

## Notes: Sites Discussion 10/27

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### Attendance:

- Arianne Dar – Bolinas Community Land Trust (BCLT)
- Suzanne Sadowsky – San Geronimo Valley Affordable Housing Association (SGVAHA)
- Kit Krauss – San Geronimo Valley Affordable Housing Association (SGVAHA)
- Felix AuYeung – Mid Pen Housing
- Ellen Morris – Eden Housing
- Maureen Sedonean – Habitat for Humanity Greater SF
- Constanza Asfura-Heim – Habitat for Humanity Greater SF
- Marianne Lim – EAH Housing
- Ed Holder - Mercy Housing
- Martin Leung – Bridge Housing
- Stacey Laumann – Community Land Trust Association of Marin (CLAM)

LT = Leelee Thomas; JZ = Jillian Zeiger

### Q1: JZ: Anyone know sites? Vacant residential and nonresidential, underutilized (commercial, church parking, etc.):

- Felix: SGV Golf Course
- Arianne – knows 3 larger sites that need to be zoned
  - Downtown sites, by Mesa, larger lots (Arianne to send APNs)
- Suzanne – paying attention to golf course for years, proposed workforce housing but Trust for Public Land did not accept suggestions; looks like Woodacre fire station may be moving to that location; where fire station now is is another potential site.
  - School sites too – those that have land available for workforce/teacher housing
- Kit: working on presbyterian church in San Geronimo; may be land available at Point Reyes presbyterian church;
- Jillian – underutilized religious sites as sites and policy; seeing that trend; Some in Tam Junction too
- Arianne – Catholic church in Olema
- Stacey – old Tomales high site parking lot
- Maureen – Marin County Office of Education and other school sites in San Rafael, Novato, Tomales
  - MCOE has Walker Creek ranch with a lot of underutilized space
  - Also other areas adjacent/related to school sites
  - In San Rafael – conversations going on about more in fill projects (Canal)
  - Tomales/Lagunitas school districts have a lot of land
  - Other side of deer park village FF – Lefty Gomez park (White Hill?) – unincorporated (where Fairfax and unincorporated intersect)
  - Tam District bldg. behind continuation housing
  - Ralston White retreat center in Mill Valley
- Felix – Marin City shopping mall (for market rate)

- Suzanne – Lagunitas School District
- Felix – vacant land around St. Vincent
- Stacey – surplus SR school property off Vendola Drive
- Felix – Civic Center land; possibly under County ownership and using sovereign immunity
- Felix – Marin Sherriff's Office parking lot, next to YMCA

**Q2: JZ: What do you need in a site? (we know septic, water are issues – besides those)**

- Ed – SB 35 has been helpful to move projects along
- LT – yes, 1 SB 35 project that has gone through process; we are subject to SB 35, no choice
- Ed – some jurisdictions have not embraced; concerned that County does not embrace; politics of embracing SB 35
- JZ – we have Manny who has done lots of SB 35 projects; also hoping to codify ODDs by January; making things straightforward
- Martin - Agree with Felix (*comment about market-rate in Marin City*). Scale is critical especially since local funding is limited and cross-subsidy from market-rate is needed as leverage to compete for State funds. Therefore, neighborhood-scale sites (tough to find) would be ideal.
  - On the rental side, try to look at sites that's going to yield ~80 units, 20 townhomes
- Ellen – asked about underutilized and including them in site inventory
- LT – all commercial allows mixed-use; if there's a major remodel, requires housing
- Maureen – mentions anti-housing; think about front-end strategies to have County lay flag in the sand
  - Issue w/ airport land use commission; lost sight of housing crisis;
  - Why developers don't want to work here; 1 person can throw wrench in process
- LT – this time, we are framing around equity/civil rights/desegregation; gone around to Councils, DRBs; able to hear the housing conversation in a different way
- Arianne – aware of funding for consolidated sewer systems; might help in more far-flung areas; looked at in Bolinas years ago and rejected;
- Suzanne – when you can build MF unit as an ADU on a SFH – can that be used for MF housing? We have a lot of older people, single people, older single people – looking at more of a cohabitation living situation
- JZ – program/policy level, not site level

**Q3: JZ: Challenges/Constraints**

- LT – affordable housing needs to be at 30/acre density.
- Ed (Mercy) – TCAC opportunity maps; funding conversation TCAC/HCD – increased focus on high and highest resource areas; funding is following; if intent to build need to secure these State funds; permanent supportive housing, special needs housing
  - Suggests prepping BOS, public, about what types of projects are coming
- Maureen - Something that removes "advisory commission" exemptions for affordable housing projects and allows them to align with City planning approvals and aligns with project timelines to remove 11th hour slowdowns
- JZ – essentially what you're saying is ministerial approval; we need a by-right program;
- LT – reviewed only at staff level for compliance then approved; no discretionary review;

