

# Who Lives in Novato/Marin?

- Need more employee housing and more employment / businesses

- Currently Novato residents are driving to San Rafael and south for employment.

And more employees are coming from the East Bay where they find less expensive housing....

This is jobs housing in-balance is creating a great amount of Marin's traffic....

## APPENDIX C HOUSING ELEMENT

Table 5: Age Groups, 1980-2010

Year	Under 25 years	25-64 years	65 years and over
1980	17,770	23,320	2,826
1990	15,941	26,980	4,663
2000	14,054	28,657	6,194
2010	15,124	28,657	8,123
Change in population 1980-2010	-2,646	+5,337	+5,297
Change in percent of population 1980-2010	-28%	+4%	+143%

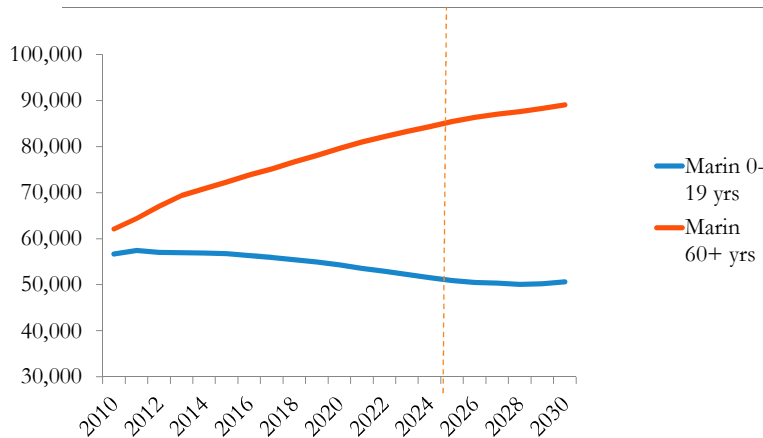
Source: 1980 Census; 1990 Census; 2000 Census (SF1-P12 and P13); 2010 Census (SF1-Q7-P1)

### What Does this mean?

- Is this a reflection of not providing the needed housing? Or people just getting older; or that Family Housing is not needed....?
- Older Populations = Less support for retail and that means less sales tax for the community.
- Fewer families = less support for schools and services.

# MARIN COUNTY: PROJECTIONS

## Population Change of Younger and Older People



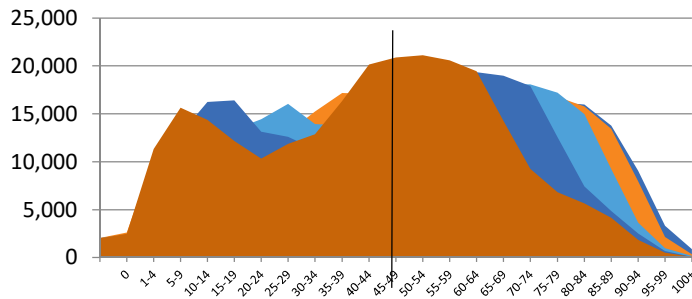
California Dept. of Finance Projections

### What Does this mean?

Marin will get:

- More Conservative
- More Resistant to Change
- More antagonistic to Families
- and Less Likely to Support Housing Bond and other Housing Finance Support.
- Maybe a State Bond.... but not a County Bond! Not In My Back Yard! Sorry...

## Population Change by Age Group, Marin, 2010 - 2050



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## Where Should a City locate their Housing Element sites?

