



Marin County RHNA Appeal

Association of Bay Area Governments
October 22, 2021

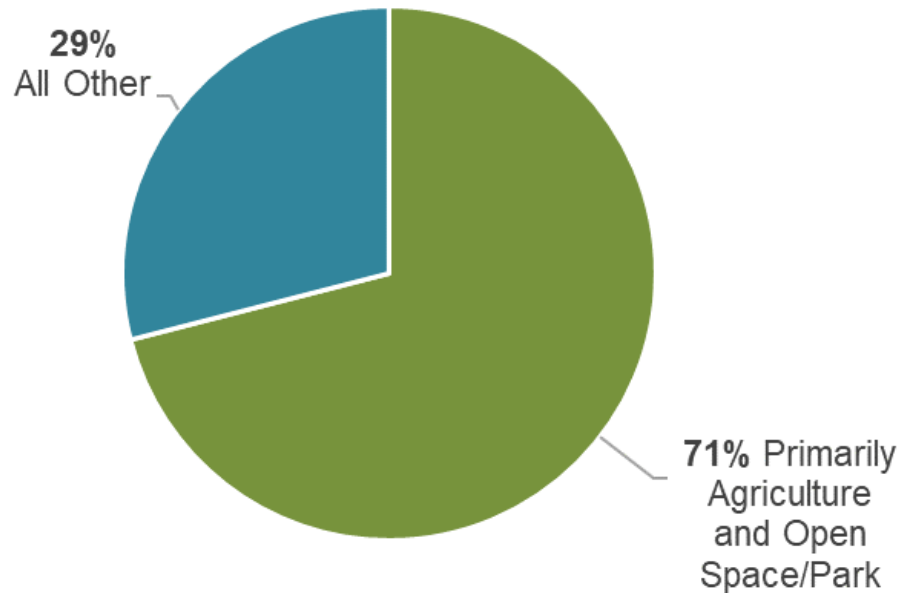
Introduction/Appeal Objectives

- Recognize Plan Bay Area goals for protecting extent of Agriculture and Urban Growth Boundaries
- Create more proportionality for growth in Marin's PDAs, TPAs and HRAs
- Reduce share of market rate housing in RHNA to better reflect greater need for affordable housing

Land Constraints

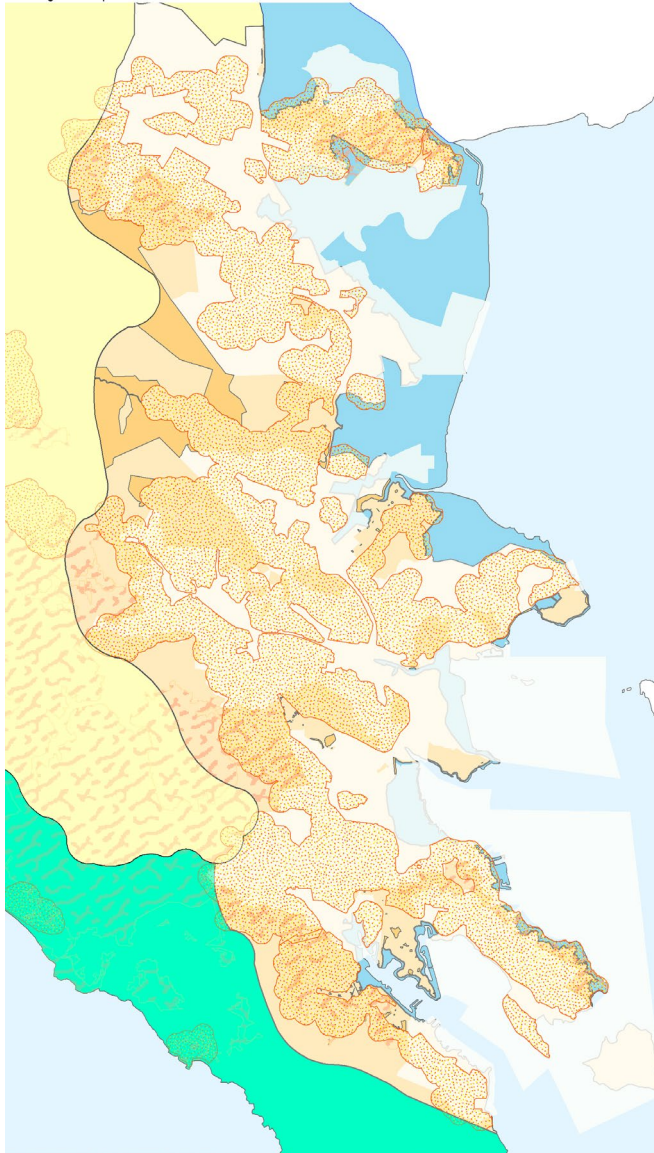
Unincorporated Marin = 70+% Agriculture, Parks and Open Space

