students	59%	49%		65%
	Students of Color	24%	12%	29%	41%
	Gap	35%	37%		24%
College & Career Readiness ³	All Students	52%	39%	45%	67%
	White Students	65%	73%	67%	70%
	Students of Color	33%	22%	28%	55%
	Gap	32%	51%	39%	15%
College & Career Program Enrollment ⁴	All Students	73%	69%	58%	77%
	White Students	77%	83%	< 10 students	79%
	Students of Color	71%	67%	68%	72%
	Gap	6%	16%	68%	7%
College and Career Completion ⁵	All Students	56%	45%	33%	68%
	White Students	67%	71%	50%	74%
	Students of Color	40%	32%	17%	49%
	Gap	27%	39%	33%	25%

Notes: 1. Received "Ready to Go" Kindergarten Student Entrance Profile (KSEP) score. 2. Met or exceeded Common Core Standard. 3. Placed in the "prepared" level by California School Dashboard* C- or better in all UC/CSU prep courses. 4. Enroll in a postsecondary program by Fall after graduation 5. Complete a postsecondary program within 6 six years. Source; Marin Promise Partnership, January 2022. <https://www.marinpromisepartnership.org/progress-reports-race/#> <https://www.marinpromisepartnership.org/progress-reports-race/#> GreatSchools provided data comparisons by the School Districts shown. Tamalpais Unified is only made up of high schools while San Rafael Schools and Shoreline Unified Districts have a variety of school levels. This table provides context on the educational progress and disparities in access to education and is being used to identify trends.

³⁶ Often proximity to schools is used a proxy for educational outcomes or access.

Of special note in Marin County is the California State Justice Department’s finding in 2019 that the Sausalito Marin City School District, which serves the unincorporated communities of Marin City and Tam Valley, and nearby Town of Sausalito, as having “knowingly and intentionally maintained and exacerbated” existing racial segregation and deliberately established a segregated school and diverted County staff and resources to Willow Creek School while depriving the students at Bayside MLK an equal educational opportunity.

There are two K-8 elementary schools in the Sausalito Marin City School District (SMCSD): Bayside Martin Luther King Jr. Academy, located in Marin City which is the only public school in the District, and Willow Creek Academy, a charter school located in nearby Sausalito. The majority of students from both Bayside MLK and Willow Creek attend Tamalpais High School in nearby Mill Valley. The combined enrollment of both schools is just under 500 students. The two communities SMCSD serves while geographically adjacent, have very different demographic profiles and histories, with large disparities in racial/ethnic representation and economic diversity. While less than two miles apart, both schools replicate and reinforce these patterns of segregation.

In the case of the Sausalito Marin City School District (SMCSD), the asymmetrical dynamics between both communities combined with the implementation of biased educational policies further exacerbated the harm of segregation. Black and Latinx students were limited from accessing educational opportunities. Segregation separates students of color from power, opportunity, and supportive spaces that honor and value their identities. According to the 2020 AI, students of color from Marin City who attend Tamalpais High School in Mill Valley consistently report not feeling welcomed or included, and as reported in 2016, zero percent of African American students in Marin felt connected to their school.

As a result of the State Justice Department’s finding in 2019, Sausalito Marin City School District prepared an Integration Generation Plan which would include reparations to graduates in the form of long-term academic and career counseling and support higher education applications and skilled workforce employment. The Plan was adopted in June 2021.³⁷ Unification of the two schools in the district, Bayside MLK and WCA into one single school was one of the most expedient ways to achieve the goals of integration and the benefits of diverse classrooms for all students in the district. The District opened a single unified TK-8 grade school on August 23rd, 2021 and was considered a successful process – retaining over 92% of Willow Creek families and 99% of Bayside MLK families. As of April 2022, the District has met all 5 -10 and 15-year benchmarks of the settlement agreement and is in a monitoring stage.

³⁷ https://www.smcsd.org/documents/About-Us/Strategic%20Plan/Comprehensive-Education-Plan-Revised-6_17_2021.pdf https://www.smcsd.org/documents/About-Us/Strategic%20Plan/Comprehensive-Education-Plan-Revised-6_17_2021.pdf

Transportation

Regional Trends

According to ABAG's Plan Bay Area 2040, regional mismatch between employment growth relative to the housing supply has resulted in a disconnect between where people live and work. Overall, the Bay Area has added nearly two jobs for every housing unit built since 1990. The deficit in housing production has been particularly severe in terms of housing affordable to lower- and middle wage workers, especially in many of the jobs-rich, high-income communities along the Peninsula and in Silicon Valley. As a result, there have been record levels of freeway congestion and, before the COVID pandemic, historic crowding on transit systems like Bay Area Rapid Transit (BART), Caltrain and San Francisco's Municipal Railway (Muni).

HUD's opportunity indicators can provide a picture of transit use and access in Marin County through the transit index³⁸ and low transportation cost.³⁹ Index values can range from zero to 100 and are reported per race so that differences in access to transportation can be evaluated based on race. In the County, transit index values range from 61 to 69, with White residents scoring lower and Black and Hispanic residents scoring highest. Given that higher the transit trips index, the more likely residents utilize public transit, Black and Hispanics are more likely to use public transit. For residents living below the poverty line, the index values have a larger range from 61 for White residents to 75 for Hispanic residents. Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit.

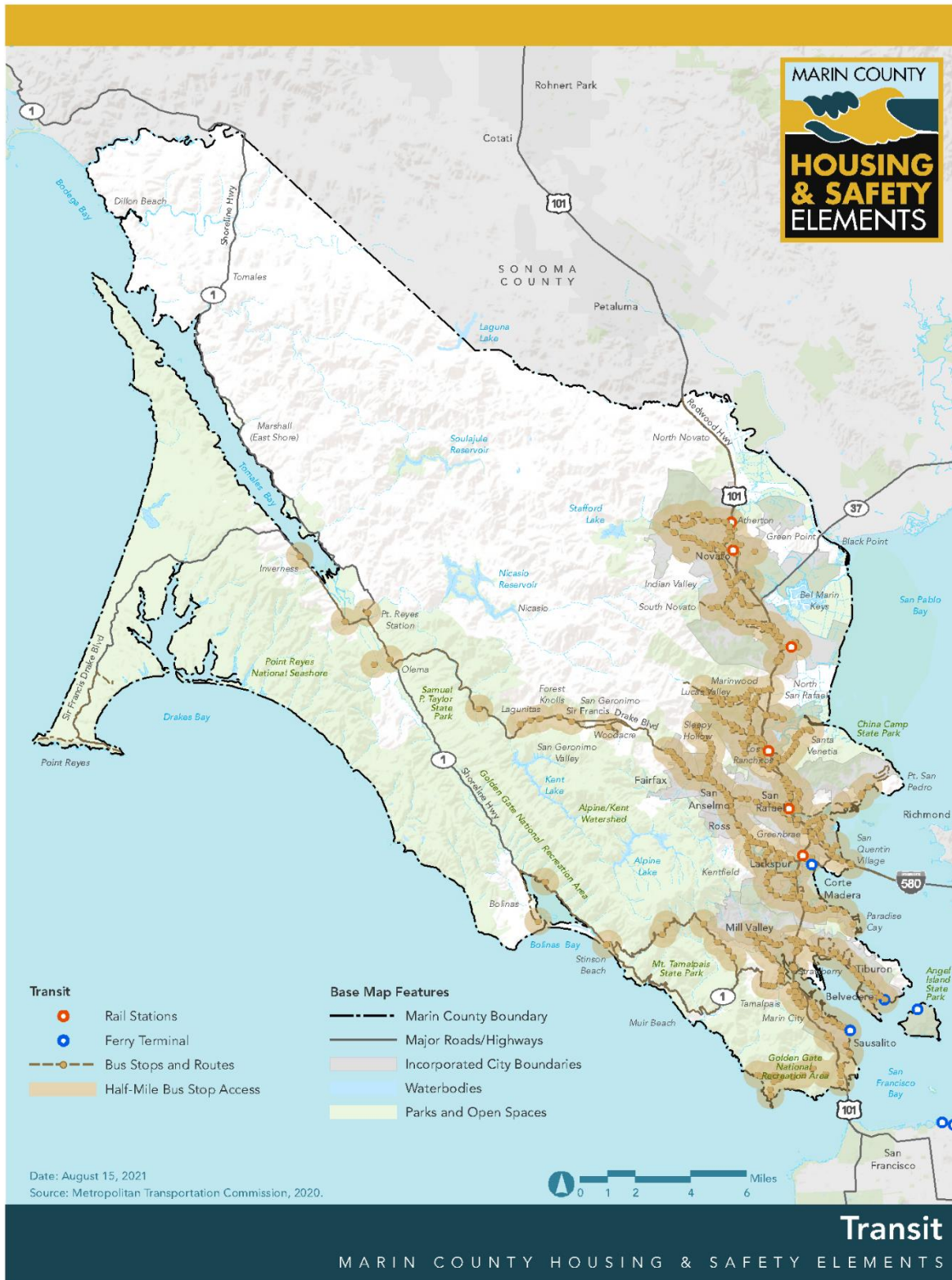
Low transportation cost index values have a larger range than transit index values from 65 to 75 across all races and were similar for residents living below the poverty line. Black and Hispanic residents have the highest low transportation cost index values, regardless of poverty status. Considering a higher "low transportation cost" index value indicates a lower cost of transportation, public transit is less costly for Black and Hispanics than other groups in the County.

Transit patterns in Figure D- 25 show that transit is concentrated throughout North, Central, and Southern Marin along the City Centered Corridor from Novato to Marin City/Sausalito. In addition, there are connections eastbound; San Rafael connects 101 North/South and 580 Richmond Bridge going East (Contra Costa County) and Novato connects 101 North/South and 37 going East towards Vallejo (Solano County) Internally, public transit along Sir Francis Drake Blvd connects from Olema to Greenbrae.

³⁸ Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

³⁹ Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

Figure D- 25: Public Transit



All nine Bay Areas counties are connected via public transportation. Marin Transit Authority (MTA) operates all bus routes that begin and end in the County. Golden Gate Transit provides connections from Marin to San Francisco, Sonoma and Contra Costa County. In 2017, MTA conducted an onboard survey of their ridership and identified the Canal District of San Rafael as having a high rating of a “typical” transit rider”. That typical rider was described as, “42 percent of households have annual income of less than \$25,000, 90 percent of individuals identify as Hispanic or Latino, 19 percent of households have no vehicle, 17 percent have three or more workers in their homes, 30 percent have five or more workers living with them, and Spanish is spoken in 84 percent of households.”⁴⁰ According to the survey, residents in the Canal area had the highest percentage of trips that began or ended in routes provided by Marin Transit.

In addition to its fixed routes, MTA offers several other transportation options and some that are available for specific populations:

- Novato Dial-A-Ride - designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes.
- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are eligible for ADA Paratransit Service.
- West Marin Stage – provides public bus service from West Marin to Highway 101 corridor which connects with Marin Transit and Golden Gate Transit bus routes.

Local Trends

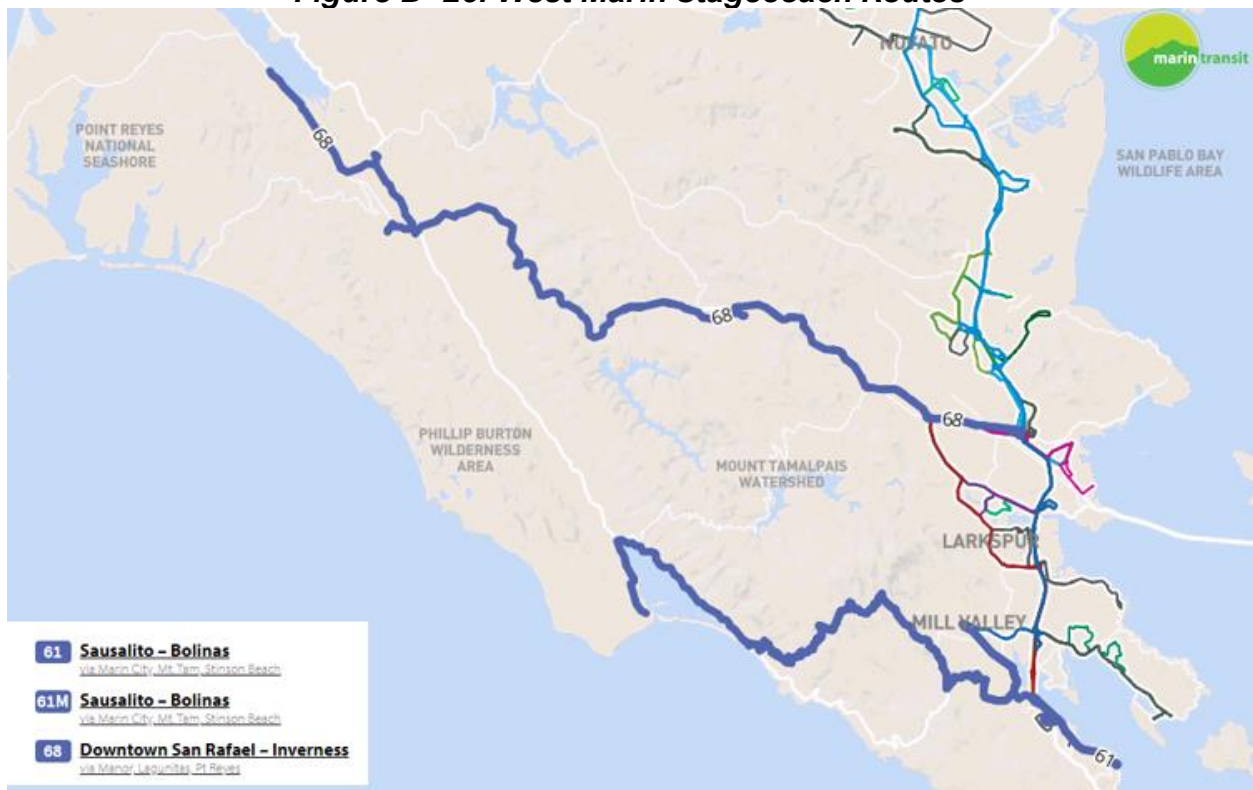
There are no opportunity indices at the unincorporated County level. However, regional trends show a need for connecting West Marin to the transportation hubs in North, Central, and South Marin. For this reason, MTA operates the West Marin Stagecoach which consists of two regularly operating bus routes between central and West Marin. Route 61 goes to Marin City, Mill Valley, and Stinson Beach. Route 68 goes to San Rafael, San Anselmo, Point Reyes and Inverness (Figure D- 26). The Stagecoach also connects with Marin Transit and Golden Gate Transit bus routes. However, the Northern Coastal West Marin area does not have any public transit connection to the south. Bus transit (brown dots in Figure D- 25 and routes 61 and 86 of Stagecoach Figure D- 26) only connect as far north as Inverness. This lack of transit connection affects the minority populations and the persons with disabilities concentrated in the west part of the County (Figure D- 3 and Figure D- 7). The lack of infrastructure as far as Northern Coastal West Marin is due to its low population density. Overall, West Marin has historically been rural with a focus on agriculture, open space preservation, and park lands. The population of West Marin is approximately 16,000 people, or about 6.5 percent of the population of

⁴⁰ From the 2020 County of Marin Analysis of Impediments to Fair Housing Choice

Marin County, residing in more than half the land area of the county. While the overall density of the community is very low, residents cluster in towns and villages, with the vast areas of designated open space in West Marin being virtually uninhabited. Further impacting the area is the Coastal Act, which preserves access to the coast and promotes visitor serving uses over uses for local residents.

Together these factors have resulted in less access to infrastructure such as public transportation, which likely resulted in the areas' low TCAC Opportunity scores as well. Due to the small widely distributed population, community services such as grocery stores and health clinics are also absent in much of the area.

Figure D- 26: West Marin Stagecoach Routes



Economic Development

Regional Trends

The Bay Area has a regional economy which has grown to be the fourth largest metropolitan region in the United States today, with over 7.7 million people residing in the nine-county, 7,000 square-mile area. In recent years, the Bay Area economy has experienced record employment levels during a tech expansion surpassing the “dot-com” era of the late 1990s. The latest boom has extended not only to the South Bay and Peninsula — the traditional hubs of Silicon Valley — but also to neighborhoods in San Francisco and cities in the East Bay, most notably Oakland. The rapidly growing

and changing economy has also created significant housing and transportation challenges due to job-housing imbalances.

HUD's opportunity indicators provide values for labor market index⁴¹ and jobs proximity index⁴² that can be measures for economic development in Marin County. Like the other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Marin County's labor market index values have a significant range from 49 to 86, with Black residents scoring lowest and White residents scoring highest. Scores for Marin County residents living below the poverty line drop notably for Hispanic residents (from 68 to 57), increase for Black residents (from 49 to 55) and remain the same for all other races. These values indicate that Black and Hispanic residents living in poverty have the lowest labor force participation and human capital in the County.

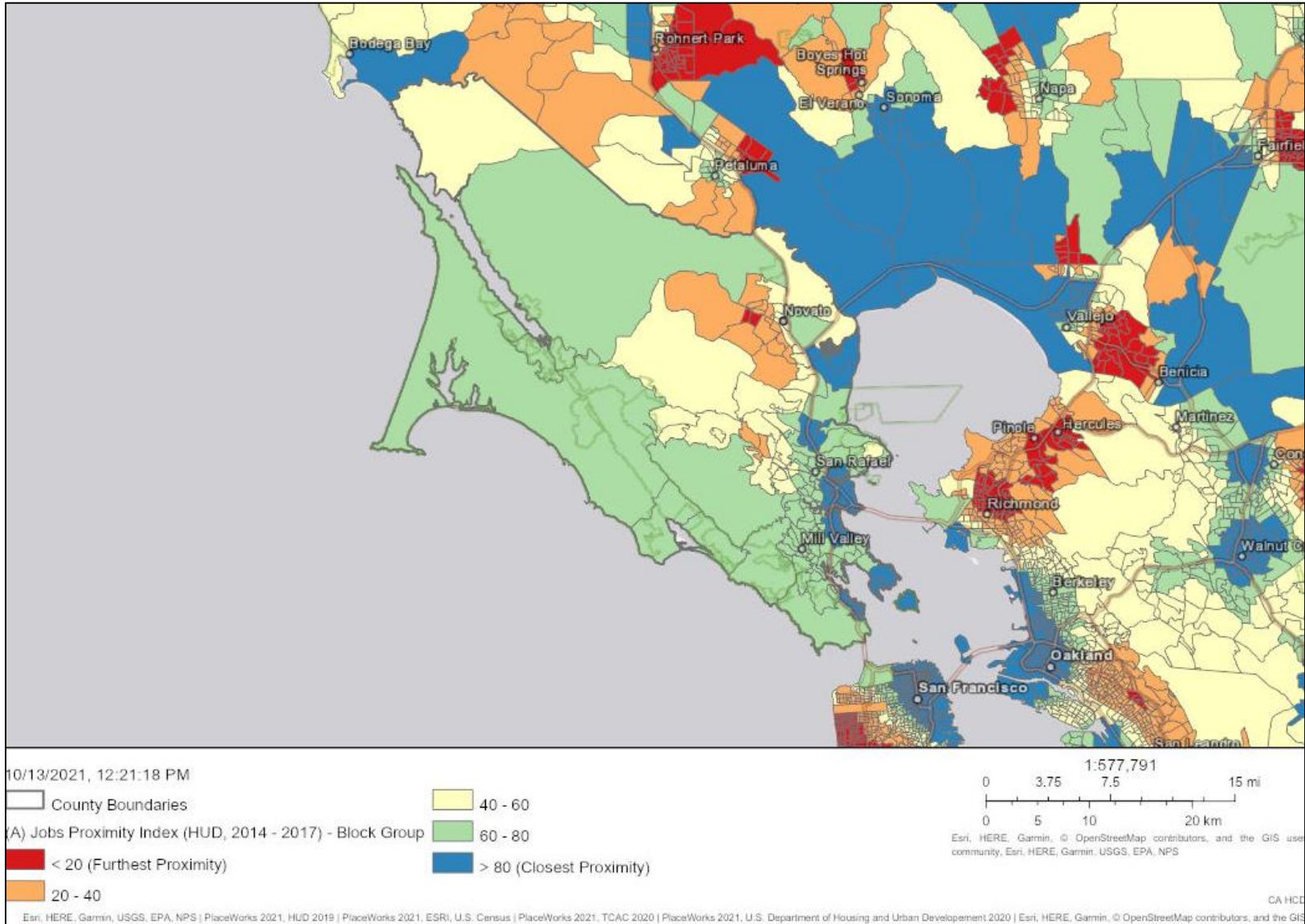
HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicate better the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 65 to 75 and are highest for Hispanic and Black residents. The jobs proximity value map in Figure D- 27 shows the distribution of scores in the region. Regionally, tracts along the northern San Pablo Bay shore and northern San Francisco Bay shore (Oakland and San Francisco) have the highest job proximity scores

In Marin County, the highest values are in Central Marin at the intersection of Highway 101 and Highway 580 from south San Rafael to Corte Madera. Some census tracts in North and Southern Marin along Highway 101 also have high jobs proximity values, specifically in south Novato and Sausalito. The Town of Tiburon in Southern Marin also has the highest scoring census tracts. Western North and Central Marin and some West Marin tracts, including the unincorporated Valley community (west of Highway 101) have the lowest jobs proximity scores.