- Maureen - We would love to see 20% of all affordable housing resources and units in the county be homeownership models
  - (Habitat looking at this nationally) Policy shift with housing vouchers; often so underutilized; less siloed funding
  - Policy lens across funding landscape; free ourselves up to have as many tools in the toolbox
  - How do land trusts partner w/ developers?
  - Need a “clean up” and alignment of policy/funding/programs - What’s wrong with the source?
- Constanza – adjustments to development standards; FAR; height variances, etc. lowering fees is helpful; expediting permits and timelines; “de-risk” as much as possible
- Marianne – extremely hard to do projects w/o housing-based vouchers; held by Marin Housing Authority – any way that can be worked through the County?
- Arianne – dedicated Affordable Housing Planner at Current Planning – fast tracking/service level; DPW too; etc. – for plan checkers
- LT – for ag housing can look at replicating that
- JZ – suggest 1 day a week they meet to review AH projects (DPW, CDA, etc.) instead of new staff
- Marianne – they have this at City of Napa; hashed out projects together; cuts out back and forth

West Marin Collaborative Meeting Housing Element Focus Group  
September 22, 2021

- There is a great desire and need for affordable housing in West Marin
- People are living in camper vans
- Children can not afford to live there
- One of the greatest challenges are transportation and long commutes
- People are afraid to speak out about housing conditions because of retaliation
- There needs to be more Section 8 vouchers in WM
- From meeting notes: People need Low income housing that is safe with clean drinking water who are located on the local ranch properties is needed and in urgent time

AG Worker Housing

- There needs to be more tenants' rights to support ag workers
- The problem is that housing is dependent on working for the ranch
- County should purchase property in WM and create ag worker housing
- County should look at vacant land to convert to ag worker housing
- Septic systems cannot accommodate families

# 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:**

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Thank you for your input. For more information and to stay informed, please visit:  
**[MarinCounty.org/HousingSafetyElements](https://MarinCounty.org/HousingSafetyElements)**



## 2023-2031 Housing Element Survey Findings – West Marin

Figure 1: What is your age?

	Under 17	18-29	30-49	50-64	65 or older
<b>Central Coastal West Marin</b>	0	2	6	3	15
<b>Northern Coastal West Marin</b>	0	1	2	2	4
<b>Southern Coastal West Marin</b>	0	2	2	9	7
<b>Valley</b>	1	0	5	9	18
<b>Total West Marin</b>	1	5	15	23	44

Figure 2: What is your housing situation?

	Rent	Own	Live with family/friends do not own or pay rent	Currently no permanent housing
<b>Central Coastal West Marin</b>	9	17	4	0
<b>Northern Coastal West Marin</b>	2	5	1	0
<b>Southern Coastal West Marin</b>	8	12	0	0
<b>Valley</b>	5	25	3	0
<b>Total West Marin</b>	24	59	8	0



**Figure 3: Do you work in Marin County?**

	Yes	No	I do not work (retired, unemployed, unable to work, etc.)
<b>Central Coastal West Marin</b>	15	2	9
<b>Northern Coastal West Marin</b>	6	1	2
<b>Southern Coastal West Marin</b>	11	1	8
<b>Valley</b>	20	3	10
<b>Total West Marin</b>	52	7	29

**Figure 4: 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
<b>Central Coastal West Marin</b>	10	10	4	2
<b>Northern Coastal West Marin</b>	4	2	1	1
<b>Southern Coastal West Marin</b>	3	10	4	2
<b>Valley</b>	11	14	6	2
<b>Total West Marin</b>	28	36	15	7





**Figure 5: How long have you lived in Marin County (city and unincorporated)?**

	Less than 1 year	1-5 years	5-10 years	10+ years
<b>Central Coastal West Marin</b>	1	0	6	19
<b>Northern Coastal West Marin</b>	0	3	0	6
<b>Southern Coastal West Marin</b>	0	2	1	17
<b>Valley</b>	0	3	3	27
<b>Total West Marin</b>	1	8	10	69

**Figure 6: 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	Prefer not to say
<b>Central Coastal West Marin</b>	19	0	0	5	0	0	0	1
<b>Northern Coastal West Marin</b>	5	0	1	3	0	0	0	0
<b>Southern Coastal West Marin</b>	17	0	0	1	0	0	0	1
<b>Valley</b>	28	1	0	1	0	0	2	1
<b>Total West Marin</b>	69	1	1	10	0	0	2	3

Self-identity responses: Bulgarian, Jewish, Mexican/Chicana/Indigenous



**Figure 7: How well does your current housing meet your needs?**

	Satisfied with housing	Would like to downsize, but cannot locate smaller unit	Unable to house additional family members	Unit is substandard (need landlord to respond)	Unit is substandard and cannot afford repairs	Unit needs improvements to make it easier to live with a disability	None
<b>Central Coastal West Marin</b>	20	1	1	1	1	0	2
<b>Northern Coastal West Marin</b>	6	0	1	0	0	0	1
<b>Southern Coastal West Marin</b>	14	0	4	0	0	1	1
<b>Valley</b>	24	0	1	0	1	1	2
<b>Total West Marin</b>	20	1	1	1	1	0	2