Proportion of Primarily Agriculture and Open Space/Park Land Area








Source: Greenbelt.org

Fire Hazards (City Centered Corridor)







Marin County City Centered Corridor Fire Hazards on Vacant Parcels

Legend

-  Wildland Urban Interface
-  Fire Hazard Severity Zone
-  No Fire Hazard Constraints
-  City /Town
-  OCEAN_BAY

ENVIRONMENTAL CORRIDORS

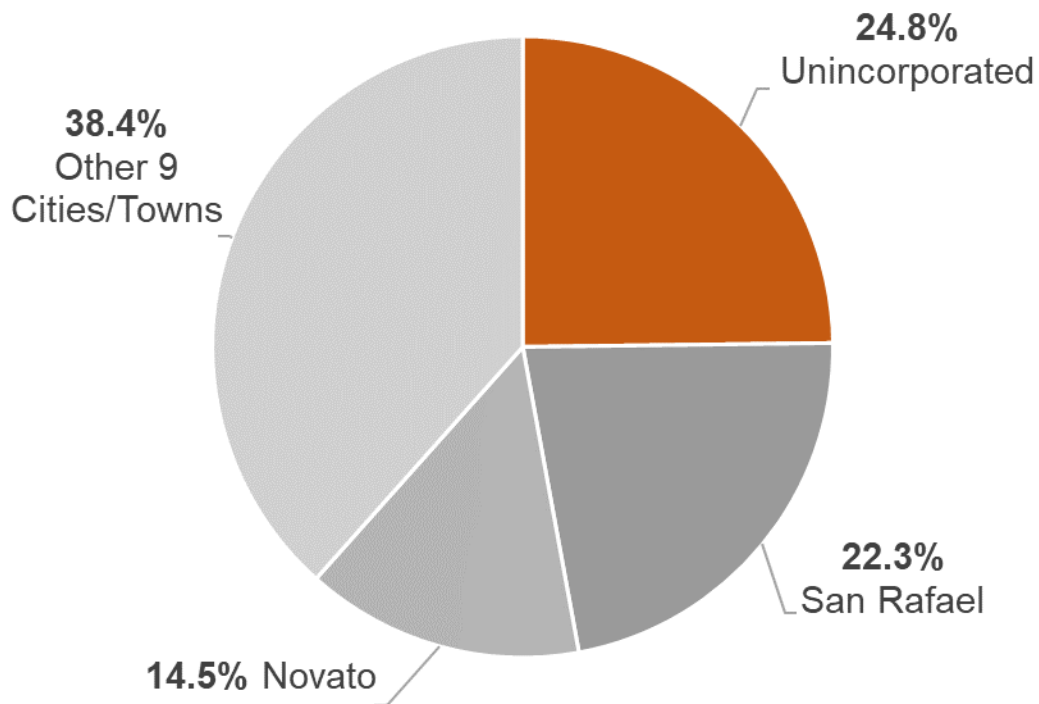
-  BAYLANDS
-  CITY-CENTERED
-  INLAND-RURAL
-  COASTAL