⁴¹ Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

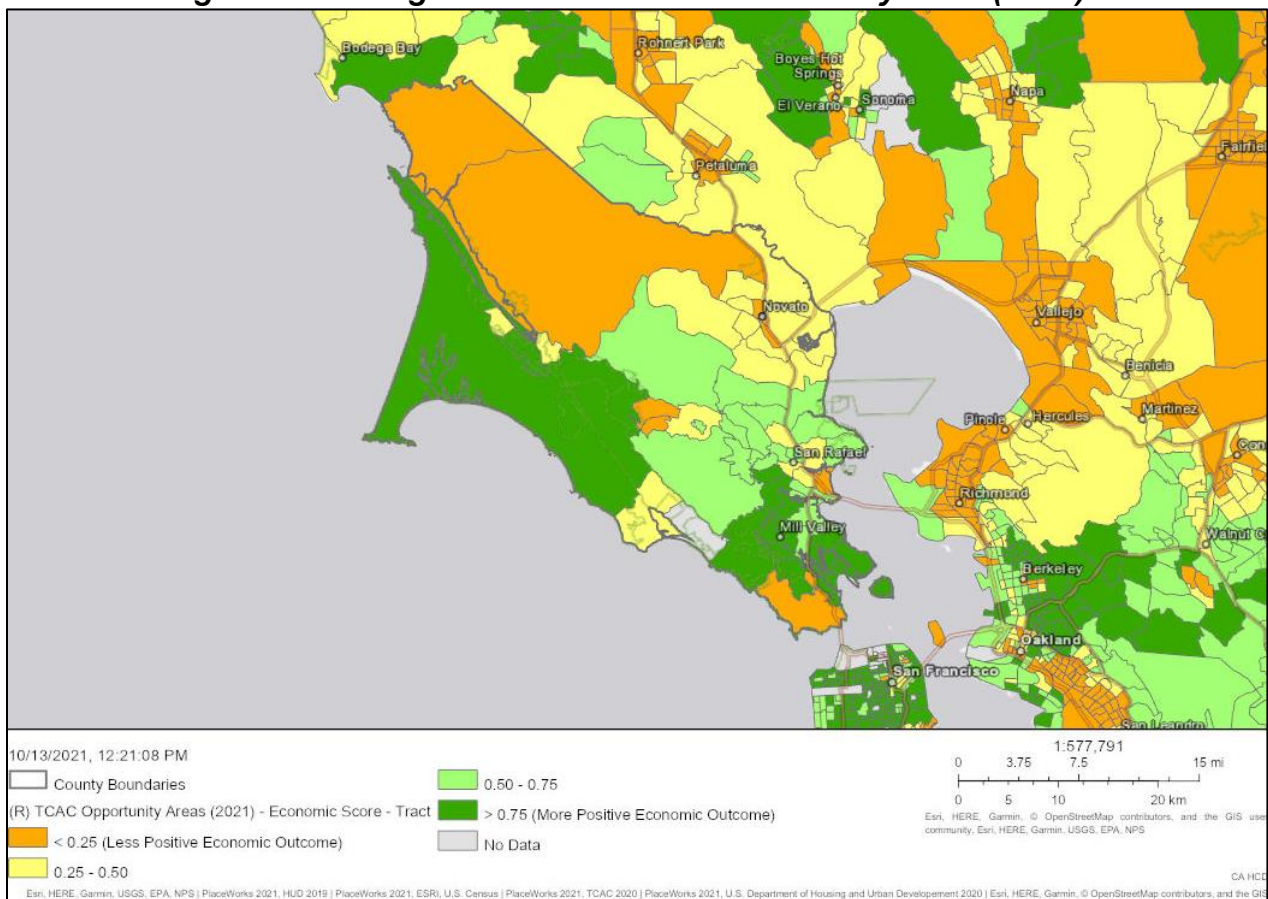
⁴² Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

Figure D- 27 : Regional Jobs Proximity Index by Block Group (2017)



The TCAC Economic Scores are a composite of jobs proximity index values as well as poverty, adult education, employment, and median home value characteristics.⁴³ TCAC economic scores range from 0 to 1, where higher values indicate more positive economic outcomes. The map in Figure D- 28 shows that the lowest economic scores are located along the northern San Pablo shores as well as many census tracts in North and West Marin, southern Sonoma County, Solano, and Contra Costa County. In Marin County, the lowest economic scores are located in northern West Marin and North Marin, as well as some census tracts in Central Marin and at the southern tip of the County (Marin Headlands). The highest TCAC economic scores are located along coastal West Marin communities, Southern Marin, and parts of Central Marin including the cities of Larkspur, Mill Valley, Corte Madera, Sausalito, and Tiburon.

Figure D- 28: Regional TCAC Economic Score by Tract (2021)



Local Trends

Related to the location of the transportation hubs in Central and Southern Marin, jobs proximity index scores⁴⁴ are also highest in these areas, especially in the incorporated

⁴³ See [TCAC Opportunity Maps](#) at the beginning of section for more information on TCAC maps and scores.

⁴⁴ The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more

cities of San Rafael and Corte Madera (Figure D- 27). This means that the unincorporated communities in southern West Marin as well as Santa Venetia, Strawberry, Kentfield, and Tam Valley, while not having the highest index values, are closest to these job hubs, compared to Northern West Marin and Coastal West Marin. By contrast, the incorporated communities in the Valley, Northern Coastal West Marin, Lucas-Valley, and Black Point-Green Point have the lowest job proximity index values (40 to 60).

Again, as with regional trends, proximity to jobs does not always reflect positive economic outcomes for the residents of that area. The TCAC Economic scores are a metric for poverty, adult education, employment, median home value, and jobs proximity for the population in a census tract. While the Valley had the lowest proximity index, its TCAC Economic score is amongst the highest (Figure D- 28). Overall, the highest economic resources are located in the Central Coastal West Marin, Santa Venetia, Lucas Valley, Kentfield, Strawberry, and Tam Valley, while the lowest economic scores are located in Black-Point Green Point, Marin City, Northern Coastal West Marin, and Central Coastal West Marin . Of important note then are Marin City- an area close to jobs but with a low economic score, and Black Point- Green Point and Northern Coastal West Marin, which scored low on both proximity to jobs and economic scores.

Marin City's lower TCAC composite score (compared to its neighboring areas) can be attributed to its lower economic score. The TCAC Economic Score is a combination of poverty, median home values, adult education, employment and jobs proximity (Table D- 15) The past discriminatory practices that affected Marin City's Black residents continue to have had an impact in the economic outcome of this community.

The history of Marin City and its contribution to Marin County is a local example of how historic government policies and practices helped create the segregated communities that continue to exist today. In 1942, Kenneth Bechtel, an industrial builder, signed a contract with the U.S. government to construct transport vessels for the U.S. Navy. It created Marinship, which during World War II built nearly 100 liberty ships and tankers. The Bechtel Company was also given permission to develop a community to house some of its workers, and the unincorporated community of Marin City was constructed as a temporary housing facility.

Since Marinship faced a shortfall in local, available workers, Bechtel overlooked the workplace exclusions that were standard at the time and recruited African Americans from southern states such as Louisiana, Arkansas, Texas and Oklahoma. At its peak in 1944, Marinship employed 22,000 workers from every state in the Union, and Marin City had a population of 6,500 people, including over 1,000 school-aged children, and was home to Midwestern Whites (85 percent), southern Blacks (10 percent), and Chinese immigrants (five percent). Marin City was the country's first integrated Federal housing project, and eventually would be hailed as a model city for the company's workers and a bold social experiment in race relations. During an era when segregation was widely practiced in

heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

California as well as across the country, Marin City was a diverse, racially integrated community.

At the end of the war, military veterans returned in droves. Housing was in short supply and families were doubling up. With a large civilian housing shortage, the National Housing Act of 1949 was created.

Under the National Housing Act, the Federal Housing Administration (FHA) guaranteed bank loans to housing developments that were designed to move Whites out of integrated, urban areas into all-White subdivisions in the suburbs. FHA loan guarantees were made to developers on the condition that homes could be sold only to Whites. Racially restrictive covenants were used to prevent people of color from purchasing homes in White communities in Marin, and the Federal Housing Administration's Underwriting Manual recommended the use of restrictive covenants to "provide the surest protection against undesirable encroachment and inharmonious use." While the Civil Rights Act of 1969 prohibited such transactions, many of these covenants still remain in property deeds in Marin., although they are unenforceable.

White veterans and their families returning from World War II were able to purchase homes with mortgages that were guaranteed by the Federal Government. Many homes in Marin in the late 1940s were selling for \$7,000 to \$8,000 and families often got mortgages with 0 percent to five percent down payments. In some cases, the monthly cost to purchase a home was less than what a family would pay for rent in public housing.

Today's wealth inequality was created, in part, after World War II when explicit policies and programs of the Federal government provided Whites the opportunities for home ownership with very affordable prices and financing, while African Americans were prohibited from participating in the same programs. Today, the home equity appreciation for families who were able to purchase homes after the war has allowed those families to use their accumulated wealth to finance college educations, fund retirement, bequeath money, and to support their children's home ownership. For generations, African Americans have not had those same opportunities.

Environment

Regional Trends

Environmental conditions residents live in can be affected by past and current land uses like landfills or proximity to freeways. The TCAC Environmental Score shown in Figure D-29 is based on CalEnviroScreen 3.0 scores. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, where higher scores indicate a more positive environmental outcome (better environmental quality).

Regionally, TCAC environmental scores are lowest in the tracts along the San Pablo and San Francisco Bay shores, except for the coastal communities of San Rafael and Mill Valley in Marin County. Inland tracts in Contra Costa and Solano County also have low environmental scores. In Marin County, TCAC Environmental scores are lowest in the West Marin areas of the unincorporated County from Dillon Beach in the north to Muir Beach in the South, east of Tomales Bay and Shoreline Highway. In addition, census tracts in Black Point-Green Point, Novato, and southern San Rafael (Canal and California Park) have “less positive environmental outcomes.” More positive environmental outcomes are located in tracts in the City-Centered Corridor along Highway 101, from North Novato to Sausalito (Figure D- 29).

Figure D- 29 shows the TCAC Environmental Score based on CalEnviroScreen 3.0. However, the Office of Environmental Health Hazard Assessment has released updated scores in February 2020 (CalEnviroScreen 4.0). The CalEnviroScreen 4.0 scores in Figure D- 30 are based on percentiles and show that the Canal and California Park Communities in San Rafael and Marin City have the highest percentile and are disproportionately burdened by multiple sources of pollution.

HUD’s opportunity index for “environmental health” summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Marin County, environmental health index values range from 77 for Blacks to 83 for Hispanics (Table D- 17). The range is similar for the population living below the federal poverty line, with Black residents living in poverty still scoring lowest (76) but Native American residents living in poverty scoring highest among all races (85) and higher than the entire County Native American population (86 and 81, respectively). Environmental health indices for White population falls within the range of that of minority populations 81 for all White population and 83 for White population under the federal poverty line.

Figure D- 29: Regional TCAC Environmental Score by Tract (2021)

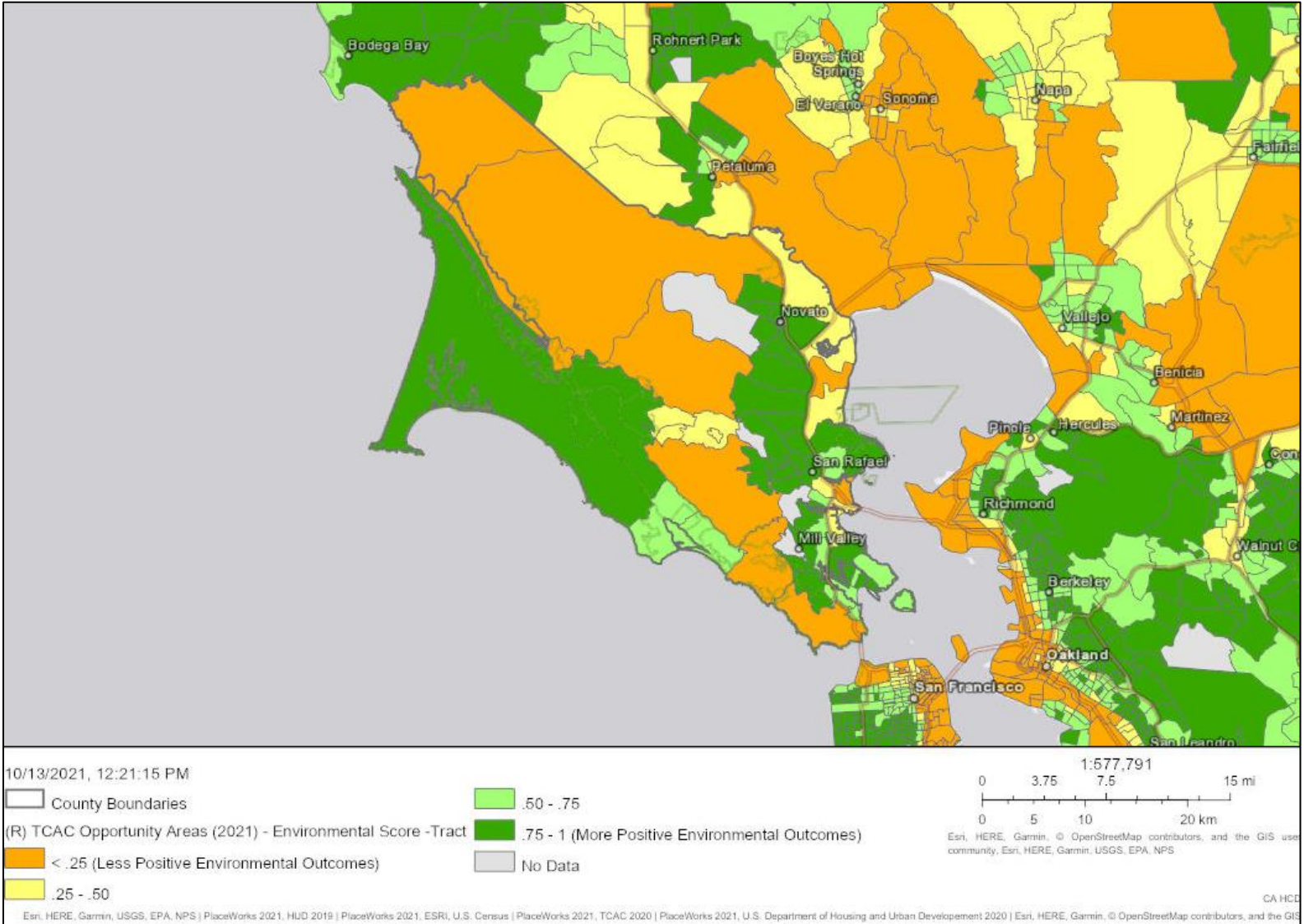
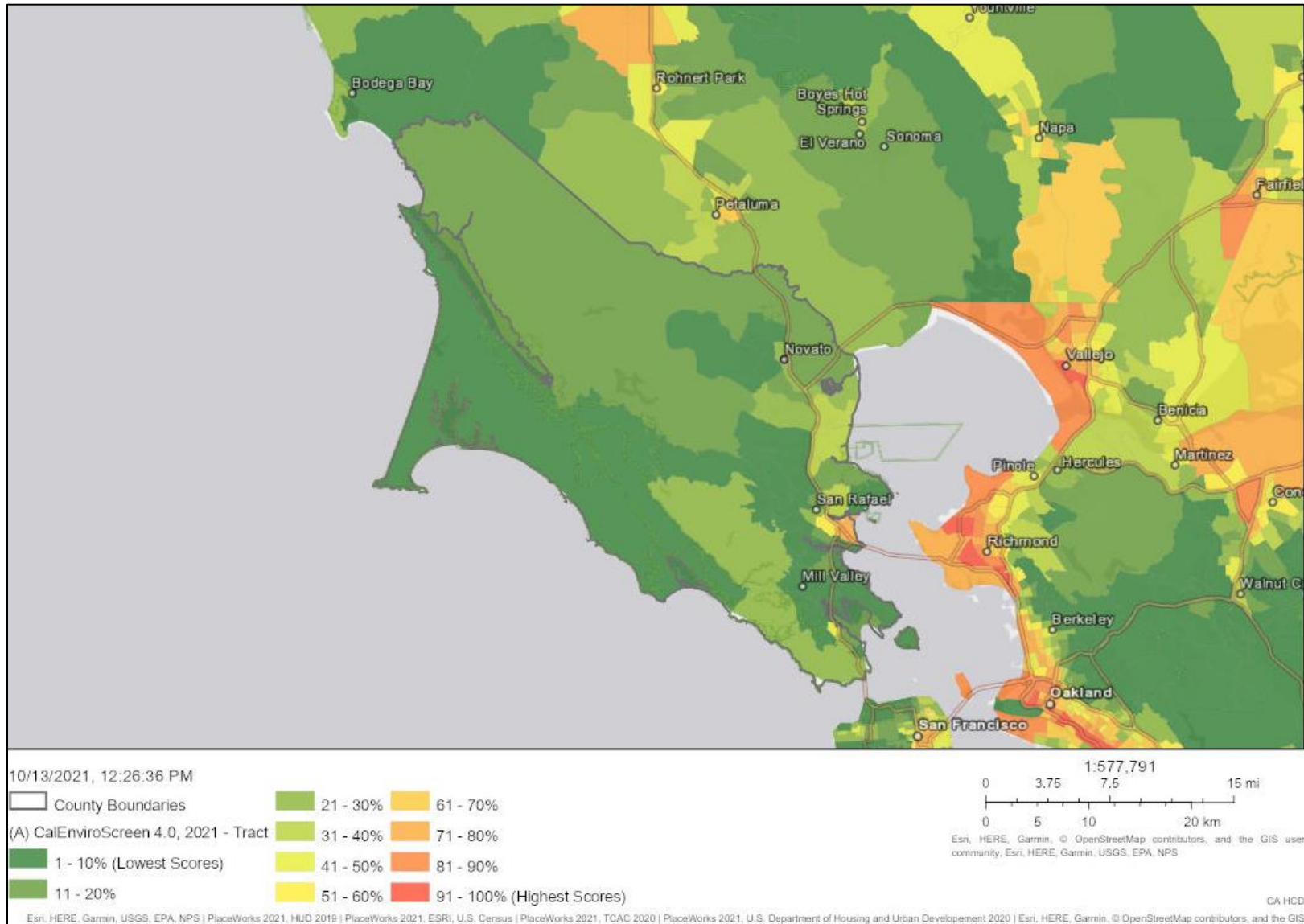


Figure D- 30 : Regional CalEnviroScreen 4.0 Scores by Tract (2021)



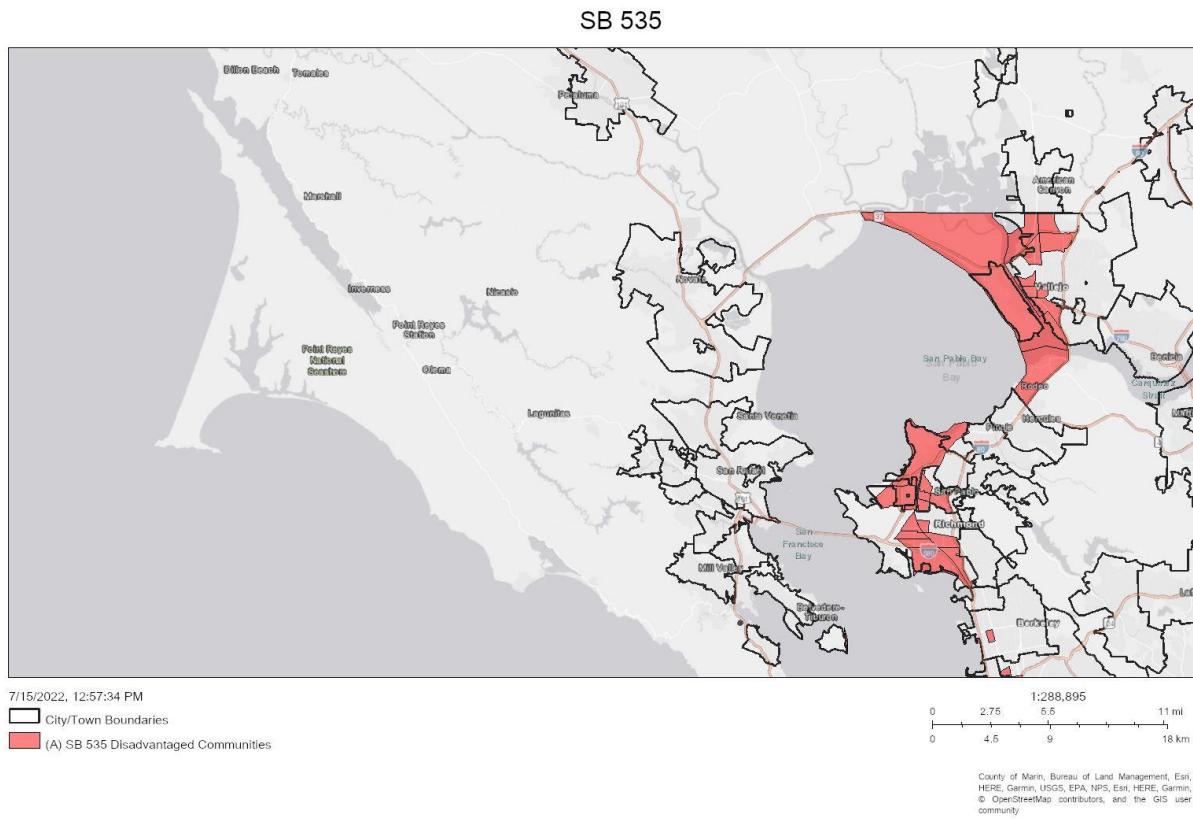
Local Trends

It is important to note that CalEnviroScreen scores (and thus TCAC environmental scores) measure not only environmental factors and sources of pollution but also takes into consideration socioeconomic factors that makes residents more sensitive to pollution to identify disproportionately burdened communities.