**Figure 8: Select the top 3 housing priorities for unincorporated Marin County:**

	Increase the amount of housing affordable to moderate, low and very-low income residents	Make it easier to build new housing in unincorporated Marin	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
<b>Central Coastal West Marin</b>	23	8	6	7	18	5
<b>Northern Coastal West Marin</b>	5	3	2	2	3	2
<b>Southern Coastal West Marin</b>	12	6	7	7	10	5
<b>Valley</b>	22	9	16	12	18	8
<b>Total West Marin</b>	62	26	31	28	49	20

Other responses:

Create better paying jobs so people can afford to own homes where they want. Do not sacrifice the commitment to environmental considerations (such as preserving natural/open space). It's amazing here, and that's why demand for housing outstrips supply.	Increase and improve quality of housing for farm workers and other workers in Marin. Turning our heads at how/where "they" live is not an option.
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Marin County Housing & Federal Grants  
**Measure W Working Group Data Package**

Deal with outdated septic regulations so more ADU are possible	Increase housing only in non-environmentally sensitive areas. No new development in the Stream Conservation Area.
Disallow Airbnb rentals which have taken away long-term housing. In our town and neighboring Stinson vacation rentals have become the biggest hit to long term rentals,	Legalize in-law and 2nd units
Don't build where jobs do not exist. Limit build to local jobs.	Limit or cap the number of short-term rentals (e.g., Airbnb) that currently contribute to driving up housing costs and limit year-round housing for middle- and lower-income families.
enable homeowners to understand the advantages of permanent housing rather than Airbnb	-Lower taxes -Monitor illegal housing: lot dwelling that are not paying taxes
Go Electric	Make it easier to build denser housing in incorporated Marin, take housing off the speculative market by utilizing land trusts
greatly increase residential diversity, especially boosting of descendants of slavery. only way this county and nation will heal and thrive, and we all get the benefits of moving past fear, suspicion and even hatred into more shared individual and cultural richness	No good paying local town employment then do not promote housing. Coursing counter commuting.
I am concerned about pressure to add more housing units than presently zoned for in areas of West Marin, like mine, where residents are dependent on private wells that are failing due to drought, and where there is not enough water for even the existing level of development.	Regulate short-term rentals. They are destroying our communities.
I suggest a County sponsor at-no-charge residential facilitator program to help senior property owners in successfully navigating the County's maze of permit requirements for making capital improvements to the property to make the property habitable. It would be most helpful to reduce permit fees for seniors wishing to improve their property more habitable, e.g. efficient septic systems, new roof, furnace, handicapped ramps, double pane windows, etc.	Stop adding density with ADU's that just end up as Airbnb's with more traffic, congestion, reduced property values and which remove viable rental units!
I would add "Support the development of ADU units that are rented to low- or moderate-income people for up to 5 years". But in general, this is a very difficult question to answer. Because anything that opens up new housing, however well intentioned, will just mean that more people will move here. If new housing could be prioritized to people already working here, that would be a good thing, but I don't know if that's possible.	Stop using septic regulations as a method to limit development of housing.



**Figure 9: 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
<b>Central Coastal West Marin</b>	16	21	12	14	10	2
<b>Northern Coastal West Marin</b>	5	3	3	2	2	1
<b>Southern Coastal West Marin</b>	13	15	10	9	8	0
<b>Valley</b>	17	20	14	12	11	9
<b>Total West Marin</b>	51	59	39	37	31	12

Other responses:

Races other than white	residents (2/3 of houses are STR's)
Adequate housing for local workers	There are no jobs that are not filled
AFFORDABLE	Undocumented workers
Everyone struggles	Unemployed
folks who actually work here!	Young adults
Homeless adults	La mayoría de trabajadores viven fuera (The majority of workers live outside).
Non-whites still being kept out by local real estate and gov agencies	para trabajadores de Point Reyes- Inverness Olema y Marshall (Need housing for workers in Point Reyes-Inverness, Olema and Marshall).



**Figure 10: 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
<b>Central Coastal West Marin</b>	1	18	2	1
<b>Northern Coastal West Marin</b>	2	2	1	3
<b>Southern Coastal West Marin</b>	6	7	0	6
<b>Valley</b>	1	22	4	4
<b>Total West Marin</b>	10	49	7	14

Other responses:

Affordable housing is where you can afford to find housing.	public pushback- NIMBY
allow more worker housing on ranches	Second home ownership and vacation rentals. Vacation rentals should not be allowed without a property owner living on the property full time. Such as the old bed and breakfasts.
Cheap housing requires that the tenants well maintain their units	The land itself is too expensive.
Communities do not wish to promote ghettos.	Water and upgraded septic systems. Need septic systems inspected and controlled
Economic opportunities in west Marin to compete with over the hill economy	Mejorar los sueldos del condado poeque las rentas son muy altas y contruir mas viviendas para bajos recursos. Gracias (Improve county salaries because incomes are very high and build more lives for low resources. Thank you)



Marin County Housing & Federal Grants  
**Measure W Working Group Data Package**

Entirely too many vacation rentals that could house local workers and families	Encontrar un lugar un poco grande a para mi familia de bajos recursos (Finding a home a bit larger for my lower-income family).
living wage for service workers	Que si fuera más flexible encontrar viviendas (There needs to be more flexibility when finding housing).
Local jobs	Disponibilidad limitada de unidades asequibles (Limited options of affordable housing).