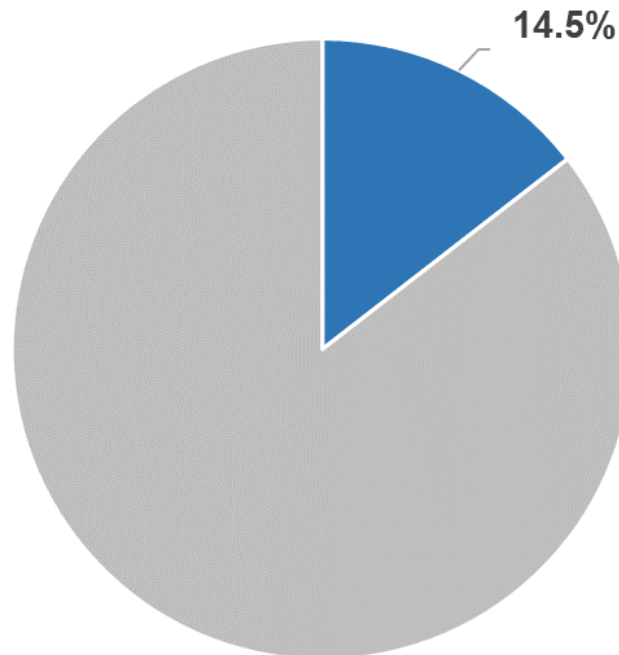
0 0.75 1.5 3 Miles

RHNA Disproportionately Impacts Unincorporated County

**Proportion of RHNA Units
Across Marin Jurisdictions**



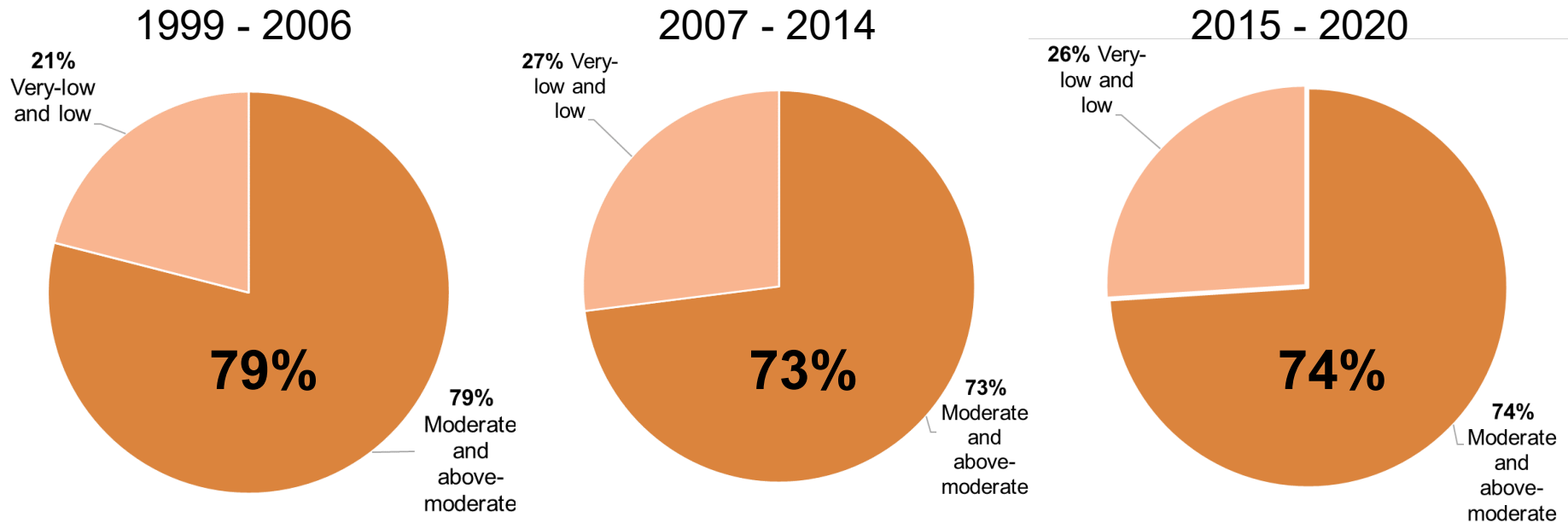
**Proportion of Unincorporated
Land Designated in ABAG'S
Growth Geographies**



Marin has enough Market Rate Homes

Unincorporated Marin has enough market rate housing

Permits Issued by Income Level



60% of renter households in unincorporated Marin
earn **80% AMI and below**

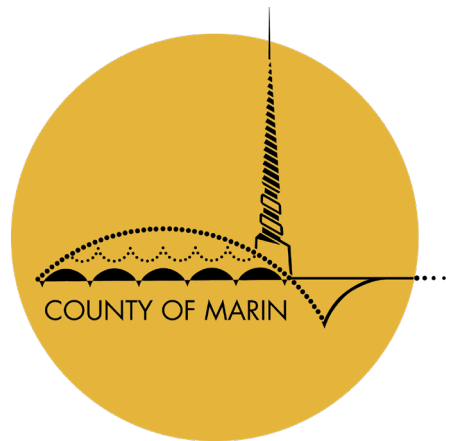
Reduce Market Rate RHNA Target

- We need more affordable housing
- County requests reductions in Above-Moderate and Moderate-Income housing to realign RHNA with mix of housing needed in Marin

	Current Goal	Requested Goal	Difference
Very-Low	1,100	1,100	None
Low	634	634	None
Moderate	512	317	- 195
Above-Moderate	1,323	230	- 1,093
Total	3,569	2,281	- 1,288



Questions



RHNA Disproportionately Impacts Unincorporated County

Jurisdiction	Draft RHNA	% of Total
Unincorporated Marin	3,569	24.8%
Novato	2,090	14.5%
San Rafael	3,220	22.3%
Other 9 Cities/Towns	5,526	38.4%
TOTAL	14,405	100%

RHNA Disproportionately Impacts Unincorporated County

PBA 2050 Growth Geographies	Marin County	Unincorporated Area	Unincorporated Percentage of Total
High Resource Area	1,396 acres	193 acres	13.8%
Transit Rich Area	1,351 acres	7 acres	0.5%
Transit Rich – High Resource Area	2,041 acres	351 acres	17%
Priority Development Area	1,846 acres	410 acres	22.2%
Total	6,641 acres	961 acres	14.5%