For this reason, CalEnviroScreen scores are used to identify SB 535 Disadvantaged Communities. Disadvantaged communities in California are specifically targeted for investment of proceeds from the state's Cap-and-Trade Program. These investments are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities, and at the same time, reducing pollution that causes climate change. The investments are authorized by the California Global Warming Solutions Act of 2006 (Assembly Bill 32, Nunez, 2016). Figure D- 31 shows the disadvantaged communities designated by CalEPA for the purpose of SB 535. These areas represent the 25 percent highest scoring census tracts in CalEnviroScreen 4.0, census tracts previously identified in the top 25 percent in CalEnviroScreen 3.0, census tracts with high amounts of pollution and low populations, and federally recognized tribal areas as identified by the Census in the 2021 American Indian Areas Related National Geodatabase. There are no disadvantaged communities in Marin County.

Despite Figure D- 30 (CalEnviroScreen 4.0) and Figure D- 31 (SB 35 disadvantaged communities) do not identify any communities in Marin County as being disproportionately burdened by pollution, Figure D- 29 (based on CalEnviroScreen 3.0 scores) do show that among the unincorporated county communities, the lowest TCAC Environmental scores are located in West Marin and Black Point-Green Point (Figure D-29). These lower Environmental scores are likely due to the socioeconomic characteristics of these areas, such as health outcomes, education, housing burdens, poverty, and unemployment.

Figure D- 31: SB 535 Disadvantaged Communities – Marin County



County of Marin, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, CA-HCD

Healthy Places

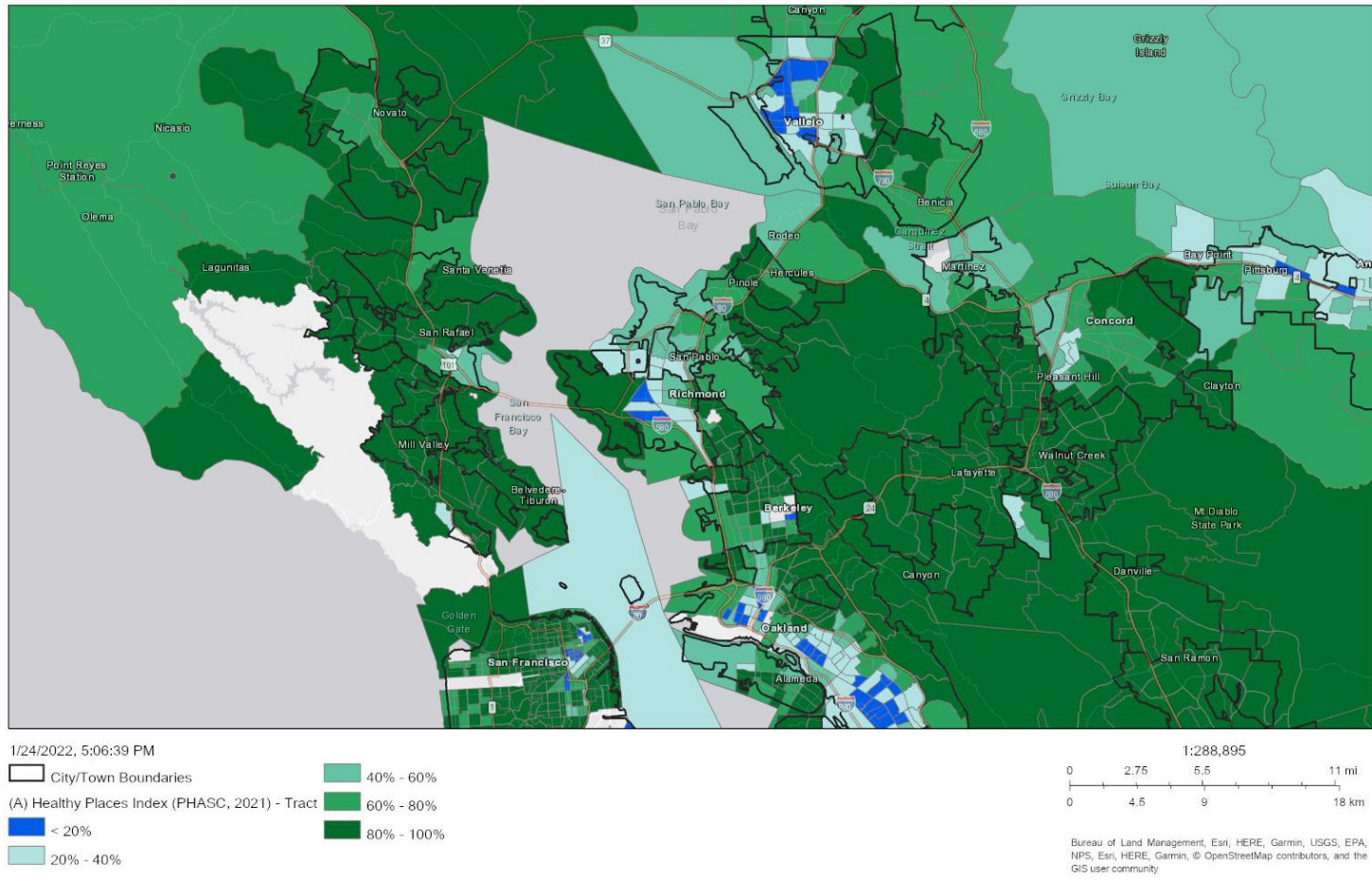
Regional Trends

Residents should have the opportunity to live a healthy life and live in healthy communities. The Healthy Places Index (HPI) is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combined 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. Figure D- 32 shows the HPI percentile score distributions in the Region tend to be above 60 percent except in some concentrated areas in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco- each county along the bays have at least one cluster of tracts with an HPI below 60 (blue).

Local Trends

All of the tracts within the unincorporated county areas scored above the 60th percentile of the Healthy Place Index Scores except for Marin City. All of Marin City scored in the lower 40th percentile. Marin City has also been identified as having low access to healthy foods in the 2020 AI

Figure D- 32: Regional Healthy Places Index by Tract (2021)



Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © CA HCD

Open Space and Recreation.

Regional Trends

According to Plan Bay Area 2040, a strong regional movement emerged during the latter half of the 20th century to protect farmland and open space. Local governments adopted urban growth boundaries and helped lead a “focused growth” strategy with support from environmental groups and regional agencies to limit sprawl, expand recreational opportunities, and preserve scenic and natural resources. However, this protection has strained the region’s ability to build the housing needed for a growing population. In addition, maintaining the existing open space does not ensure equal access to it.

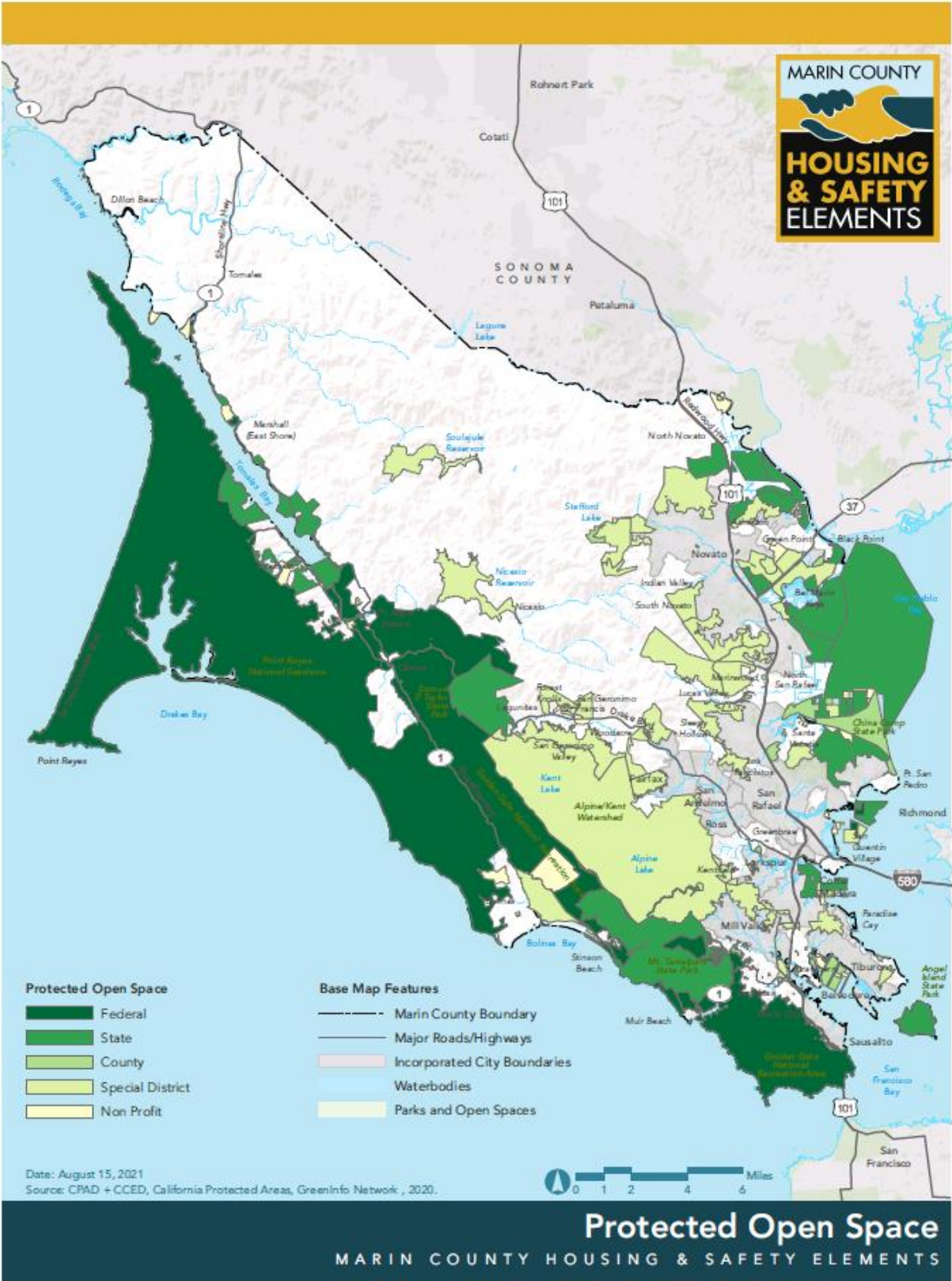
In Marin County, the Marin County Parks and Open Space Department operates a system that includes regional and community parks, neighborhood parks, and 34 open space preserves that encompass 19,300 acres and 190 miles of unpaved public trails. In 2007, 500 Marin County residents participated in a telephone survey, and more than 60 percent of interviewees perceived parks and open space agencies favorably, regardless of geographic area, age, ethnicity, or income. However, in 2019, the Parks Department conducted a Community Survey and identified the cost of entrance and fees to be obstacles for access to County parks. As a result, in July of 2019, entry fees were reduced from \$10 to \$5 for three popular parks in the County, and admission to McNears Beach Park pool, located in San Rafael, was free beginning on August 1, 2019.

Local Trends

Despite the large acreage of open spaces throughout the County, there are still some communities that lack access to open space and recreation (Figure D- 33). Northern Coastal West Marin appear to be furthest from federal and state open spaces/parks. Northern Coastal West Marin also lacks public transportation to the south to the nearest open spaces. In the more densely populated areas of the County (North, Central, and South Marin) open space and recreation areas are limited and mostly concentrated east of Highway 101. Despite this limited open space, most unincorporated county communities have at least County park access

As stated before, Marin City is a community with a disproportionate concentration of minorities and low income residents. From 1990 to 2015, Marin City, which had the highest African American population in the County and according to the Marin Food Policy Council, one of the highest obesity rates, did not have an outdoor recreational space. In 2015, the Trust for Public Land, in collaboration with the Marin City Community Services District, designed and opened Rocky Graham Park in Marin City. According to the 2020 AI, while the park contains “a tree-house-themed play structure, drought-resistant turf lawn, adult fitness areas, and a mural showcasing scenes from Marin City’s history,” Marin City continues to have limited access to surrounding open spaces and hiking trails.

Figure D- 33 : Marin County Open Space



Home Loans

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home, particularly in light of the continued impacts of the lending/credit crisis called the Great Recession. In the past, credit market distortions and discriminatory practices such as “redlining” were prevalent and prevented some groups from having equal access to credit. The Community Reinvestment Act (CRA) in 1977 and the subsequent Home Mortgage Disclosure Act (HMDA) were designed to improve access to credit for all members of the community and hold the lender industry responsible for community lending. Under HMDA, lenders are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Regional Trends

The 2020 Marin County Analysis of Impediments to Fair Housing Choice examined lending practices across Marin County. According to HMDA, in 2017, there were a total of 11,688 loans originated for Marin properties. Of the 11,688 original loan applications, 6,534 loans were approved, representing 56 percent of all applications, 1,320 loans denied, representing 11 percent of the total applications, and there were 1,555 applicants who withdrew their applications, which represents 13 percent of all applications (Table D-20). Hispanic and Black/African American residents were approved at lower rates and denied at higher rates than all applicants in the County.

	All Applicants	White	Asian	Hispanic/ Latinx	Black/African American
Loans approved	55.9%	60.0%	59.0%	50.0%	48.0%
Loans denied	11.3%	12.0%	16.0%	18.0%	19.0%
Loans withdrawn by applicant	13.3%	14.0%	13.0%	19.0%	14.0%

*Source: 2017 HMDA, as presented in 2020 Marin County AI.
Note: Data did not add up to 100% in source.*

According to the 2020 AI, there were several categories for reasons loans were denied. Under the category, “Loan Denial Reason: insufficient cash - down payment and closing costs,” African Americans were denied 0.7 percent more than White applicants. Denial of loans due to credit history significantly affected Asian applicants more than others; and under the category of “Loan Denial Reason: Other”, the numbers are starkly higher for African American applicants. Other reasons may include: debt-to-income ratio; employment history; credit history; collateral; insufficient cash; unverifiable information; credit application incomplete; mortgage insurance denied.

The AI also identified that many residents who lived in Marin City during the Marinship years⁴⁵ were not allowed to move from Marin City to other parts of the County because of discriminatory housing and lending policies and practices. For those residents, Marin City has been the only place where they have felt welcomed and safe in the County.

Based on the identified disparities of lending patterns for residents of color and a history of discriminatory lending practices, the AI recommended further fair lending investigations/testing into the disparities identified through the HMDA data analysis. More generally, it recommended that HMDA data for Marin County should be monitored on an ongoing basis to analyze overall lending patterns in the County. In addition, lending patterns of individual lenders should be analyzed, to gauge how effective the Community Reinvestment Act (CRA) programs of individual lenders are in reaching all communities to ensure that people of all races and ethnicities have equal access to loans.

Local Trends

As the 2020 AI found, disparities in lending practices disproportionately affect people of color in the County, especially African Americans in Marin City. In December 2021, FHANC and a Marin City couple sued a San Rafael appraiser in federal court for alleged race discrimination after they were given an appraisal in February 2020 \$455,000 less than an appraisal done in March 2019. The couple sought to refinance their home and thought the February 2020 appraisal of \$995,000 was very low. To test their assumption of discrimination, they asked for a third appraisal and removed any indicators of their race- including removing pictures- and asked a white friend to meet the appraiser. The third appraisal valued the house at \$1,482,500. According to the Marin Independent Journal, their suit argues that “Marin City has a long history of undervaluation based on stereotypes, redlining, discriminatory appraisal standards, and actual or perceived racial demographics. Choosing to use comps located in Marin City means that the valuation is dictated by these past sale prices, which were the direct product of racial discrimination.”⁴⁶ More details on this case can be found in the press release from FHANC found in Figure D- 34. This suit is an example of how the approach used to generate appraisal values (years of past sales reviewed and radius of search) can exacerbate past discriminatory practices and continue to disproportionately affect Marin City residents. Monitoring lending practices as recommended by the 2020 AI should consider these practices in its analyses.

⁴⁵ Marinship is a community of workers created by the Bechtel Company which during World War II built nearly 100 liberty ships and tankers. Since Marinship faced a shortfall in local, available workers, Bechtel overlooked the workplace exclusions that were standard at the time and recruited African Americans from southern states such as Louisiana, Arkansas, Texas and Oklahoma. A thorough history of Marin City and Marinship is found in the local knowledge section.

⁴⁶ Halstead, Richard. (December 6, 2021). “Marin appraiser sued for alleged race discrimination”, *Marin Independent Journal*. <https://www.marinij.com/2021/12/06/marin-appraiser-sued-for-alleged-race-discrimination/> <https://www.marinij.com/2021/12/06/marin-appraiser-sued-for-alleged-race-discrimination/>

Figure D- 34: FHANC Press Release- Austin Case



Fair Housing Advocates of Northern California

1314 Lincoln Ave., Ste. A, San Rafael, CA 94901 ▼ (415) 457-5025 ▼ TDD: (800) 735-2922
www.fairhousingnorcal.org ▼ fhanc@fairhousingnorcal.org

December 2, 2021

FOR IMMEDIATE RELEASE

Contact:

Caroline Peattie, Executive Director, Fair Housing Advocates of Northern California
(415) 483-7552, peattie@fairhousingnorcal.org

Julia Howard-Gibbon, Supervising Attorney, Fair Housing Advocates of Northern California
(415) 483-7516, julia@fairhousingnorcal.org

Discrimination Lawsuits Filed Alleging Race Discrimination in Home Appraisal Process

San Rafael, CA – Today, Fair Housing Advocates of Northern California (FHANC), Tenisha Tate-Austin, and Paul Austin announce the filing of a fair housing lawsuit in federal district court alleging housing discrimination due to race in the appraisal process. The named defendants are Janette Miller, a licensed real estate appraiser; Miller and Perotti Real Estate Appraisals, Inc.; and AMC Links LLC, an appraisal management company. The complaint can be found [here](#).

In December 2016, Tenisha Tate-Austin and Paul Austin, a Black couple, purchased a house in Marin County, California and moved into their house with their children. After spending thousands of dollars on renovations that increased the square footage of the house and upgraded many features, and beginning renovations on an accessory dwelling unit, they decided to refinance their mortgage in 2020.

Janette Miller was hired through AMC Links LLC to inspect the Austins' house and prepare an appraisal report. She appraised the Austins' house at \$995,000. Suspecting that their race and the racial demographics of the unincorporated area known as Marin City – where their house is located – played a role in the appraiser's surprisingly low estimate of value, the Austins had a second appraisal completed three weeks after the first appraisal inspection by a different appraiser. In this appraisal, the Austins erased any evidence of their racial identities inside their house, removing family photos and African-themed art. Their white friend, who replaced the Austins' family photos with photos of her own family, was the only person present during the second inspection. That appraisal came back with a value of \$1,482,500, nearly half a million dollars higher than Ms. Miller's estimate.

“We believe that Ms. Miller valued our house at a lower rate because of our race and because of the current and historical racial demographics of where our house is located,” said Paul Austin. “The sales comps that the appraiser chose to use were unsuitable and were guaranteed to lower the value of our house.”

A local non-profit helping communities eliminate housing discrimination



TDD: CALIFORNIA RELAY SERVICE FOR THE HEARING OR SPEECH IMPAIRED: (800) 735-2922
SE HABLA ESPAÑOL - NẾU CẦN GIÚP ĐỠ BẰNG TIẾNG VIỆT NAM XIN LIÊN LẠC SỐ: (415) 847-2747

MEMBER, NATIONAL FAIR HOUSING ALLIANCE

“Unfortunately, the Austins are not alone in their experience,” said Caroline Peattie, Executive Director of FHANC. “Discrimination in the appraisal process is something we’ve been seeing more frequently, probably because there has been more attention paid to this issue, and more homeowners of color are coming forward when they receive an unfair appraisal, particularly when it results in their loan being denied. There are studies that show that Black and Latinx applicants are more likely than white applicants to receive an appraisal value lower than the contract price of a home. These studies show that appraisers choose comparisons (comps) of other property sales located substantially closer to the property being appraised if it’s located in a Black or Latinx census tract than if it’s located in a white census tract – so we know that appraisers still view neighborhoods, and relevant comps, based on racial demographics. We believe that this is exactly what happened with the Austins’ appraisal.”

The complaint maintains that using comparisons of other property sales located exclusively or primarily in Marin City results in a skewed and race-based valuation of the property, because selecting comps from areas that have been historically devalued by discrimination perpetuates and exacerbates the undervaluation of Black-owned homes in Black neighborhoods.

In order to reach an unbiased estimate of value, the complaint asserts, it is necessary to look outside of Marin City, particularly because Marin City has a very small number of property sales every year – most of which were not comparable to the Austins’ house. In addition, the complaint asserts that it was improper and discriminatory for Miller to decrease her estimated value of the Austins’ house based solely on its location in Marin City.

Additionally, Ms. Miller’s market analysis of Marin City speaks only to market trends before the 2007 recession and ends at 2008, with no analysis of recent trends. Her appraisal notes that “during 2008... many communities in the Bay Area began to feel the effects of tightening credit and deteriorating economic conditions.” However, she uses a different period of time for her market analysis of Sausalito, noting increasing home values in the city since 2014. She writes, “values [in the City of Sausalito] have increased since 2014 with a recent stabilization of values as evidenced by MLS year-end data for all residential properties sold.” These outdated analyses of market trends resulted in, or improperly justified, a lower estimated value for the Austin’s house than was warranted.

Ms. Miller’s analysis relies heavily on Marin City comps – three of the five were from Marin City – even though one was a bank-owned property sold in foreclosure two years before and another was an attached dwelling that was contained within a planned unit development. In contrast, eight properties were chosen as comps for the second appraisal three weeks later, of which only two were located in Marin City, while the other six were located in the City of Sausalito, which shares a school district with Marin City. The complaint maintains that Ms. Miller’s choices of comps indicate racial bias and point to a deeper and more systemic issue in the appraisal process – the practice of considering demographic characteristics of a neighborhood rather than relying only on physical home and neighborhood characteristics other than race. This disproportionately and negatively affects Black people, the complaint asserts, because neighborhoods of color have been historically undervalued due to deliberate racist housing policies, such as redlining.

Marin City is an unincorporated community located in Marin County, situated between the cities of Sausalito to the south and Mill Valley to the north. Properties located in Marin City have a Sausalito mailing address. According to the U.S. Census, as of July 2019, Marin County’s population was 85.3% white, 2.8% Black, 6.6% Asian, and 16.3% Latino. The County’s Black residents are overwhelmingly concentrated in two census tracts, one of which is in Marin City, and Black residents still accounted for approximately 35.95% of Marin City’s population as of 2019, while the City of Sausalito is 92.2% white, and Blacks comprise only 0.9% of Sausalito’s population.

Workforce housing was built in Marin City during World War II to house workers who came to the area from around the country to work in the shipyards as part of the war effort. Though the housing was integrated, after

the war, many white residents moved away. Black families were blocked from doing so because of discriminatory practices such as redlining and restrictive covenants.

“Home buyers generally cannot obtain a mortgage, and homeowners cannot refinance a mortgage, without getting an appraisal,” said Caroline Peattie. “Yet neighborhoods of color have been historically undervalued due to deliberate racist housing policies, such as redlining. This ongoing undervaluation of homes in Black neighborhoods is, in effect, present-day redlining, and continues to widen the wealth gap between Black and white families.”

The Austins succeeded in getting a loan based on the second appraisal in March 2020, but the damage was done – they were not able to refinance on the favorable terms that had been available a month earlier. “We missed out on a better interest rate because of the unfair appraisal we received. And to prove that our civil rights had been violated, we had to erase who we were, by having our white friend pose as the homeowner and hiding the things in our home that represent who we are.” said Tenisha Tate-Austin. “Even worse, these discriminatory practices have the effect of lowering property values in Marin City which harms us and harms our community.”

“I really hope that this lawsuit makes appraisers and lenders start to look more carefully at their practices and policies,” said Paul Austin. “And I really want people to know that there are organizations that can help support them if they have a discrimination complaint. We feel that litigating this case is not only important for us but for our community as well.”

The Austins and FHANC are represented by counsel Julia Howard-Gibbon of FHANC and Liza Cristol-Deman of Brancart & Brancart.

If you feel you may have been discriminated against in a recent home appraisal, contact FHANC’s office to complete an interview. Contact FHANC at fhanc@fairhousingnorcal.org or 415-457-5025 x101.

Fair Housing Advocates of Northern California is a non-profit organization serving several Bay Area counties that provides free counseling, enforcement, mediation, and legal or administrative referrals to persons experiencing housing discrimination. Fair Housing Advocates of Northern California also offers foreclosure prevention counseling, pre-purchase education, seminars to help housing providers fully understand fair housing law, and education programs for tenants and the community at large. Fair Housing Advocates of Northern California is a HUD-Certified Housing Counseling Agency. Please call Fair Housing Advocates of Northern California at (415) 457-5025 or TDD: (800) 735-2922 for more information. Note: This material is based on work supported by the Department of Housing and Urban Development (HUD) under FHIP PEI Grant FPEI190035. Any opinion, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of HUD.

Summary: Access to Opportunity Issues

The analysis of access to opportunities revealed disproportionate access in three different communities: Northern Coastal West, Black Point-Greenpoint, and Marin City. Northern Coastal West Marin is not well connected by transportation to the rest of the County, and perhaps due to a lack of connection, also has low jobs proximity and economic scores. , since the County’s economic center is located in Central and Southern Marin. Northern Coastal West Marin also had low education outcomes. Shoreline School District (which serves Northern Coastal West Marin) had higher Educational Report than San Rafael School District but lower than Tamalpais Union School District. Specifically, students of color and White students in Shoreline Unified District had large gaps in their educational outcomes and all Shoreline students had the lowest College enrollment and college competition rates.

Marin City, which has already been identified as a RECAP and a community with a concentration of special needs population had mixed resources (moderate and high) but lower economic scores despite being close to the County’s economic center. Marin City also ranked low in its Healthy Place Index and has seen issues of home loan discrimination that are attributed to past discriminatory practices such as redlining and undervaluation due to its concentration of Black/African American residents. Residents of Marin City also have limited access to protected open space.

Overall, Black Point-Green Point was classified as Moderate Resources and also had lower economic scores, lower jobs proximity scores, and lower education scores. However, the categorization of this community as Moderate Resource is almost exclusively derived from data points relating to the characteristics of the community, rather than its residents. Black Point-Green Point’s lower jobs proximity score is likely due to the community’s relative isolation in the north east corner of Marin and distance from the nearest jobs (the area’s major retail corridors are located in the Vintage Oaks shopping Center, about 4-5 miles to the south east, and downtown Novato). Until the SMART train was fully implemented in 2017, the area was not served by transit and experienced a disconnect from the rest of the area. The nearest SMART train station (Novato San Marin) is located directly adjacent to the 101 freeway, and about 3 miles from the community. The 2016 Black Point-Green Point Community Plan notes the suggestion of a shuttle service linking the community to the station. The area is predominately residential and does not have any local serving commercial use, except for a small deli and storage facility. The nearest grocery store is in the Hamilton area of Novato, about 5-6 miles south. There is no school within the community’s boundaries; children from the community must travel to other parts of Novato for school. Though these characteristics would often yield special needs or lack of resources, the area is not known regionally as such. The residents in Greenpoint – Black Point are predominantly rich, non-Hispanic white, and well-educated, and. it is likely that the TCAC methodology does not account for the unique characteristics of Black Point- Green Point

5. Disproportionate Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2013-2017 ACS, approximately 40 percent of Marin County households experience housing problems, compared to 35 percent of households in unincorporated Marin County. In both the County and unincorporated County, renters are more likely to be affected by housing problems than owners.

Cost Burden

Regional Trends

As presented in Table D- 21, in Marin County, approximately 38 percent of households experience cost burdens. Renters experience cost burdens at higher rates than owners (48 percent compared to 32 percent), regardless of race. Among renters, American Indian and Pacific Islander households experience the highest rates of cost burdens (63 percent and 86 percent, respectively). Geographically, cost burdened renter households are concentrated in census tracts in North and Central Marin in Novato and San Rafael (Figure D- 35). In these tracts, between 60 and 80 percent of renter households experience cost burdens. Throughout the incorporated County census tracts, between 40 and 60 percent of renter households are experiencing cost burdens. Cost-burdened owner households are concentrated in West Marin in the census tract surrounding Bolinas Bay and in Southern Marin within Sausalito (Figure D- 36).

Table D- 21: Housing Problems and Cost Burden by Race/Ethnicity – Marin County

	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	31.8%	41.1%	30.7%	37.5%	0.0%	52.7%	32.9%
Renter-Occupied	47.9%	59.5%	51.2%	62.5%	85.7%	73.7%	53.2%
All Households	36.6%	54.5%	38.7%	43.8%	54.5%	67.5%	40.2%
With Cost Burden							
Owner-Occupied	31.2%	41.1%	29.0%	37.5%	0.0%	49.4%	32.2%
Renter-Occupied	45.1%	57.5%	41.5%	62.5%	85.7%	58.9%	47.7%
All Households	35.4%	53.1%	33.9%	43.8%	54.5%	56.1%	37.7%
Note: Used CHAS data based on 2013-2017 ACS despite more recent data being available because the ABAG Housing Data Needs Package presented CHAS data for the unincorporated County for this time frame							
Source: HUD CHAS Data (based on 2013-2017 ACS).							

Figure D- 35 Regional Cost Burdened Renter Households by Tract (2019)

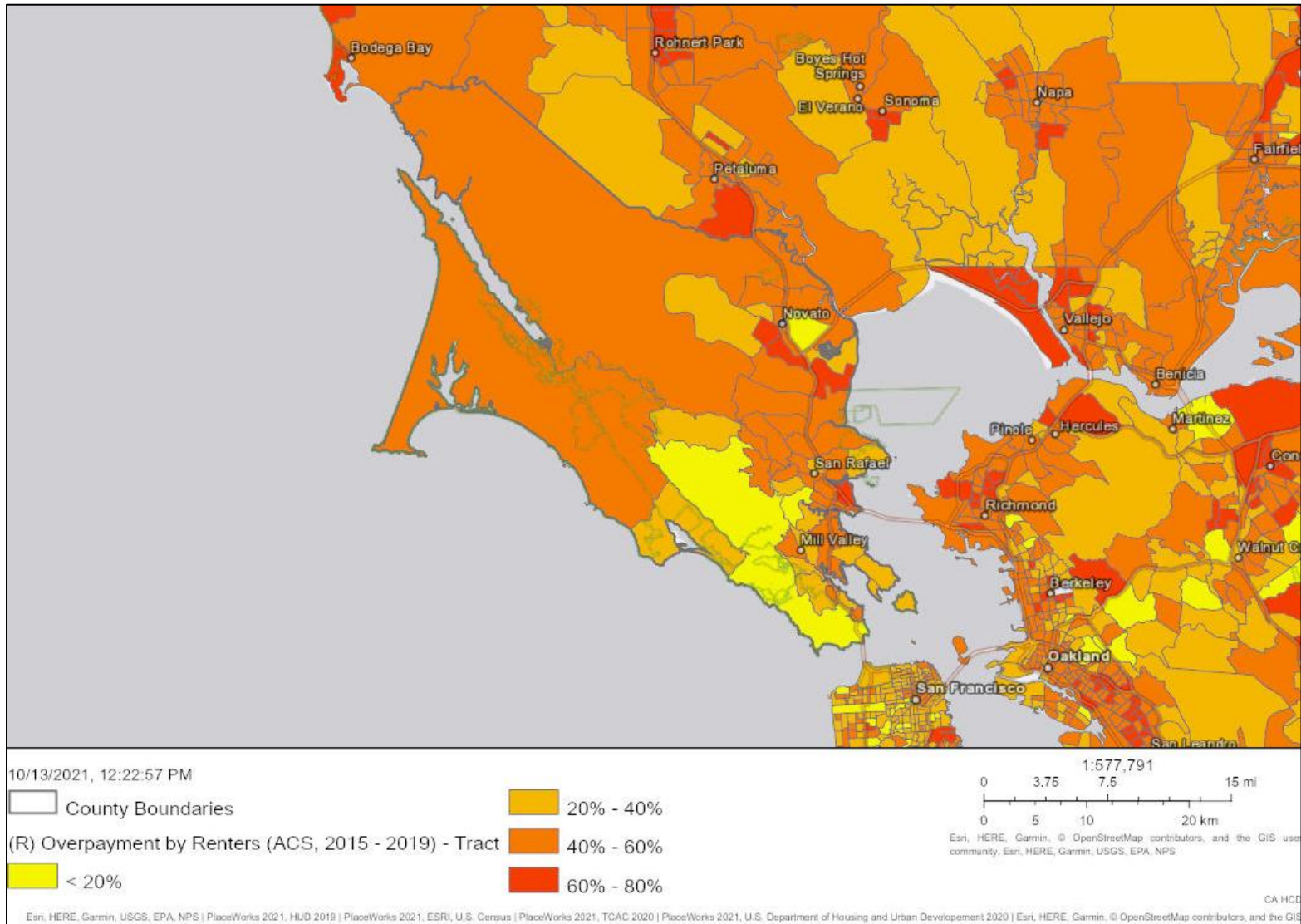
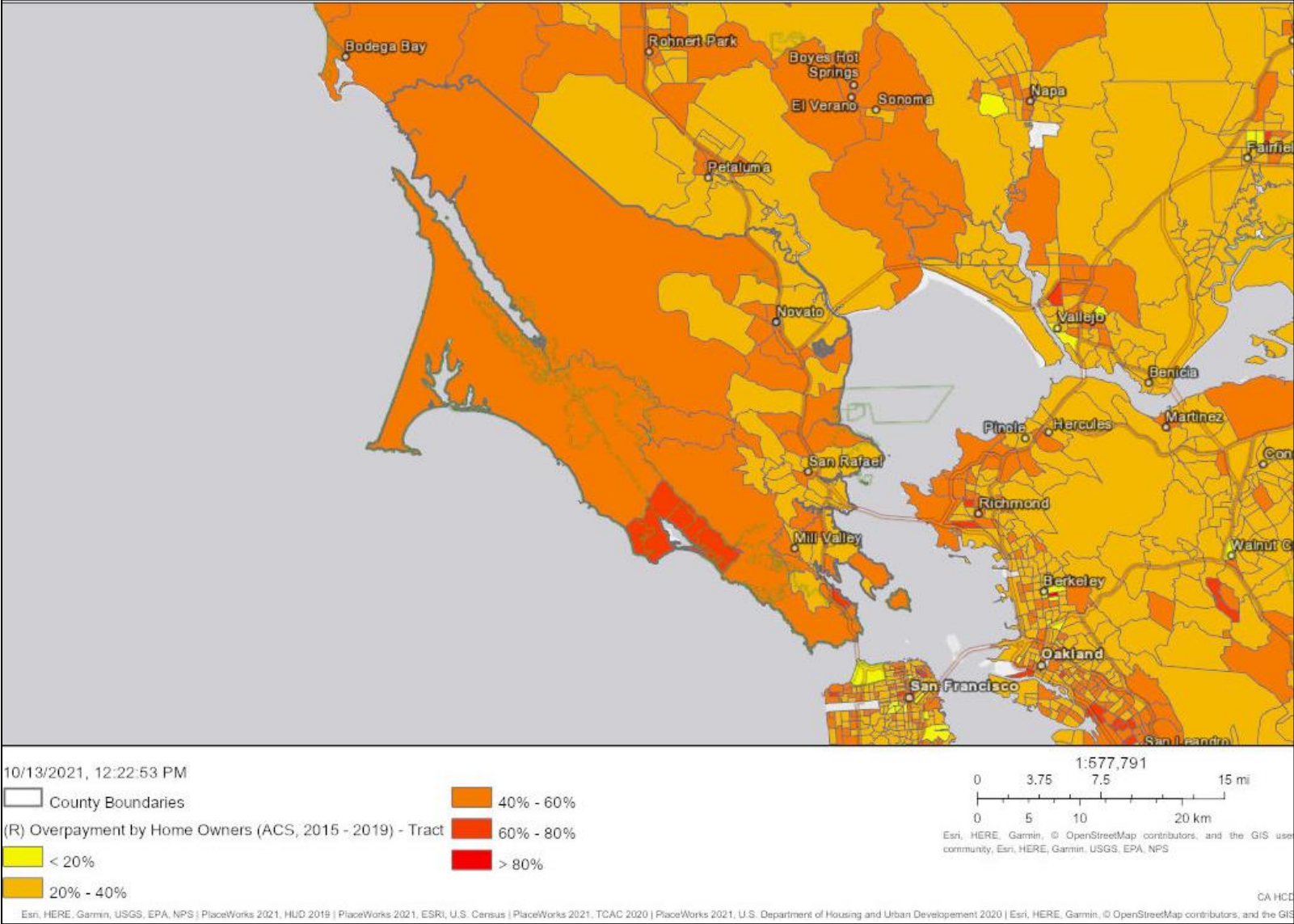


Figure D- 36: Regional Cost Burdened Owner Households by Tract (2019)



Housing problems and cost burdens can also affect special needs populations disproportionately. Table D- 22 shows that renter elderly and large households experience housing problems and cost burdens at higher rates than all renters, all households, and their owner counterparts.

Table D- 22: Housing Problems, Elderly and Large Households – Marin County

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owner	Elderly	Large HH	All Renters	
Any Housing Problem	34.0%	30.2%	32.9%	59.3%	74.0%	53.2%	34.0%
Cost Burden > 30%	33.6%	26.7%	32.2%	55.9%	50.0%	47.7%	33.6%

Source: HUD CHAS, (2013-2017).

Local Trends

Housing problem and cost burden rates are lower in the unincorporated County (35 percent and 34 percent, respectively, Table D- 23) than in the County overall (40 and 38 percent). However, trends of disproportionate housing problems and cost burdens for Black and Hispanic residents persist in the unincorporated County. About two-thirds of all Black and Hispanic households experience housing problems. Like in the County, owner households experience housing problems and cost burdens at lower rates than renter households in unincorporated areas... Also, owner housing problems and cost burden rates are similar for White, Black, and Asian owners, but higher for Hispanic households. This means that Hispanic households experience housing problems and cost burdens at the highest rates regardless of tenure.

Table D- 23: Housing Problems and Cost Burden by Race/Ethnicity – Unincorporated Marin County							
	White	Black	Asian	Am. Ind.	Pac Isl.	Hispanic	All
With Housing Problem							
Owner-Occupied	30.5%	32.1%	24.9%	N/A	N/A	52.3%	30.2%
Renter-Occupied	45.1%	67.9%	42.8%	N/A	N/A	69.5%	45.9%
All Households	34.4%	57.7%	31.5%	N/A	N/A	62.2%	35.0%
With Cost Burden							
Owner-Occupied	30.0 %	27.4%	23.7%	N/A	N/A	52.3%	29.6%
Renter-Occupied	42.1 %	67.9%	39.7%	N/A	N/A	57.6%	42.2%
All Households	33.2 %	56.3%	29.7%	N/A	N/A	55.4%	33.5%
Note: Used CHAS data based on 2013-2017 ACS despite more recent data being available because the ABAG Housing Data Needs Package presented CHAS data for the unincorporated County for this time frame. Unincorporated County data was calculated by aggregating the values for all the CDPs in the unincorporated county communities as follows: Black Point-Green Point, Bolinas, Dillon, Inverness, Kentfield, Lagunitas-Forest Knolls, Lucas Valley-Marinwood, Marin City, Muir Beach, Nicasio, Point Reyes Station, San Geronimo Santa Venetia, Sleepy Hollow, California, Stinson Beach, Strawberry, Tamalpais-Homestead Valley, Tomales, and Woodacre Source: HUD CHAS Data (based on 2013-2017 ACS).							

As shown in Figure D- 35, the percentage of cost-burdened renter households varies across the unincorporated area. Southern Coastal West Marin, the Valley, Tam Valley, and Kentfield have the lowest concentration of cost-burdened renters. In these communities, fewer than 40 percent of renter households are cost burdened. Cost burdened renters are concentrated in Black Point-Green Point, Santa Venetia, and Marin City. In these tracts between 40 and 60 percent of owners are cost-burdened.

Smaller communities like Black Point-Green Point, Lucas Valley, Kentfield, and Tam Valley have lower shares of owner households experiencing cost-burdens (Figure D- 36). In these tracts, between 20 and 40 percent of owners pay more than 30 percent of their income in rent. The majority of the unincorporated County census tracts have between 40 to 60 percent of owner households experiencing cost-burdens except for Southern Coastal West Marin. Southern Coastal West Marin stands out as the tract with the highest concentration of cost-burdened owners. While the map in Figure D- 36 shows that between 60 and 60 percent of owner households are cost-burdened, the actual percentage of cost-burdened owners is 61 percent, making the rates similar to the rest of the unincorporated County tracts.

As in the County as a whole, owner special needs populations like the elderly and large households in the unincorporated communities do not experience housing problems or cost burdens disproportionately compared to all owners and all households in the

unincorporated county (Table D- 24). About one-third of these special needs owner households experience housing problems- similar to all owners (31 percent) and lower than all households (36 percent). By contrast, renter elderly households and large households experience housing problems at similar rates than renter households but higher rates than all households in the unincorporated County. Overall, renter elderly households and renter large households are the most affected by housing problems- but different types. Whereas the share of elderly renter households experiencing housing problems and cost burdens is similar (46 percent and 42percent, respectively), there is a large gap in the share of renter large households experiencing any housing problem (42 percent) and cost burdens (26 percent). This means that 19 percent of the large renter households experiencing housing problems live in units with physical defects (lacking complete kitchen or bathroom or are living in overcrowded conditions.

Table D- 24: Housing Problems, Elderly and Large Households – Unincorporated County

	Owner-Occupied			Renter-Occupied			All HH
	Elderly	Large HH	All Owners	Elderly	Large HH	All Renters	
Any Housing Problem	34.1%	26.9%	31.3%	45.8%	45.2%	47.6%	36.3%
Cost Burden > 30%	24.1%	30.6%	34.5%	42.1%	25.8%	43.4%	34.5%

Note: Used CHAS data based on 2013-2017 ACS despite more recent data being available because the ABAG Housing Data Needs Package presented CHAS data for the unincorporated County for this time frame. Unincorporated County data was calculated by aggregating the values for all the CDPs in the unincorporated county communities as follows: Black Point-Green Point, Bolinas, Dillon, Inverness, Kentfield, Lagunitas-Forest Knolls ,Lucas Valley-Marinwood, Marin City, Muir Beach, Nicasio, Point Reyes Station, San Geronimo Santa Venetia, Sleepy Hollow, California, Stinson Beach, Strawberry, Tamalpais-Homestead Valley, Tomales, and Woodacre
Source: HUD CHAS Data (based on 2013-2017 ACS).

Overcrowded Households

Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). According to the 2017 five-year ACS estimates, about 6.5 percent of households in the Bay Area region are living in overcrowded conditions (Table D- 25). About 11 percent of renter households are living in overcrowded conditions in the region, compared to three percent of owner households. Overcrowding rates in Marin County are lower than the Bay Area (four percent and 6.5 percent, respectively) and like regional trends, in Marin County a higher proportion of renters experience overcrowded conditions compared to renters. Overcrowded households in the region are concentrated in Richmond, Oakland, and San Francisco (Figure D- 37). At the County level, overcrowded households are concentrated North and Central Marin, specifically in downtown Novato and the southeastern tracts of San Rafael (Canal).

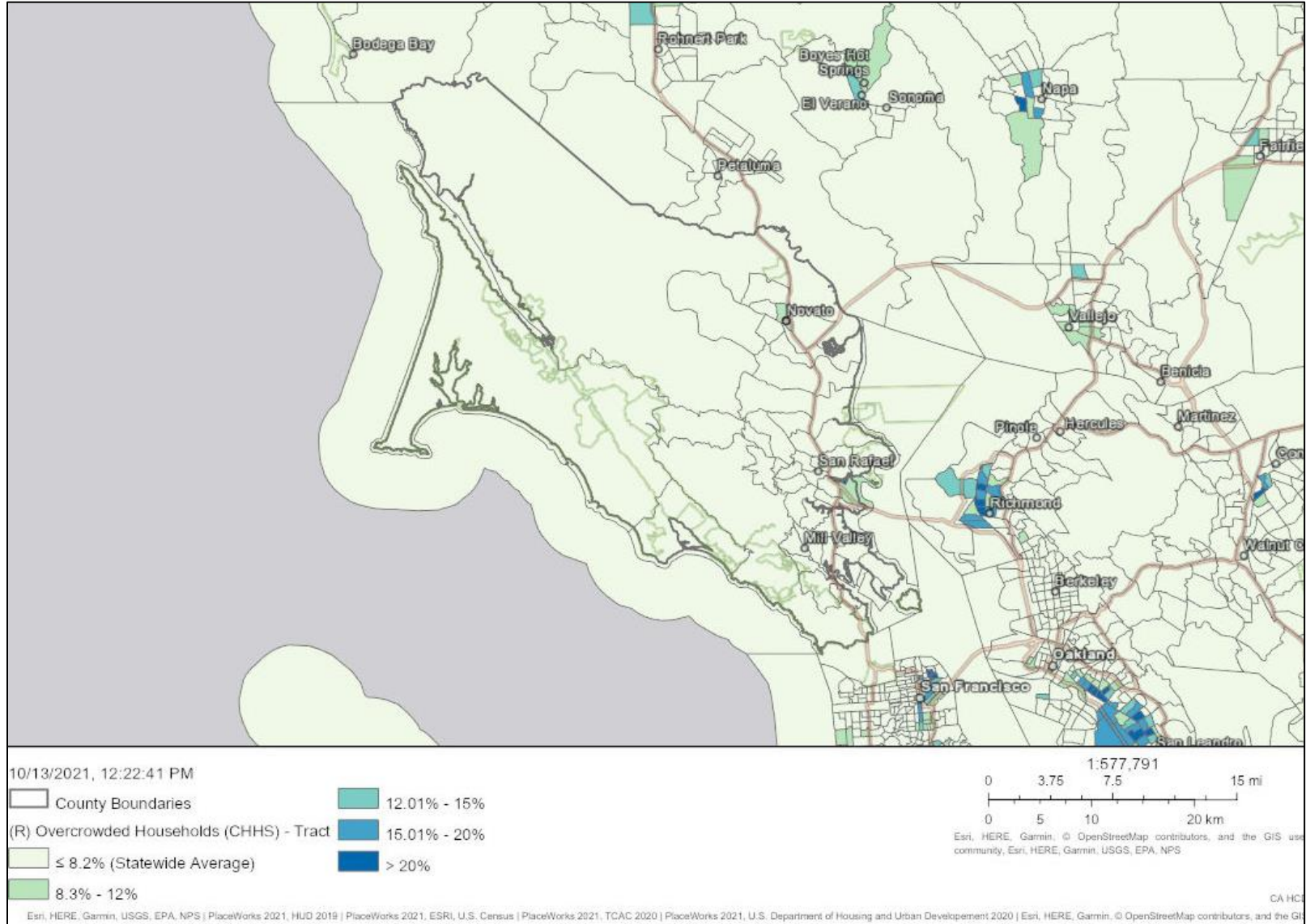
While the ACS data shows that overcrowding is not a significant problem, it is likely that this data is an undercount, especially with families who may have undocumented members. It is also likely that agricultural worker housing is overcrowded and undercounted.

While the lack of affordable housing exists throughout the County, the challenges of housing permanent, agricultural workers is further complicated because housing is often provided on-site by employers/ranchers and ties the workers' housing to their employment with the owner/rancher. Similar to other low-income populations in the County, the lack of affordable housing options may force many agricultural families to live in compromised conditions, including substandard housing units and overcrowded living situations.

Table D- 25: Overcrowded Households – Bay Area and Marin County		
	Bay Area	Marin County
Owner-Occupied	3.0%	0.8%
Renter Occupied	10.9%	9.4%
All HH	6.5%	3.9%
<i>Note: Overcrowding means more than one person per household.</i>		
Source: American Community Survey, 2014-2017. Table B25014.		

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Figure D- 37: Regional Overcrowded Households by Tract



Local Trends

While Figure D- 37 shows that overcrowding rates are similar across all census tracts in the county, the map shows overcrowding rates for renters and owners combined. Within the unincorporated County, renter households are affected by overcrowding at significantly higher rates than owner households (Table D- 26). Marin City renter households experience high rates of overcrowding- about one in five renter households are reported to be living in overcrowded conditions. Renter households in the Valley have the second highest overcrowding rate in the unincorporated County. For owner households, Southern Coastal West Marin and Santa Venetia renter households experience overcrowding disproportionately compared to all other owner households in the unincorporated County.

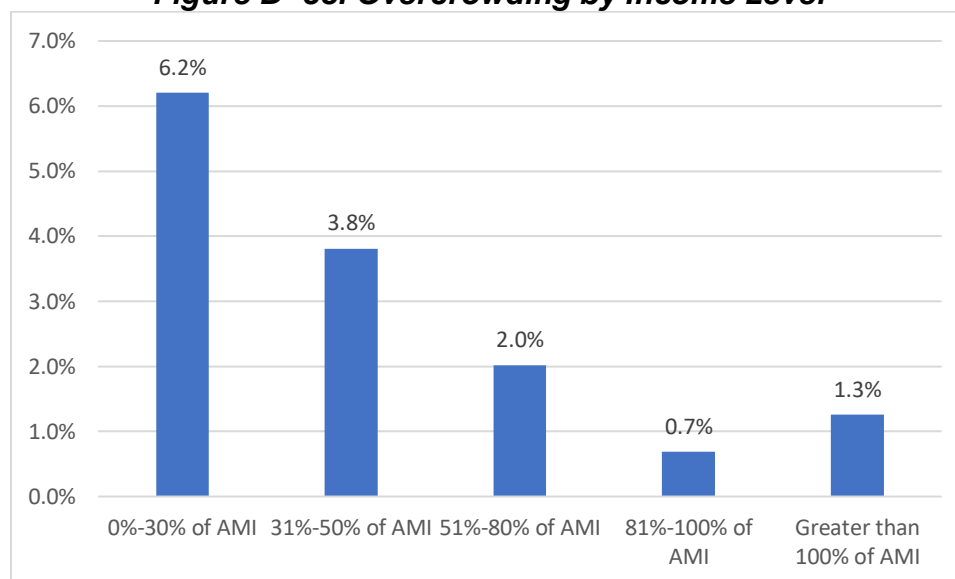
Table D- 26: Overcrowding Rates by Unincorporated County Community

Community	Owner	Renter
Black Point-Green Point	1.8%	0.0%
Northern Coastal West Marin	0.0%	0.0%
Central Coastal West Marin	0.0%	0.0%
The Valley	1.1%	9.0%
Southern Coastal West Marin	5.0%	1.4%
Marinwood/Lucas Valley	1.8%	0.0%
Santa Venetia/Los Ranchitos	4.4%	0.0%
Kentfield/Greenbrae	1.2%	1.8%
Strawberry	0.0%	3.3%
Tam Valley	0.2%	0.9%
Marin City	0.0%	12.0%
Unincorporated County	0.9%	13.4%

Source: U.S. Census American Community Survey, 2015-2019, Table B25014.

According to 2014-2019 ACS estimates, Hispanic/Latinx households are disproportionately affected by overcrowded conditions. About 15 percent of Hispanic/Latinx households are overcrowded, compared to four percent of Asian households and two percent of White non-Hispanic households.⁴⁷ Overcrowding also affects extremely low income households more than any other income group (Figure D- 38). In fact, overcrowding rates generally decrease as income level increases.

⁴⁷ Overcrowding estimates were zero percent for American Indian/Alaska Natives and Black/ African American, and nine percent for other race or multiple races. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014, from ABAG Data Package.

Figure D- 38: Overcrowding by Income Level

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release. From the ABAG Data Package.

Substandard Conditions

Regional Trends

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

According 2015-2019 ACS estimates, shown in Table D- 27, only about one percent of households in the Bay Area and Marin County lack complete kitchen and plumbing facilities. Incomplete kitchen facilities are more common in both the Bay area and Marin County and affect renter households more than owner households. In Marin County, one percent of households lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities.⁴⁸ More than 2 percent of renters lack complete kitchen facilities compared to less than one percent of owner households lacking plumbing facilities.

⁴⁸ JADUs may not be visible from the street as a separate unit or require a separate address. Given that number of JADUs and the American Community Survey (ACS) data is based on a small sample, it is unlikely that JADUs would impact the data in any significant manner.

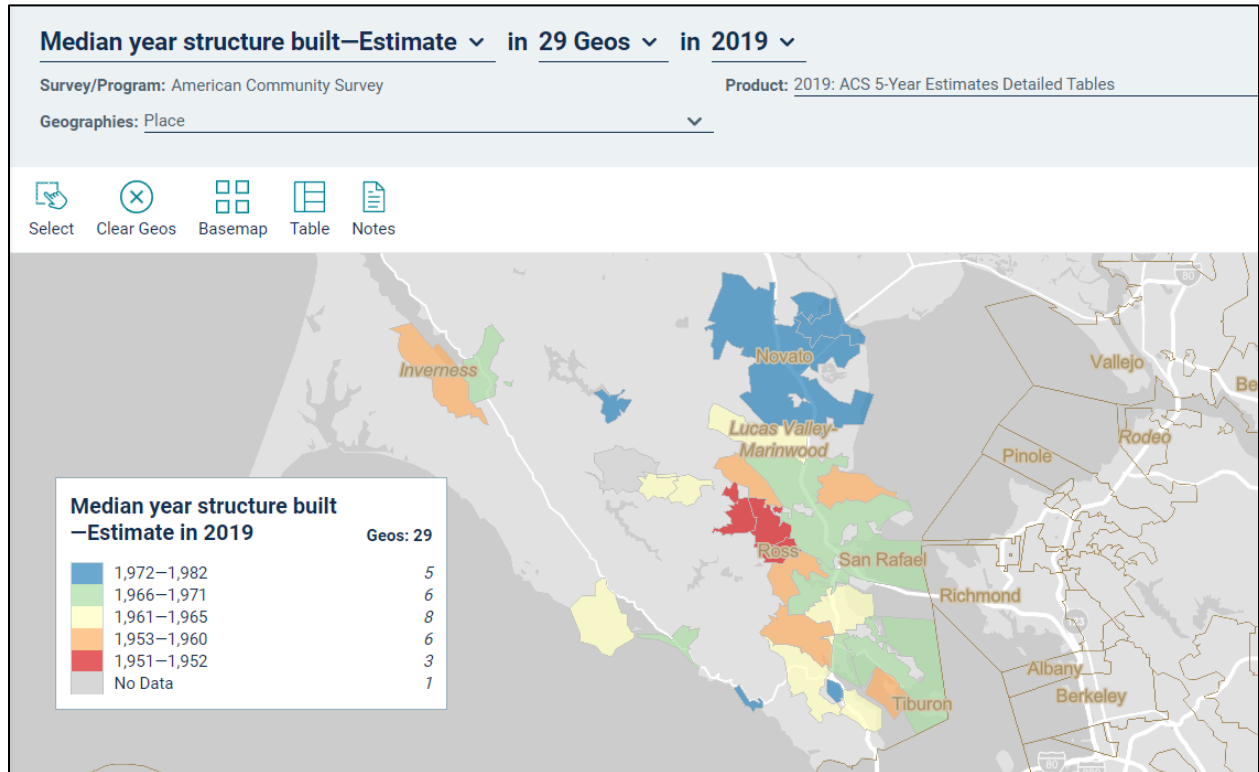
	Bay Area		Marin County	
	Lacking complete kitchen facilities	Lacking complete plumbing facilities	Lacking complete kitchen facilities	Lacking complete plumbing facilities
Owner	0.3%	0.2%	0.2%	0.3%
Renter	2.6%	1.1%	2.4%	0.6%
All Households	1.3%	0.6%	1.0%	0.4%

Source: American Community Survey, 2015-2019 (5-Year Estimates).

Like overcrowding, ACS data may not reflect the reality of substandard housing conditions in the County. Staff has heard code enforcement complaints on substandard conditions relating to lack of landlord upkeep/care like moldy carpets, delay in getting hot water back, especially from the Hispanic/Latin community.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the County, 86 percent of the housing stock was built prior to 1990, including 58 percent built prior to 1970. Figure D- 39 shows median housing age for Marin County cities and unincorporated communities Central and Southern Marin, specifically the cities of Ross, Fairfax, and San Anselmo, have the oldest housing while Novato, Black Point-Green Point, Nicasio, Muir Beach, and Marin City have the most recently built housing .

Figure D- 39: Median Housing Age by Marin County Cities and Unincorporated Communities



Source: 2015-2019 ACS (5-Year Estimates).

Local Trends

As in the County as a whole, unincorporated County communities are more likely to lack complete kitchen and plumbing facilities in renter households at higher rates than owner households (Table D- 28). Similar to the County as a whole, rates of substandard housing conditions are less than two percent regardless of tenure.

Table D- 28: Substandard Housing Issues in Unincorporated County

Building Amenity	Kitchen	Plumbing
Owner	0.2%	0.3%
Renter	1.4%	0.8%

Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049. From ABAG Data Package.

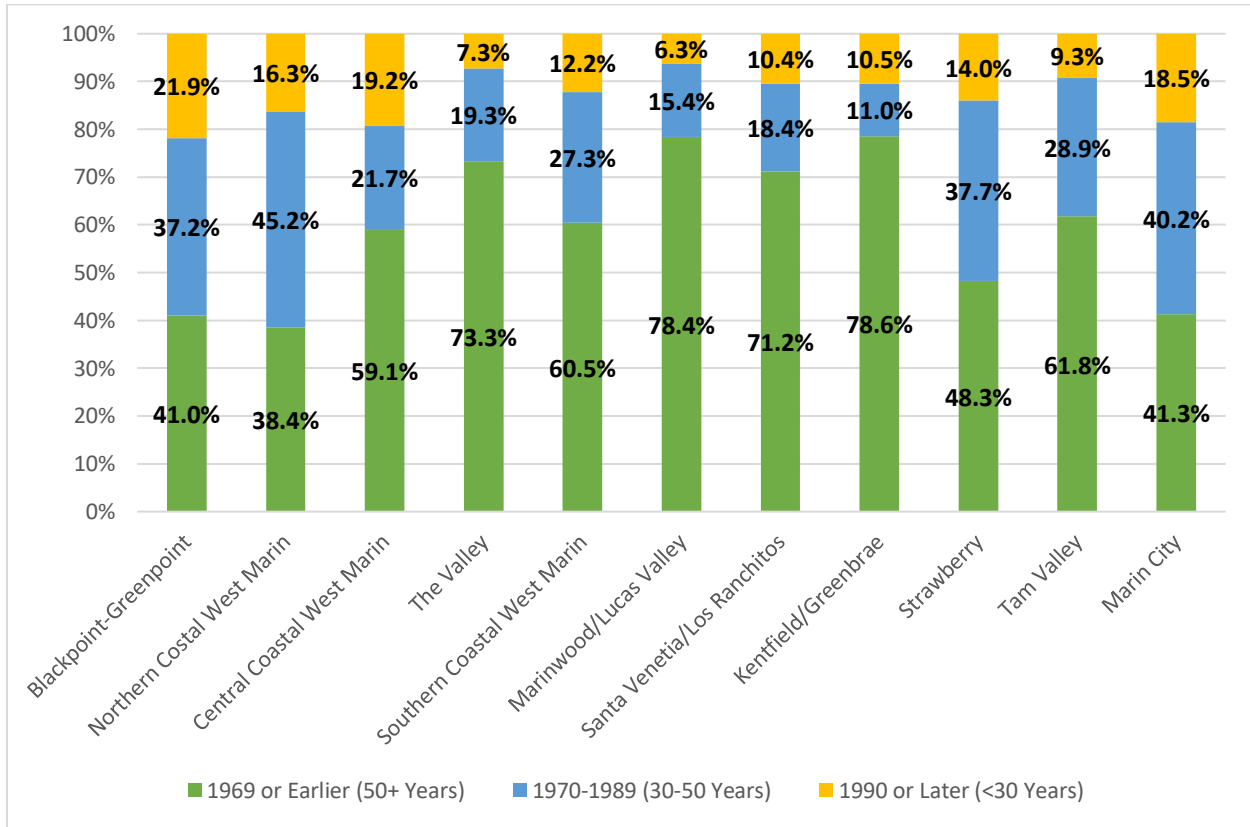
Estimating the number of substandard units in the County is difficult since code enforcement is complaint driven (for the County’s Code Enforcement agency) and inspection of multi-family units (3+) is voluntary through the Environmental Health Services (EHS). According to County Code Enforcement, most of the complaints related to substandard housing are from neighbors related to animal or insect infestation that’s

perceived to come from another unit or home. In most cases, these complaints are not substantiated. Therefore, the County does not have any standardized count of substandard units.

EHS inspects all buildings that have three or more units every other year. However, this inspection is voluntary and requires tenant authorization. Of the units EHS inspects, only a “handful” were considered substandard. However, there are several 3+ unit buildings that seem very much substandard that EHS has not been authorized to inspect, especially in West Marin. Marin Housing Authority conducts inspections at a more regular basis as part of Housing Quality Standard inspections of units receiving housing choice vouchers. Fail rates between 2017 and 2021 ranged from 28 percent to 31 percent. However, data was not provided by community/area. Units fail if they don’t meet HUD’s Housing Quality Standards “HQS” for decent, safe and sanitary housing. Examples of reasons for failing include: Missing or inoperable smoke detectors; appliances not working; windows or doors not locking or operating as designed; electrical hazards; and unsafe conditions interior or exterior.

Within the unincorporated County, the Valley, Southern Coastal Western Marin, and Tam Valley have the largest proportion of housing build before 1990 (Figure D- 40). More than 90 percent of housing units in these communities are more than 30 years old. By contrast, Black Point-Green Point, Central Coastal West Marin, and Marin City have the largest percentage of housing stock build after 1990. About 20 percent of housing units in these communities is less than 30 years old.

Figure D- 40: Age of Housing by Unincorporated Community

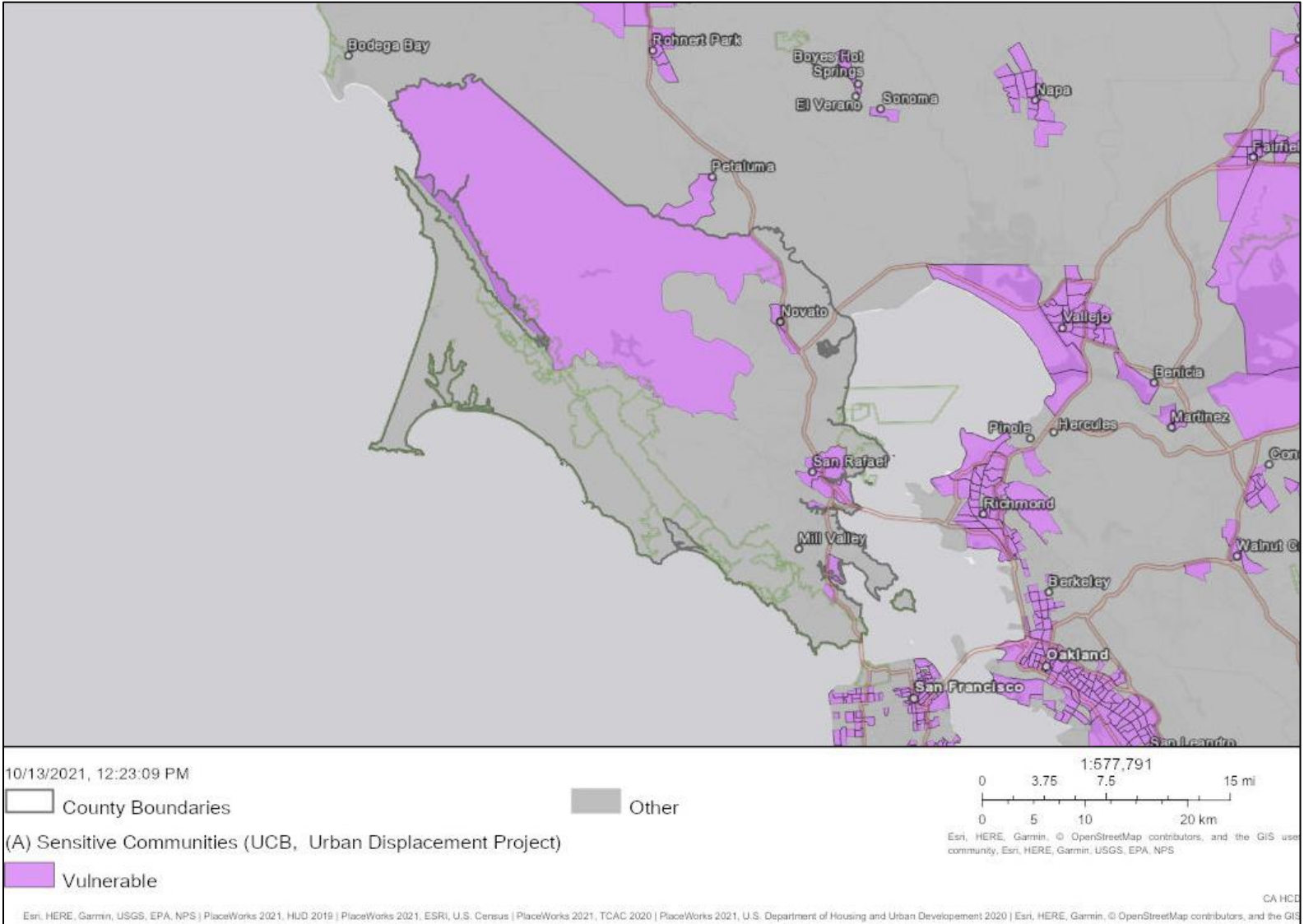


Displacement Risk

Regional Trends

UC Berkley’s Urban Displacement project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the research has identified populations vulnerable to displacement (named “sensitive communities”) in the event of increased redevelopment and increased housing costs. They defined vulnerability based on the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps. Using this methodology, sensitive communities in the Bay Area region were identified in the coastal census tracts of Contra Costa, Alameda, and San Francisco County, specifically in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco (Figure D- 41). In Marin County, sensitive communities were identified in the cities of Novato and San Rafael, and the unincorporated areas of Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio in the Valley.

Figure D- 41 Regional Sensitive Communities At Risk of Displacement by Tract (2021)



Local Trends

As stated above, the sensitive communities identified in the unincorporated county are located in Marin City, Strawberry, Northern and Central Coastal West Marin and Nicasio in the Valley. These communities have also been identified in earlier sections as having disproportionate housing needs, especially Marin City.

Marin City has a confluence of factors that make its residents susceptible to displacement. In addition, the displacement pressures appear to be disproportionately affecting African American residents. As discussed in earlier sections, Marin City has a high concentration of African American residents though this share has been decreasing since the 1980s. In Marin City, permanent low-income housing is allowing many residents to stay in Marin and in an area where African Americans feel comfortable living. While many residents wish to stay in their community, many African American residents are leaving Marin City due to lack of affordable housing in Marin City or in Marin in general. In 1980, 75 percent of Marin City residents were African American compared to 23 percent in 2019. Marin City is one of the most affordable areas with a large concentration of multifamily housing and more affordable housing stock (condos and townhomes) for the workforce in both Marin County and San Francisco's commuting workforce. UC Berkley's Urban Displacement Project has published a case study on gentrification and displacement pressures in Marin City.⁴⁹ According to the study, "concern in this community is future displacement due to potential increases in population, interest in redevelopment and the continued pressures of being surrounded by affluent neighbors in one of the most exclusive counties in the country."

On a broader scale, West Marin is also feeling the effects of the growing divide between wealth and poverty in the Bay Area. Increasing home prices, increased short-term rentals and second home-owners are forcing people to move further from their areas of employment. Undocumented immigrants who work in agriculture and are often isolated by living conditions, language and culture are severely affected by the lack of low-income housing which put workers in vulnerable positions. "With housing so difficult to find, many residents don't complain about substandard conditions or report them to authorities, for fear of finding themselves with no housing at all." These workers who are the foundation of the economy both in agriculture and the service sectors cannot afford to live near their jobs and are forced to have long commutes as the tourist industry continues to grow.

Short-Term Rentals

Online platforms for rental of private homes as commercial visitor accommodations have become a popular amenity for travelers and property owners. The services have also created a multitude of challenges for communities everywhere, most notably around neighborhood disruption, service needs, and housing supply and affordability.

Community discussions connected with the Housing Element effort have indicated that STR uses may be affecting the supply and affordability of housing, particularly in West Marin communities which have become increasingly attractive to homebuyers and where

⁴⁹ https://www.urbandisplacement.org/wp-content/uploads/2021/08/marin_city_final.pdf

there are relatively small numbers of homes. Overall, it appears that in the context of labor shortages, increased costs, and demand, STRs are increasingly impacting the health and safety of local communities, especially in the West Marin Area. Table D- 29 shows the concentration of STRs in West Marin. About 70 percent of the County’s STR properties (476) are located in West Main. Within West Marin, Dillon Beach, Muir Beach, Stinson Beach, and Marshall have the highest concentration of STRs. More than 20 percent of these communities’ housing stock are registered as STRs.

Table D- 29: Short-Term Rental Distribution in West Marin

	# of STR properties ¹	# of residential properties with at least 1 living unit ²	Proportion of STRs
Bolinas	39	625	6.2%
Dillon Beach	97	394	24.6%
Inverness	65	892	7.3%
Lagunitas-Forest Knolls	8	592	1.4%
Muir Beach	14	40	35.0%
Nicasio	9	239	3.8%
Point Reyes Station	41	397	10.3%
San Geronimo	5	224	2.2%
Stinson Beach	148	703	21.1%
Tomales	13	139	9.4%
Woodacre	6	577	1.0%
Marshall	27	106	25.5%
Olema	4	32	12.5%
Total West Marin/ Measure W Area	476	4,960	9.6%
Marin County	677	82,043	0.8%
¹ Marin County Department of Finance Business License, www.marincounty.org/bl, Retrieved 01/24/22. ² 2021 Marin County Assessor-Recorder Secured Roll Data File			

Housing shortages and prices are affected by the use of homes as STRs instead of residences. Of the approximately 5,250 residentially developed parcels in West Marin, 551 are currently registered with a valid Business License and Transient Occupancy Tax Certificates, the two required licenses currently needed to legally operate an STR. In some cases existing housing is converted to STR use, and in other cases newly constructed units or ADUs are used as STRs rather than adding to the County’s housing supply. A

significant proportion of the housing in some communities has been converted to commercial use in the form of STRs; for example, 20 percent of all housing units in Marshall and 22 percent in Stinson Beach are registered as STRs.

In addition, only 2,251 of the approximately 5,250 developed lots in the West Marin area receive the Primary Home Tax Exemption, indicating that 2,999 properties may not be in use as full-time homes. While all are not currently operating as STRs, the flexibility and the income generated by STRs, where nightly rates can range up to over \$1,000/night, in comparison to that earned with a long term rental is likely an incentive for property owners to seek STR use serving visitors rather than traditional rental housing for a community of residents. This condition has led to growing concerns in West Marin communities about impacts of STRs on the availability of housing for workforce, families, and community members.

On August 7, 2018, the Marin County Board of Supervisors adopted the County's first STR ordinance (Ordinance No. 3695) with a limited, two-year term. The ordinance requires neighbor notification of STRs, requires renters be provided with "good neighbor" house rules, and establishes a short-term rental hotline for complaints (which is currently operated by Host Compliance, the County's third party STR monitor). Additionally, the Ordinance requires STR operators register for a Business License and TOT Certificate, providing accountability and payment of taxes and fees commensurate with the commercial use.

On May 2022, the County Board of Supervisors adopted an urgency ordinance establishing a moratorium on new short-term rental registration in the West Marin Area, also known as the Measure W or West Marin Transient Occupancy Tax (TOT) Area, to maintain stability in housing supply while County staff evaluates policies and contemplated zoning proposals to improve the availability of middle- and lower-income housing in the West Marin Area, while maintaining existing coastal access.

Santa Venetia's Housing Needs

Santa Venetia's racial composition has changed significantly in the past decade, notably that of the Hispanic/Latin community. In 2010, about 24.0 percent of the community identified as Hispanic/Latin, as opposed to 5.7 percent in 2019. The County has been engaging with the Santa Venetia community through a committed County-led initiative called "Community Conversations". These meetings have been occurring monthly or bi-monthly since Fall 2021 and are led in Spanish with English interpretation. Through this initiative, the County has learned about the needs of this community, and the specific housing needs of the Hispanic/Latin community. These meetings are hosted by the Venetia Valley K-8 school, whose students are 86.4 percent Hispanic/Latin (2021-22 California Department of Education). The following topics were brought up by the community and representatives were invited to speak directly to community members and answer questions:

- Need for more affordable housing – participants ask about location of available affordable units in the County and are actively looking to apply to remain housed.
- Specific interest in Section 8 housing – representative from MHA came to talk about it to address questions/interest from the community from previous meetings. Interested in learning if any vouchers are available and how to apply and access.
- Habitability – representative from County’s Environmental Health Services (EHS) Multi-Family Inspection Program came to discuss how to report habitability issues. Explained tenants’ rights when experiencing this issue. Questions that were addressed include: how to request inspection; how/when to involve landlord; fears around retaliation (confirmation that landlord will not be notified without tenant permission)
- Rental Assistance – first meeting was held in Fall 2021 and impacts of COVID were still being acutely experienced by the community. Per suggestion from Venetia Valley school staff, the County asked representatives from the County’s Rental Assistance program to set up a table and answer questions/search applications.
- Tenant Legal Assistance – representative from Legal Aid of Marin came to discuss tenants’ rights and landlord responsibilities

Based on this engagement process that County has included actions in its Housing Plan to address the needs of Santa Venetia residents.

Summary: Disproportionate Needs

Disproportionate needs in unincorporated County communities were more apparent by income level, tenure, and race. As a result, some areas with concentrations of these populations also had disproportionate housing needs. Black and Hispanic renters tended to have the highest rates of cost burdens compared to other races and owners. While more than 50 percent of all Black and Hispanic households experience cost burdens, cost burden rates for Black or Hispanic renters are even higher (about 60 percent). Geographically, tracts in Northern Coastal west Marin, Black Point-Green Point, and Marin City had the highest rates of cost burdened renters.

Overcrowding and substandard conditions rates were low overall in unincorporated communities but renters in Marin City and the Valley had disproportionately high rates of overcrowding compared to other communities. Of note is that both Marin City and the Valley have significant shares of renter households, 73 percent and 24 percent, respectively. In addition, lower income households were more likely to live in overcrowded conditions.

Not only are residents in Northern Coastal West Marin and Marin City experiencing housing problems at higher rates than other communities in the region, these communities have also been identified as being at risk of displacement. This indicates a need to increase the availability of affordable housing within these communities as well as outside to facilitate the mobility of residents out of these areas and to protect existing residents from displacement when place-based strategies and investments improve the

conditions of the area. Some actions to ameliorate displacement risk include Measure W and the identification of RHNA sites of mixed-income in these areas.

D. Site Inventory

HCD requires the City’s sites inventory used to meet the RHNA affirmatively furthers fair housing. This includes ensuring RHNA units, especially lower income units, are not disproportionately concentrated in areas with populations such as racial/ethnic minority groups, persons with disabilities, R/ECAPs, cost burdened renters, etc. For the purposes of analyzing the City’s RHNA strategy through the lens of Affirmatively Furthering Fair Housing, the sites inventory is shown at the tract level by Community (Table D- 30).

Table D- 30: Unincorporated County CDPs by Community	
Community Name	CDPs Included
North Marin	
Black Point-Greenpoint	Black Point – Green Point
Marinwood/ Lucas Valley	Lucas Valley-Marinwood
West Marin	
Northern Costal West Marin	Dillon Beach, Tomales
Central Coastal West Marin	Point Reyes Station, Inverness
The Valley	Nicasio, San Geronimo Valley, Woodacre, Lagunitas, Forest Knolls
Southern Coastal West Marin	Stinson Beach, Bolinas, Muir Beach
Central Marin	
Santa Venetia/ Los Ranchitos	Santa Venetia
Kentfield/Greenbrae	Kentfield
Southern Marin	
Strawberry	Strawberry
Tam Valley	Tamalpais-Homestead Valley
Marin City	Marin City

Table D- 31: Marin County RHNA Distribution by Unincorporated Community and Census Tract

Tract by Community	Tract Total HH	Total RHNA	Lower	Mod	AM	TCAC Score	% Non-White	% LMI Pop	% Ovcrd HH	% CB Renter	% CB Owner
North Marin											
Black Point-Green Point	1,191	258	109	38	111		30.7	52.6	5.9	20.0	35.0
01200	1,186	205	109	38	58	Moderate	30.7	52.6	5.9	20.0	35.0
33000	1,200	53	0	0	53	Moderate	30.7	52.6	5.9	20.0	35.0
Marinwood/ Lucas Valley	2,426	270	238	32	0		25.9	20.0	5.4	49.0	39.0
07000	2,426	270	238	32	0	Highest	25.9	20.0	5.4	49.0	39.0
Other- North Marin	1,191	396	109	38	249		30.6	52.9	3.2	27.7	39.7
33000*	1,200	249	0	0	249	Low	30.3	53.3	5.9	43.0	49.0
<i>Total North Marin</i>		777	347	70	360		28.3	36.4	4.7	37.1	38.6
West Marin											
Northern Coastal West Marin	1,200	60	0	13	47		18.5	53.3	5.9	43.0	49.0
33000	1,200	60	0	13	47	Low	18.5	53.3	5.9	43.0	49.0
Central Coastal West Marin	1,037	187	153	3	31		18.7	52.4	2.0	46.0	48.0
32200	874	27	0	0	27	Moderate	12.0	51.6	1.6	49.0	47.0
33000	1,200	160	153	3	4	Low	25.4	53.3	2.3	43.0	49.0
Southern Coastal West Marin	913	26	13	0	13		17.2	49.4	5.9	38.0	61.0
32100	913	26	13	0	13	High	17.2	49.4	5.9	38.0	61.0
The Valley	1,433	101	58	25	18		15.6	49.5	3.4	39.7	49.0
13000	1,485	81	42	25	14	Highest	15.2	48.7	2.8	39.0	49.0

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33000	1,200	20	16	0	4	Low	17.7	53.3	5.9	43.0	49.0
Other-West Marin	1,052	118	68	45	5		31.4	52.5	3.8	45.7	48.1
32200	874	60	24	31	5	Moderate	46.8	51.6	1.3	49.0	47.0
33000	1,200	58	44	14	0	Low	18.5	53.3	5.9	43.0	49.0
<i>Total West Marin</i>		491	283	86	122		20.3	51.7	3.8	43.2	50.0
Central Marin											
Kentfield/Greenbrae	1,845	225	130	92	3		13.5	26.1	2.2	21.6	33.0
19100	1,874	222	130	92	0	Highest	13.5	25.1	2.0	20.0	33.0
19201	1,202	3	0	0	3	High	15.4	48.3	5.9	56.0	32.0
Santa Venetia/Los Ranchitos	2,201	885	561	13	311		35.2	55.5	2.4	40.0	49.3
06001	2,138	680	440	0	240	Moderate	34.0	48.9	1.5	40.0	48.0
06002	2,235	205	121	13	71	Moderate	35.8	59.1	3.0	40.0	50.0
Other-Central Marin	1,966	554	288	127	139		42.2	40.5	3.9	53.2	35.9
07000	2,426	26	0	0	26	Highest	13.7	20.0	5.9	49.0	39.0
09002	1,735	74	56	8	10	Highest	14.7	34.2	3.3	46.0	40.0
12100	1,881	129	31	0	98	Moderate	63.6	48.5	5.5	57.0	33.0
14200	1,440	36	36	0	0	High	18.8	37.3	1.0	48.0	43.0
15000	2,668	59	50	4	5	Highest	13.7	25.2	0.7	50.0	40.0
21200	2,472	230	115	115	0	High	34.9	34.3	0.4	56.0	27.0
<i>Total Central Marin</i>		1,664	979	232	453		30.3	40.0	2.9	38.4	38.9
Southern Marin											
Marin City	2,046	286	94	117	75		49.6	38.1	3.4	43.0	41.5
28100	2,863	145	20	50	75	Highest	20.5	20.1	2.4	30.0	36.0
29000	1,229	141	74	67	0	Moderate	78.7	56.2	4.3	56.0	47.0
Strawberry	1,950	321	146	0	175		29.5	32.8	3.5	52.8	40.5

24100	2,287	26	0	0	26	Highest	23.5	21.2	3.4	34.0	38.0
25000	1,875	295	146	0	149	Highest	30.8	35.3	3.5	57.0	41.0
Tam Valley	2,299	58	0	12	46		16.3	26.0	0.3	29.8	46.0
28100	2,863	12	0	12	0	Highest	20.5	20.1	0.4	30.0	36.0
28200	1,918	10	0	0	10	Highest	17.4	25.0	0.5	31.0	42.0
30202	2,495	36	0	0	36	Highest	9.9	33.7	0.0	27.0	64.0
Other-Southern Marin	2,345	32	0	0	32		22.8	21.2	0.6	34.8	40.3
24100	2,287	32	0	0	32	Highest	23.5	21.2	0.8	34.0	38.0
<i>Total Southern Marin</i>		697	240	129	328		31.1	31.1	2.5	43.9	41.6
Grand Total		3,630	1,858	517	1,255		26.8	42.3	3.3	40.7	43.0

1. North Marin

North Marin is made up of the unincorporated communities of Black Point-Green Point and Lucas Valley-Marinwood. As shown in Table D- 31 , 777 total RHNA units (21 percent) are distributed in the North Marin communities of Black Point-Green Point, Lucas Valley-Marinwood, and other areas in North Marin not associated with either CDP. The County has allocated 258 total units of all income levels in Black Point-Green Point. Black Point-Green Point is made up of moderate resource tracts with an average minority population of 50 percent and LMI population of 52 percent. Mixed income units are intended to provide affordable housing units in the area with a high share of LMI residents as well as improvements through higher income developments.

The adjacent community of Lucas Valley-Marinwood is considered Highest Resource and has nonwhite population of 26 percent and LMI population of 20 percent. The County has allocated 270 lower and moderate income units in Lucas Valley. This unit distribution is intended to improve the availability of affordable housing in a high resource area. Cost burdens in Lucas Valley-Marinwood is highest between the two North Marin communities (49 percent for renters and 39 percent for owners). Lower income housing can also improve cost burdens in the area by increasing the availability of lower income housing for renters.

2. West Marin

West Marin covers the coastal areas of the County as well as the Valley in the middle of the County. Northern Coastal West Marin is a low resource area, also considered an LMI area, with high shares of cost burdens for renters (43 percent) and owners (49 percent). The County has allocated 60 RHNA moderate and above-moderate income units in this community. Lower income units were not allocated here to avoid placing housing in an area that has low infrastructure and connectivity of the County's economic center and services.

Central Coastal West Marin has a tract with moderate resources (for the CDPs along the coast) and low resources (for the CDPs in the Valley). Both tracts in Central Coastal West Marin have similar shares of LMI population and cost burdens for both renters and owners. The County has allocated 187 RHNA units of all income levels in this community- 153 lower income, 3 moderate income, and 31 above moderate. All 153 lower income units are located in Point Reyes Station- within a low resource tract. However, many of the sites in Point Reyes are vacant and public sites and are more likely to develop affordable housing than in Inverness, where the most sites are underutilized.

Southern Coastal West Marin is considered a high resource tract. This tract has less than 1,000 units and the County has allocated 26 mixed income RHNA units in this area. Units are both in Stinson Beach and Bolinas, but the 13 lower income units in the area are located in Bolinas as part of Credit projects. These units increase the availability of affordable units in an area with high resources.

The Valley is located inland in the County, and has tracts with a mixture of resources- Highest in the Lagunitas, Woodacre, San Geronimo area and low in isolated Nicasio.

Despite their differences in resources, the tract's population characteristics are similar for nonminority concentration, LMI population, and owner cost burdens. However, overcrowding and renter cost burden is higher in tract 33000. The County has allocated a total of 101 RHNA units in The Valley, with the majority (81) in the tract with the highest resources. Of the 58 combined lower income units in both of the tracts, 41 are in the tract with highest resources. This should increase the availability of low income housing in high resource areas in the Valley community.

Overall, 491 RHNA units (13 percent) were distributed in West Marin, which has one of the lowest population densities in the County but the largest land area. The County took care to distribute units in a way to both increase housing availability of all incomes as well as allocating lower income units in areas with high resources and/or with access to infrastructure. About 58 percent of the units in West Marin are lower income, and most are in Central Coastal West Marin.

3. Central Marin

Central Marin is one of the most densely populated areas in the County, but the majority of the land area is made up of incorporated cities. Kentfield/Greenbrae and Santa Venetia/Los Ranchitos are the only unincorporated communities in the area. However, these two communities are located at opposite ends of Central Marin and have differing levels of resources. Kentfield/Greenbrae is made up of high/highest resource tracts while Santa Venetia/Los Ranchitos has lower resources. There are also large areas of unincorporated land not belonging to either community where the County has allocated 554 RHNA units. Of the 2,672 total RHNA units, 225 are located in Kentfield/Greenbrae. About half of the units in Kentfield/Greenbrae (129) are on sites suitable for lower income households- thus providing affordable housing in an area with high resources. In Santa Venetia/Los Ranchitos, where resources are moderate, most of the units (561 of 885) are lower income units. Most of these units are designated for the St Vincent's site and have a high probability of being developed as lower income housing due to incentives for lower income housing development on religious sites.

The remaining 552 RHNA units in Central Marin are spread out in areas not within Kentfield/Greenbrae or Santa Venetia/Los Ranchitos. These areas range in resources from Highest to Moderate. However, the majority of these units are located in the northern end of the County (near Fairfax, San Rafael, and San Anselmo). Most of the sites designated for lower income units (257 of 288) located in "other" areas of Central Marin are located in High and Highest resource tracts.

4. Southern Marin

Southern Marin is made up of a mixture of unincorporated communities- Marin City, Strawberry, Tam Valley, as well as -incorporated cities:- Mill Valley, Sausalito, Tiburon, and Belvedere. Southern Marin, while predominantly High and Highest resource, also has Marin City, which has been identified as being a racially and ethnically segregated area of Poverty (RECAP), has a higher share of single-female headed households with children and persons with disabilities than other unincorporated communities, has disproportionate access to opportunities and disproportionate needs, and is a historically

Black/African American community that has been impacted by discriminatory policies, redlining, and even was even the subject of discriminatory home lending headlines in 2021.

About 20 percent of the unincorporated County's RHNA is located in Southern Marin- 240 lower income, 129 moderate income, and 328 above moderate income. Of these 697 units, 286 are located in Marin City. In an effort to avoid the concentration of lower income units in an area already with a concentration of LMI population, yet with a need for affordable housing units (about 30 to 56 percent of renters are cost burdened), the County allocated 94 lower income units in Marin City, while the rest are Moderate and Above Moderate income. Most of these lower income units (74) are located in the tract with the highest percentage of cost burdened renters. The existing residents are also vulnerable to displacement so the County has included considerations for more robust tenant protections in its 6th Cycle Housing Element Programs.

In Strawberry, where resources are "highest", the County has allocated 321 RHNA units, split between lower income and above moderate income. Despite both tracts being considered highest resource, one tract (25000) has a considerably higher concentration of LMI population, and cost burdened renters and owners (57 percent and 41 percent, respectively). All lower income units in Strawberry are within the tract with the highest concentration of cost burdened households. This strategy helps increase the availability of affordable housing in an area with disproportionate needs but highest resources.

The County allocated 58 RHNA units in Tam Valley, split between moderate and above moderate income. This community has one of the highest concentration of cost burdened owners in Southern Marin and all of Marin County (64 percent) in tract 30202. Above Moderate units in this tract can help improve conditions for owner households by increasing the supply of housing.

Figure D- 42 through Figure D- 52 and Table D- 33 through Table D- 43 under section F. RHNA Unit Distribution by Fair Housing Characteristics show the distribution of RHNA units relative to a variety of characteristics that impact fair housing choice.

E. Identification and Prioritization of Contributing Factors

Table D- 32 below shows a Summary Issues and Identification and Prioritization of Contributing Factors based on the analysis presented above. Meaningful actions to address these issues are described in detail in the Housing Element’s Program Section.

Table D- 32: Summary Issues and Identification and Prioritization of Contributing Factors			
Issue/Justification	Contributing Factor	Priority	Program
<p>Fair Housing Outreach and Education</p> <p>Disability status is the most common basis for discrimination complaints. Testing on the basis of disability in the County revealed that persons with disabilities most to have received less favorable treatment or more likely to be denied reasonable accommodations. Most importantly, testing revealed higher rates of discrimination on the basis of disability in properties with less than 11 units, indicating a need for increased fair housing education with “mom and pop” landowners.</p> <p>Source of Income Protection has been protected since 2017 in the County and has become protected under California Law since 2020. Testing in Marin County has also revealed discriminatory treatment for all HCV holders, but higher rates for Latinx and Black HCV holders. Of note is the finding that landlords made exceptions of HCV holders for White residents in areas of high opportunity. This indicates a higher need for outreach education on Source of Income and Race in areas with high resources. Information about all protected classes as well as source of income protection needs to be disseminated to both landlords and residents.</p> <p><i>Because discrimination in the private market is higher for landlords with buildings with a lower number of units, the County is placing high priority on education to landlords- particularly landlords of smaller buildings (townhomes, condos, ADUs).</i></p> <p><i>Because testing is complaint-based, the County is placing moderate priority to extending education to residents. Residents need to know the fair housing resources available and their fair housing rights. For this</i></p>	Higher discrimination in private small landlord market		
	Lack of property owner/landlord education.		
	Lack of property owner/landlord education.	High	30
	Testing is complaint-based and discrimination based on disability is more apparent. Reporting based on disability may be an overrepresentation of the discrimination activity occurring. Residents need to know their fair housing rights.	Moderate	30,32

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<p><i>reason the County is prioritizing outreach and education, both to residents and realtors.</i></p>			
<p>Integration and Segregation</p> <p>Most communities in unincorporated Marin are predominantly white. Marin City has the highest concentration of Black/African American and Hispanic/Latinx residents compared to other unincorporated communities. In addition, Marin City was identified as R/ECAP, indicating a concentration of minority population and poverty. Marin City also has the highest concentration of persons with disabilities and single-female headed households with children compared to other unincorporated communities. This indicates a concentration of special needs populations within Marin City. Not only are there areas of concentrated special needs populations and poverty, but affluent and white populations also appear to be concentrated and segregated from these populations. Regional trends show that white residents and above moderate-income residents are significantly more segregated from other racial and income groups. This trend is also seen in unincorporated Marin County where Above Moderate-income residents are the most isolated income group while very-low income communities have become more isolated. As a result, very-low income communities and above moderate communities remain moderately segregated (compared to slightly lower segregation indices between lower income residents and non-lower income residents).</p> <p><i>The County is placing a high priority on housing mobility strategies to facilitate the movement of persons from areas with high concentration of special needs populations (especially Marin City) to other high resource areas and on facilitating affordable housing production. Actions include considering concessions/incentives for universal design, facilitating ADU construction, an SB9 mapping tool, efficient use of multi-family land, by-right approval in reuse sites for lower income units and streamlining approval, and addressing infrastructure constraints to residential development. On the other hand, the County has signed a voluntary agreement with HUD to not invest in any more affordable housing in Marin City to avoid the overconcentration of low income housing.</i></p>	<p>Concentration of low income housing (associated with special needs populations and minority population) in the Marin City attributed to historical settlements, discriminatory practices, and land use policies.</p>	<p>High</p>	<p>10, 12, 27, 29</p>
	<p>Lack of opportunities for residents to obtain housing in areas of higher opportunities .</p>	<p>High</p>	<p>2,4, 5, 6, 14, 24</p>

<p><i>The County is placing a high priority on Place-Based strategies to improve the condition of Marin City. This includes objective design standards for off-site improvements to streamline timelines and improve certainty across all unincorporated communities as well as increasing investment in Marin City neighborhood improvement.</i></p>			
<p>Access to Opportunities</p> <p>The analysis of access to opportunities revealed disproportionate access in three different communities: Northern Coastal West, Black Point-Greenpoint, and Marin City. Northern Coastal West Marin is not well connected by transportation to the rest of the County, and perhaps due to a lack of connection, also has low jobs proximity and economic scores. The County’s economic center is located in Central and Southern Marin. Northern Coastal West Marin also had low educational outcomes.</p> <p>Marin City, which has already been identified as a RECAP and a community with a concentration of special needs population, was classified as being predominantly moderate resource. Marin City’s lower TCAC composite score (compared to its neighboring areas) is due to its lower economic score. Since the TCAC score is a combination of poverty, adult education, employment, job proximity, and median home value, but Marin City is close to the County’s employment centers, the resources most necessary in the area are related to improving the human capital- poverty, education, employment, as well as neighborhood improvements to increase home values. Home values are also directly linked to past discriminatory practices that did not allow Black residents to move to other areas and remain in Marin City. As early as 2021, Marin City also has seen complaints of home loan discrimination. Residents of Marin City also have limited access to protected open space.</p> <p>Black Point- Green Point in North Marin also had moderate TCAC resource scores accompanied by lower education scores and lower jobs proximity and lower economic scores. However, this area is not known regionally to lack resources or have special needs. The population in the area is White, affluent, and well educated.</p>	<p>Development patterns and land use policies isolating West Marin, especially Northern Coastal West Marin, from areas of high opportunity</p>	<p>Low</p>	
	<p>Lack of opportunities for residents to obtain housing in higher opportunity areas</p>	<p>High</p>	<p>1, 4, 5, 24</p>
	<p>Low opportunities and resources in Marin City due to lack of human capital and home values</p>	<p>High</p>	<p>10,12,27, 29</p>

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<p><i>West Marin has historically been rural with a focus on agriculture, open space preservation, and park lands. Northern Coastal West Marin is not well connected to the rest of the County where there are more job opportunities and higher overall resources. Further impacting the area is the Coastal Act, which preserves access to the coast and promotes visitor serving uses over uses for local residents. Since overall population density is low in these areas and residential development in these areas are limited by the Coastal Act, the County is placing low priority in addressing the land use patterns in West Marin (MCCDC) and improve neighborhood through community planning. The first community plan for the 6th Planning Cycle for Marin City has already secured funding through ABAG.</i></p>			
<p>Disproportionate Needs</p> <p>Disproportionate needs in unincorporated County communities were more apparent by income level, tenure, and race. As a result, some areas with concentrations of these populations also had disproportionate housing needs. Black and Hispanic renters tended to have the highest rates of cost burdens compared to other races and owners. While more than 50 percent of all Black and Hispanic households experiences cost burdens, cost burden rates increased to 60 percent for Black or Hispanic renters. Geographically, tracts in Northern Coastal West Marin, Black Point-Green Point, and Marin City had the highest rates of cost burdened renters.</p> <p>Overcrowding and substandard conditions rates were low overall in unincorporated communities but renters in Marin City and the San Geronimo Valley had disproportionately high rates of overcrowding compared to other communities. Of note is that both Marin City and the San Geronimo Valley have the significant shares of renter households, 73 percent and 24 percent, respectively. In addition, lower income households were more likely to live in overcrowded conditions.</p> <p>Not only are residents in Northern Coastal West Marin and Marin City experiencing housing problems at higher rates than other communities, these communities have also been identified as being at risk of displacement. This indicates a need to increase the availability of affordable housing within these communities as well as outside to facilitate the mobility of residents out of these areas and to Protecting</p>	<p>Lack of affordable housing due to due to constraints to residential development</p>	<p>High</p>	<p>7, 14, 10, 17</p>
	<p>Lack of affordable housing due to short-term rentals</p>	<p>Moderate</p>	<p>18, 19</p>
	<p>Lack of housing condition inspection and monitoring in the majority of the unincorporated County's housing stock (single family housing)</p>	<p>Moderate</p>	<p>20</p>
	<p>Lack of renter protections, especially in communities with high displacement risk (Marin City and Northern Coastal West Marin)</p>	<p>High</p>	<p>31</p>

<p>existing residents from displacement when place-based strategies and investments improve the conditions of the area.</p> <p><i>Many issues affect housing needs- constraints to production, lack of incentives for production, and short-term rentals affect the availability and cost of housing. Meanwhile, a lack of monitoring for housing condition may lead to substandard conditions, particularly for renters. Marin County is addressing most of these issues but higher priority is being given to incentivizing new housing production.</i></p> <p><i>Because cost burden is related to housing availability, the County is placing a high priority on incentivizing and facilitating affordable housing production throughout the unincorporated communities. Part of the strategy includes reducing the concentration of affordable housing in Marin City and facilitating it in areas with higher resources.</i></p> <p><i>Because short-term rentals reduce housing availability which can increase the demand for housing and inflate housing prices, especially in West Marin and its coastal communities, exploring options for limiting short-term rentals is considered a moderate priority. Higher priority is being given to incentivizing new housing production.</i></p> <p><i>The majority of the incorporated County housing stock is single units dwellings. Inspections for substandard conditions are currently only done in buildings with 3 or more units. Because renters are experiencing housing problems – substandard conditions- in single unit dwellings, the County is placing moderate priority on expanding the inspection program to single-unit dwellings/homeowners. .</i></p> <p><i>The combined forces of increased housing cost as well as the production of unaffordable housing is creating displacement risk for Marin City and Northern Coastal West Marin. The County is placing a high priority on exploring tenant protection options such as rent stabilization, just cause for eviction, relocation assistance, tenant commissions, right to purchase, and right to return.</i></p>			
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Table D- 33: RHNA Unit Distribution by % Non-White Population in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
<20 %	24.3%	42.2%	21.5%	25.9%
21 - 40%	68.8%	38.9%	68.1%	64.3%
41 - 60%	1.3%	6.0%	3.2%	2.6%
61 - 80%	5.6%	13.0%	7.2%	7.2%
> 81%	0.0%	0.0%	0.0%	0.0%
Total Units	1,858	517	1,255	3,630

Table D- 34: RHNA Unit Distribution by % Population with a Disability in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
0 - 9%	60.4%	43.9%	79.2%	64.6%
10 - 20%	39.6%	56.1%	20.8%	35.4%
Total Units	1,858	517	1,255	3,630

Figure D- 44: RHNA Unit Distribution by % Children in Married-Couple Households in Tract

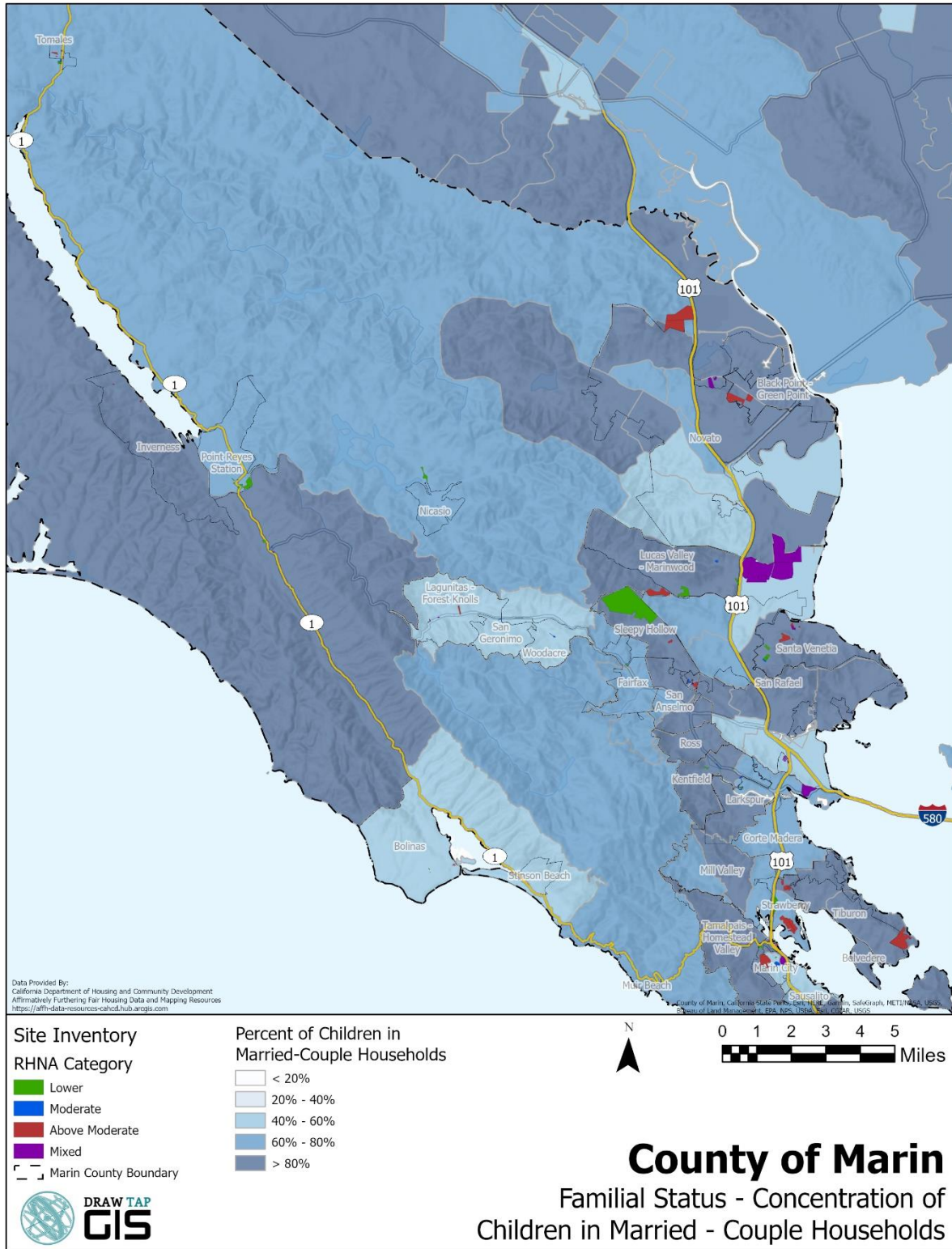


Table D- 35: RHNA Unit Distribution by % Children in Married-Couple Households in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
0 - 20%	0.0%	0.0%	0.0%	0.0%
20 - 40%	0.0%	0.0%	0.0%	0.0%
40 - 60%	32.3%	17.8%	32.0%	30.1%
60 - 80%	27.4%	28.0%	36.3%	30.6%
> 80%	40.3%	54.2%	31.7%	39.3%
Total Units	1,858	517	1,255	3,630

Figure D- 45: RHNA Unit Distribution by % Children in Single Female-Headed Households in Tract

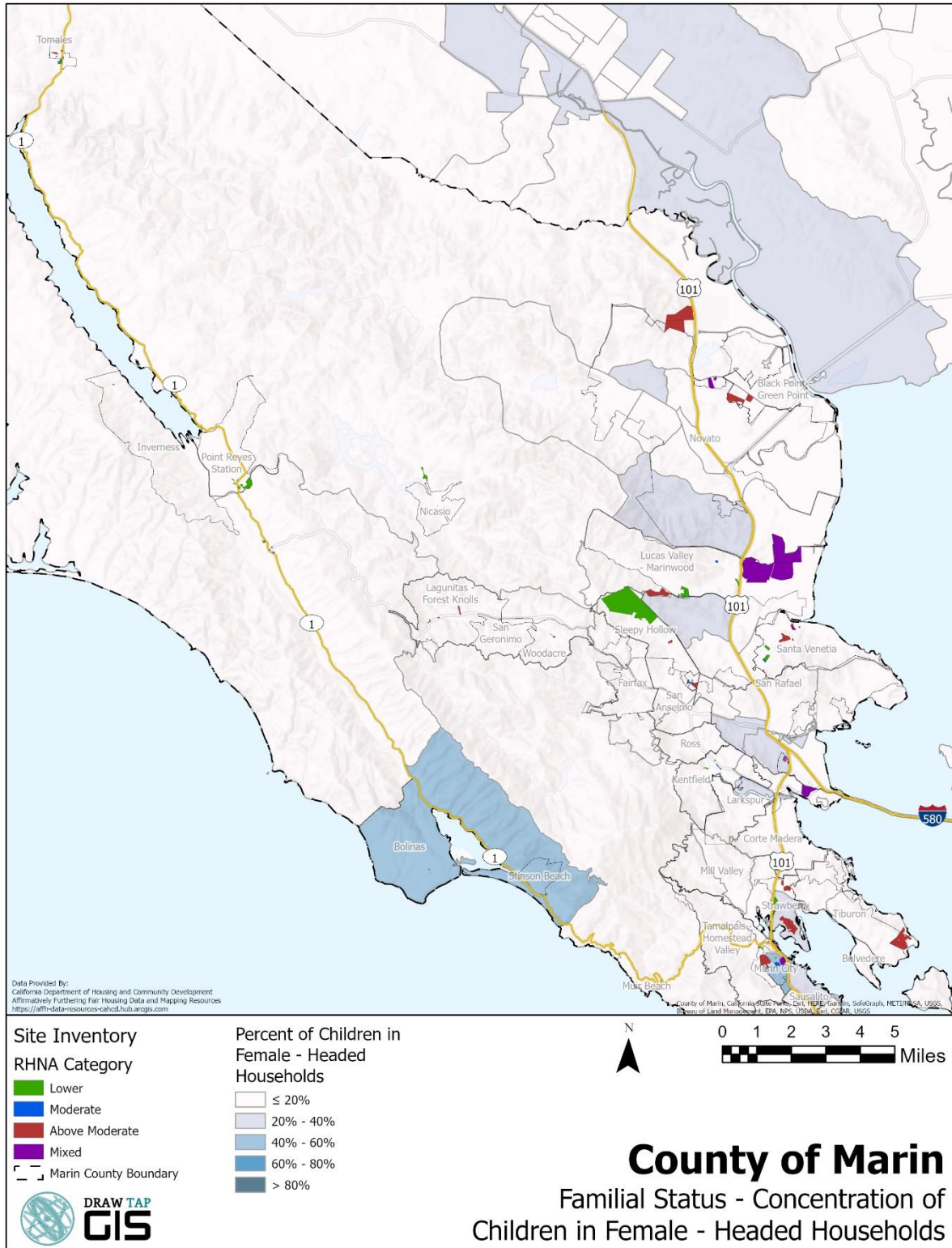


Table D- 36: RHNA Unit Distribution by % Children in Single Female-Headed Households in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
0 - 20%	85.8%	87.0%	76.2%	82.6%
20 - 40%	9.5%	0.0%	22.8%	12.8%
40 - 60%	4.7%	13.0%	1.0%	4.6%
Total Units	1,858	517	1,255	3,630

Figure D- 46: RHNA Unit Distribution by % LMI Population in Tract

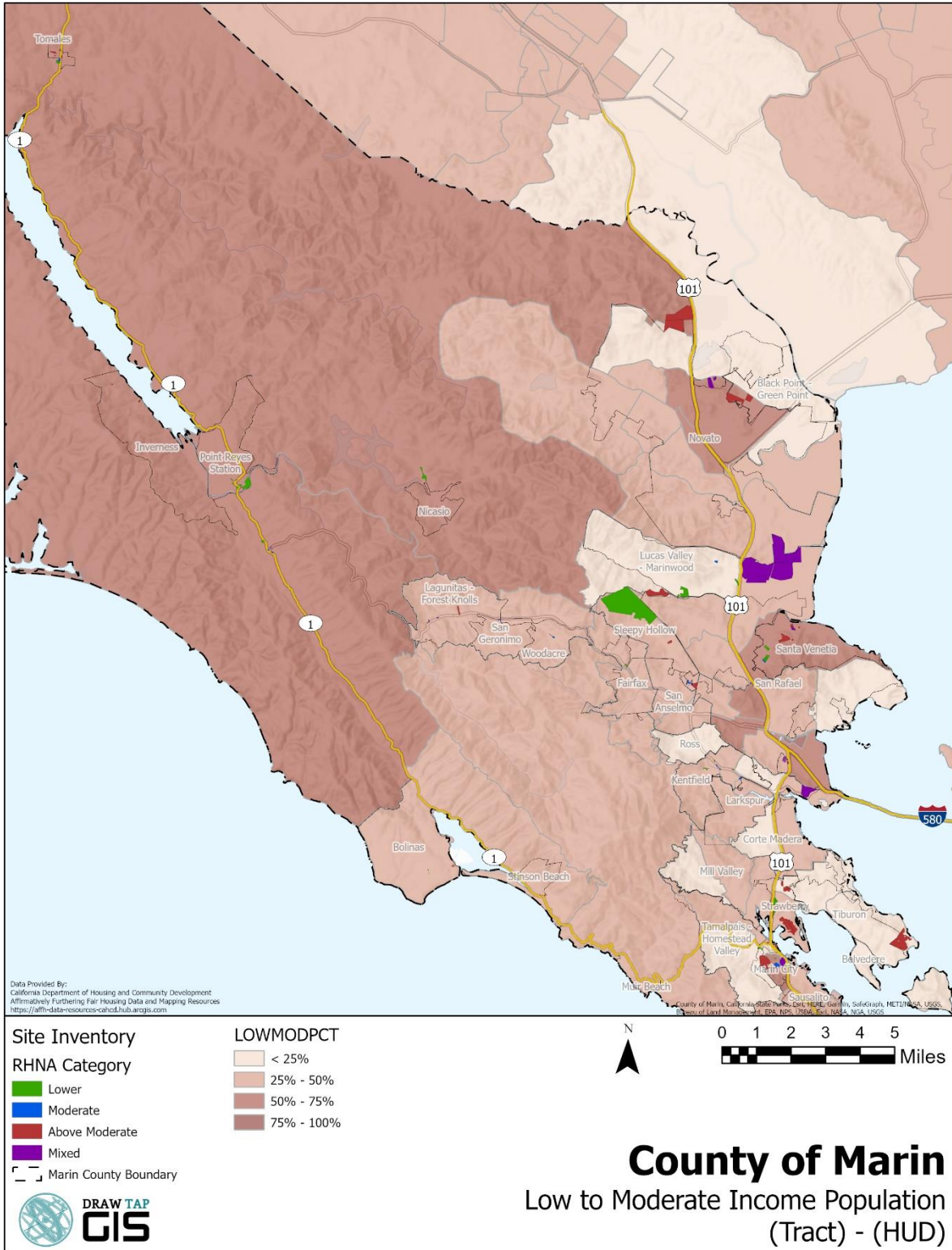


Table D- 37: RHNA Unit Distribution by % LMI Population in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
< 25%	13.9%	18.2%	12.7%	14.1%
25 - 50%	57.0%	47.2%	46.1%	51.8%
50 - 75%	29.1%	34.6%	41.3%	34.1%
> 75%	0.0%	0.0%	0.0%	0.0%
Total Units	1,858	517	1,255	3,630

Table D- 38: RHNA Unit Distribution by R/ECAPs

	Lower	Moderate	Above Moderate	Total RHNA Units
No RECAP	96.0%	87.0%	100.0%	96.1%
R/ECAP	4.0%	13.0%	0.0%	3.9%
Total Units	1,858	517	1,255	3,630

2. Access to Opportunities

Figure D- 48: RHNA Unit Distribution by TCAC Opportunity Areas

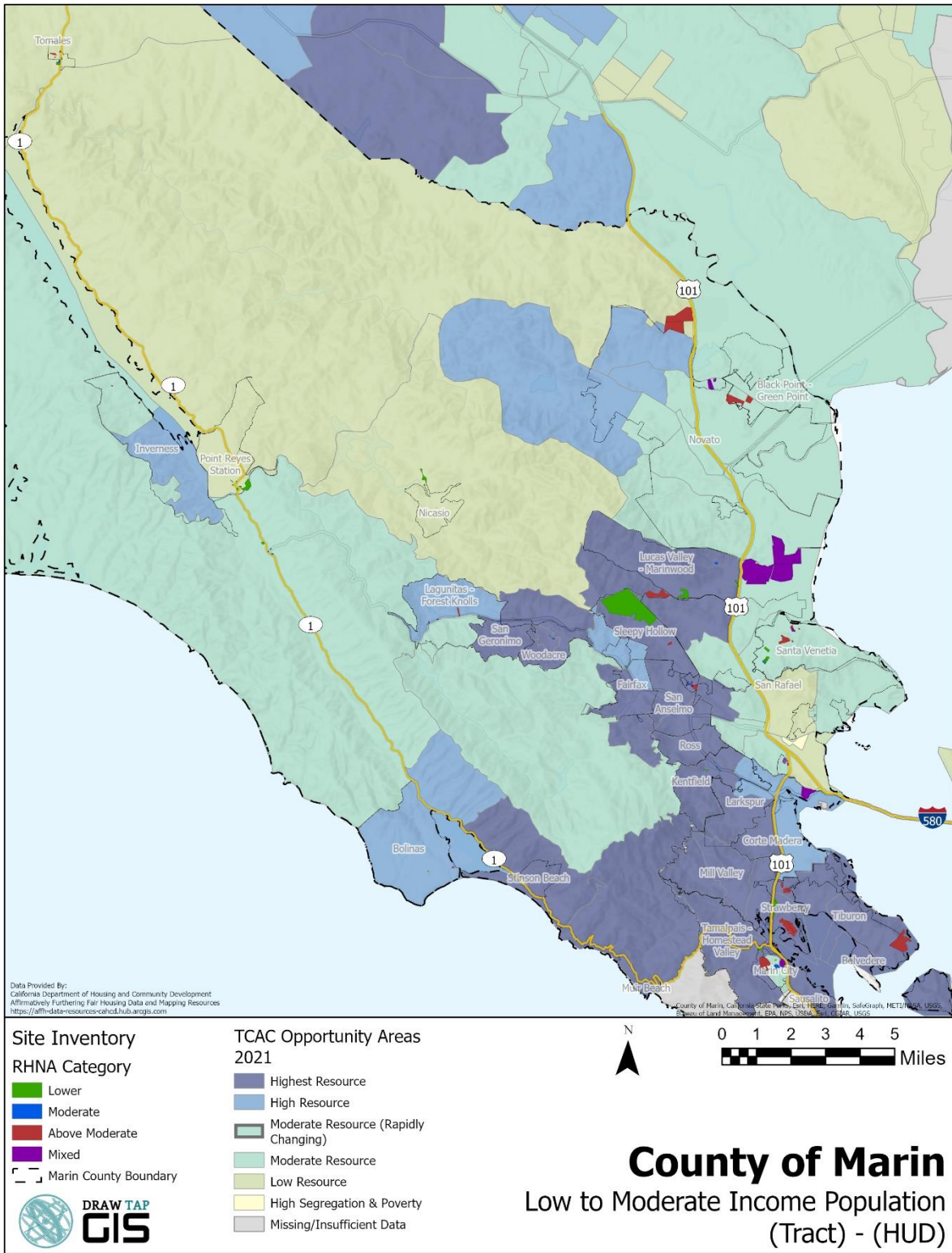


Table D- 39: RHNA Unit Distribution by TCAC Opportunity Areas

	Lower	Moderate	Above Moderate	Total RHNA Units
Low Resource	11.5%	5.8%	24.2%	15.1%
Moderate Resource	43.0%	28.8%	46.0%	42.0%
High Resource	11.1%	22.2%	1.4%	9.3%
Highest Resource	34.4%	43.1%	28.4%	33.6%
Total Units	1,858	517	1,255	3,630

Figure D- 49: RHNA Unit Distribution by CalEnviroScreen 4.0 Score

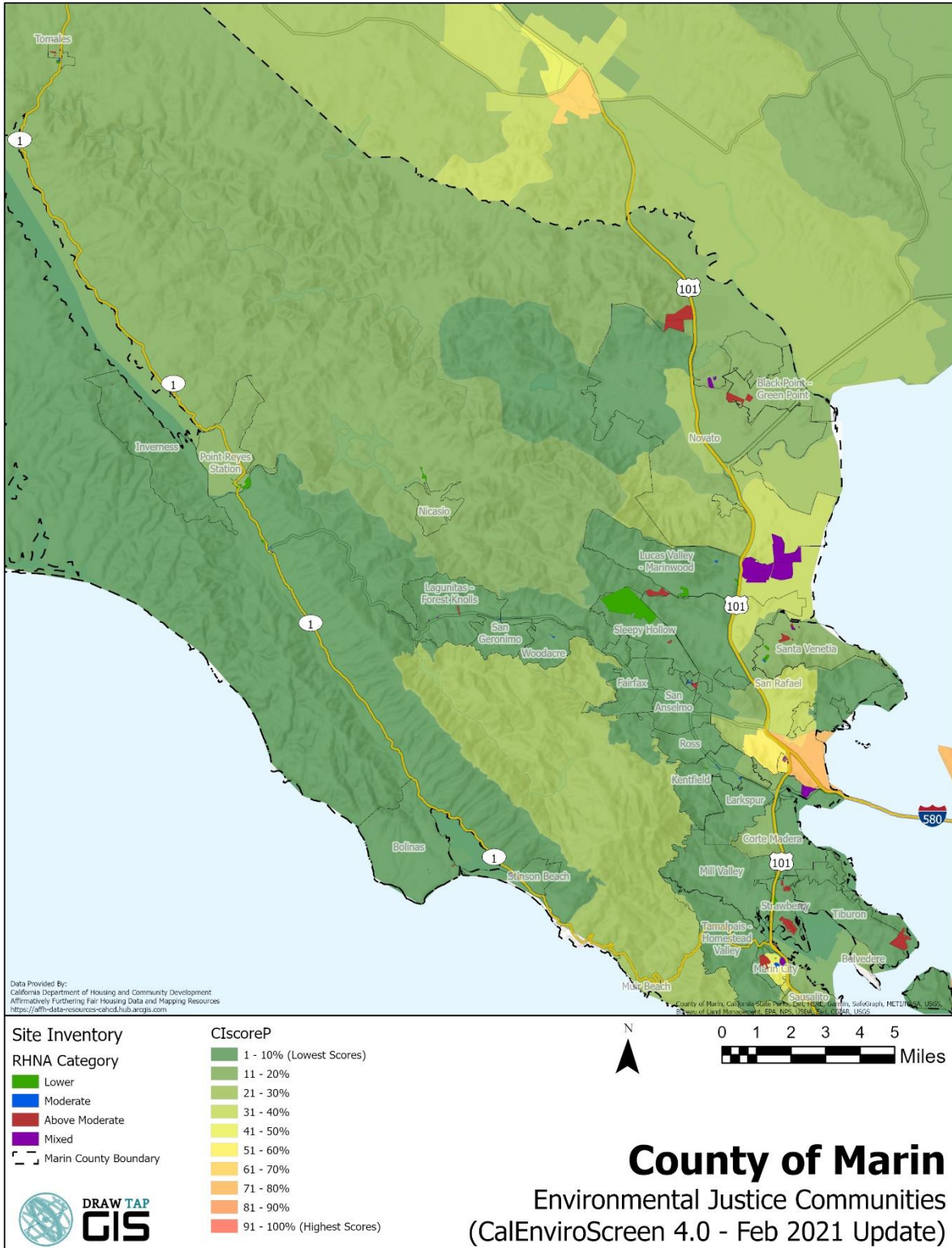


Table D- 40: RHNA Unit Distribution by CalEnviroScreen 4.0 Score

	Lower	Moderate	Above Moderate	Total RHNA Units
1 - 10% (Lowest Score)	46.8%	71.4%	31.5%	45.0%
11 - 20%	23.8%	15.7%	41.6%	28.8%
21 - 30%	0.0%	0.0%	0.0%	0.0%
31 - 40%	27.7%	13.0%	19.1%	22.6%
41 - 50%	0.0%	0.0%	0.0%	0.0%
51 - 60%	1.7%	0.0%	7.8%	3.6%
61 - 70%	0.0%	0.0%	0.0%	0.0%
71 - 80%	0.0%	0.0%	0.0%	0.0%
81 - 90% (Highest Score)	0.0%	0.0%	0.0%	0.0%
Total Units	1,858	517	1,255	3,630

3. Disproportionate Needs

Figure D- 50: RHNA Unit Distribution by % Cost-Burdened Renters in Tract

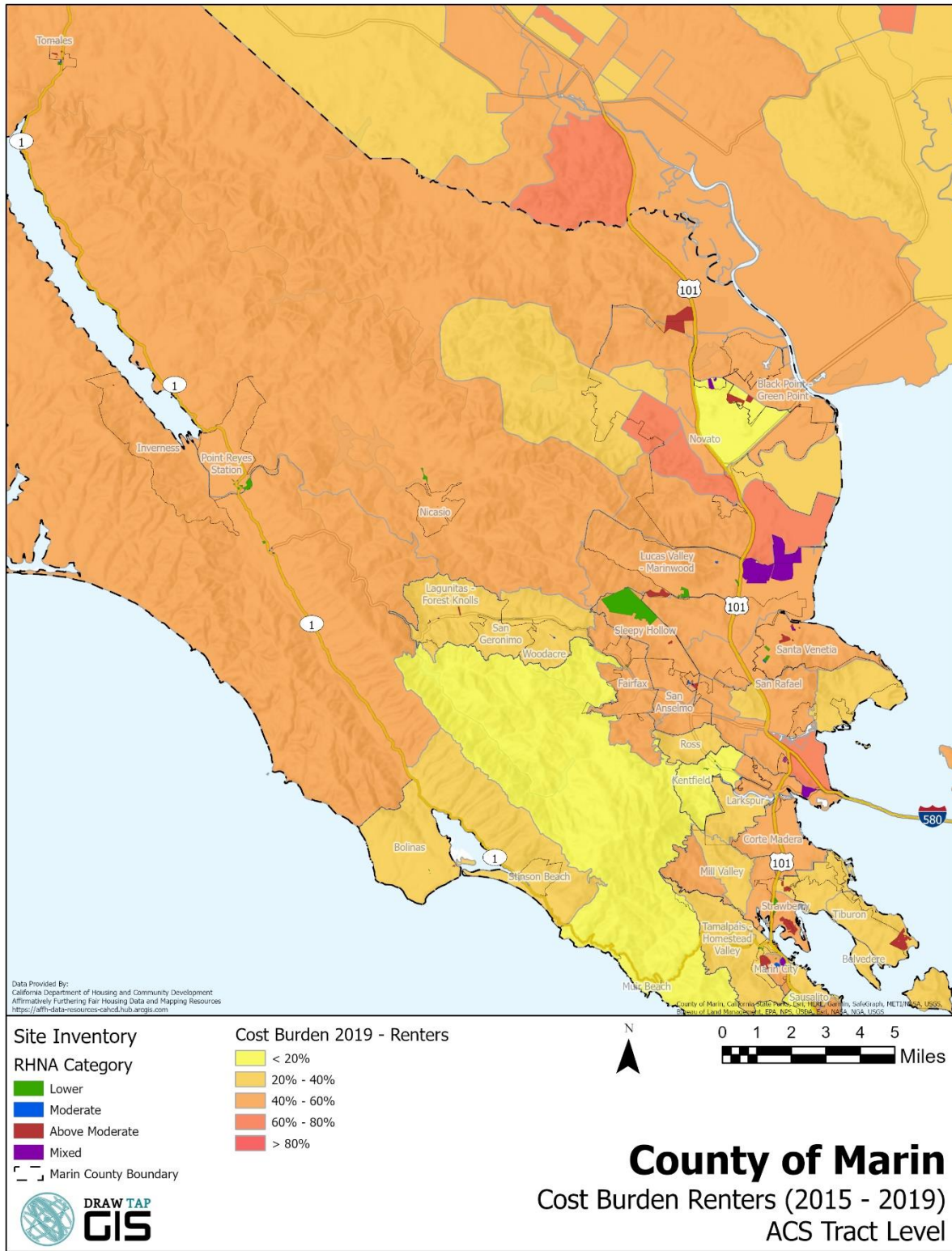


Table D- 41: RHNA Unit Distribution by % Cost-Burdened Renters in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	16.9%	42.0%	25.3%	23.4%
40% - 60%	83.1%	58.0%	74.7%	76.6%
60% - 80%	0.0%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,858	517	1,255	3,630

Table D- 42: : RHNA Unit Distribution by % Cost-Burdened Owners in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
< 20 %	0.0%	0.0%	0.0%	0.0%
20% - 40%	34.6%	65.6%	29.6%	37.3%
40% - 60%	64.7%	34.4%	66.5%	61.0%
60% - 80%	0.7%	0.0%	3.9%	1.7%
> 80%	0.0%	0.0%	0.0%	0.0%
Total Units	1,858	517	1,255	3,630

Figure D- 52: RHNA Unit Distribution by % Overcrowded Households in Tract

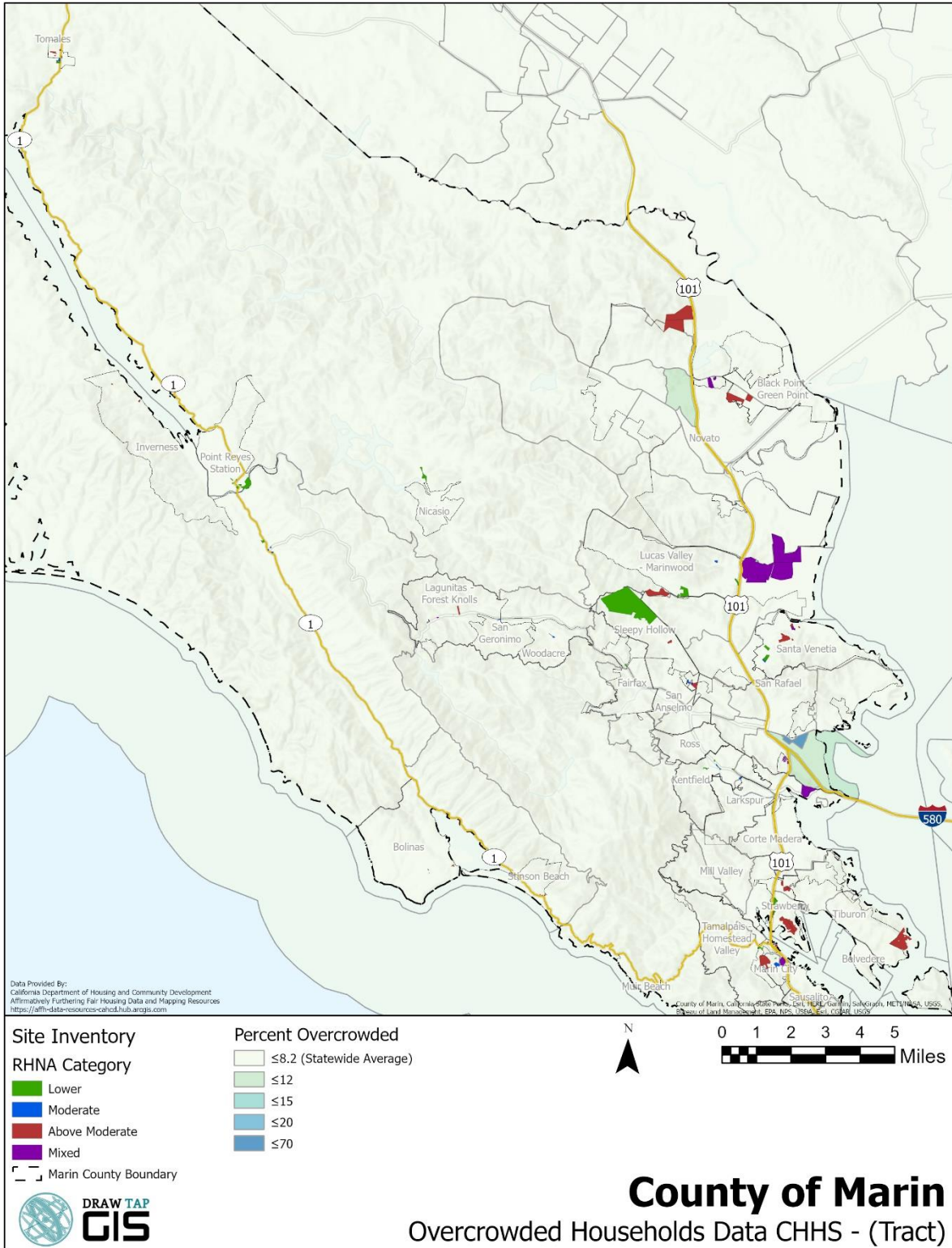


Table D- 43: RHNA Unit Distribution by % Overcrowded Households in Tract

	Lower	Moderate	Above Moderate	Total RHNA Units
≤ 8.2 (Statewide Average)	100.0%	100.0%	100.0%	100.0%
≤ 12%	0.0%	0.0%	0.0%	0.0%
≤ -5%	0.0%	0.0%	0.0%	0.0%
≤ 20%	0.0%	0.0%	0.0%	0.0%
≤ 70%	0.0%	0.0%	0.0%	0.0%
Total Units	1,858	517	1,255	3,630