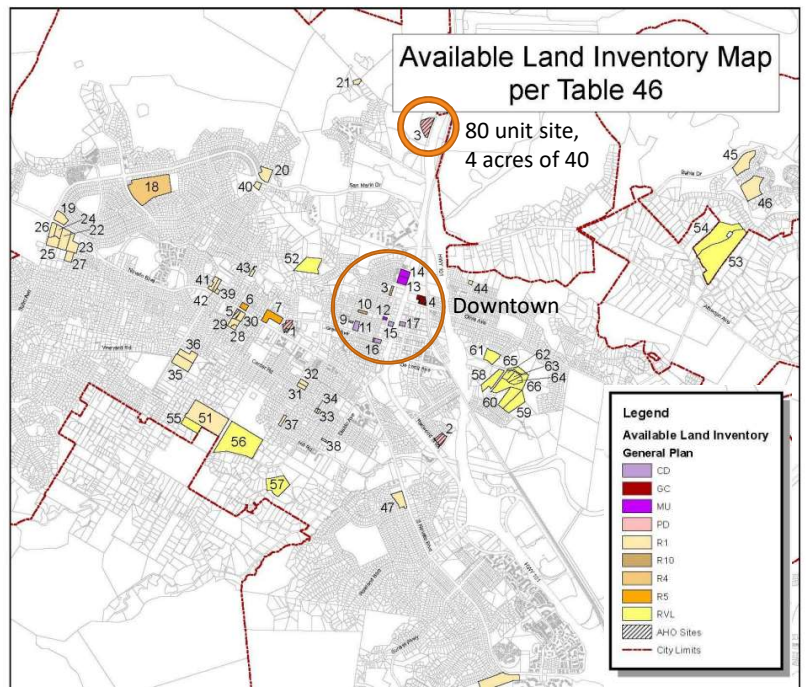
- Within a PDA: Priority Development Area; if your Town has one.... Only Novato and San Rafael qualify for PDAs in Marin!
- Near downtown or primary services;
- Near Transit Stops / Corridor
- 2 acre + Sites or Sites which can hold 50 units.
- Smaller Sites need Parking reductions, greater height (4-5 stories), and reduced open space requirements.
- Denser Projects typically need more \$\$! Public investment to cover cost of greater densities.

***These key elements will make the development more competitive for funding for Tax Credits etc.***

## Where Should a City locate their Housing Element sites?

- No Site downtown can support 40-50 u
- Only one site in Novato's Housing element suggests over 40 units and it is located nearly "out of town".

This is not the way to achieve affordable housing!  
It wont happen !



## How to Evaluate a Site for Affordable Housing?

- Site Size: 50 Units is an efficient Housing Development so Sites under 50 units are not very efficient
- If you want to help reduce traffic, while providing housing you need to locate your Housing sites near Transit!
- Parking drives the density, building type, Building Height and Cost of housing.
- 1000 s.f. unit costs: \$400,000-\$500,000/unit
- Site Size: At 25 du/ac. That requires a 2 acres developable parcel.
- MTC and Affordable Housing Funding prioritizes Housing near Transit. (Funds are Competitive)
- 50 units = 100+ spaces @ 400-450 sf/sp. = 1 acre; 40-45,000 s.f..
- Site Parked = \$ 1,125,000 (12,500/sp.)
- Tuck-under = \$2.5 mil. (\$25,000 / sp.)
- Podium Structured = \$5,000,000 (\$50K/sp.)

# LETS EVALUATE A POTENTIAL HOUSING SITE

IMPORTANT CRITERIA

SITE SIZE

DENSITY ALLOWED

PARKING REQUIRED

**Site Size:** 1.0 to 1.25 Acres

**Density:** None, City Owned Land; The City has no density which would allow more than 20 units on this parcel.....

**Parking Required:** asked for atleast 1:1 parking.

**Program:** 50 units of Family Housing minimum or as many Senior Apartments as can fit on the site.



# LETS EVALUATE A POTENTIAL HOUSING SITE

IMPORTANT CRITERIA

- This layout fits with 3 story buildings in a Neighborhood with SF Homes, Apts. and Duplexes.

Has limited parking though there is lots of open on street parking on Cleveland Ave.

Open Space limited but near park!



**STATISTICS**

SITE: +/- 1.1 ACRES (+ 2 ACRES)  
 \* (INCLUDES AREA OF PARK TO FENCE)

UNIT TYPE	# OF UNITS
1 BDRM	22
2 BDRM	12
3 BDRM	11
TOTAL	45 UNITS
PARKING	47 SPACES (+/- 20-25 ON ST. SP.)

**Site Parking:** 40 site spaces: and 8 tuck under spaces: Cost: \$700,00 to 900,000 parking cost.

# LETS EVALUATE A POTENTIAL HOUSING SITE

## IMPORTANT CRITERIA

**SITE SIZE:** Expanded to be closer Park

**DENSITY ALLOWED:** Max. 48 units determined by parking at 48 spaces

**PARKING REQUIRED:** Use State density bonus to lower parking requirement.



Family Housing does not require elevators or an interconnected corridor for easy circulation. Thus Multiple Buildings can break down the massing.

# LETS EVALUATE A POTENTIAL HOUSING SITE

## IMPORTANT CRITERIA

**SITE SIZE:** 1 acre

**DENSITY:** Evaluating Family and Senior Development.

48-50 Family Units or  
Up to 70-95 Senior Housing Apts.

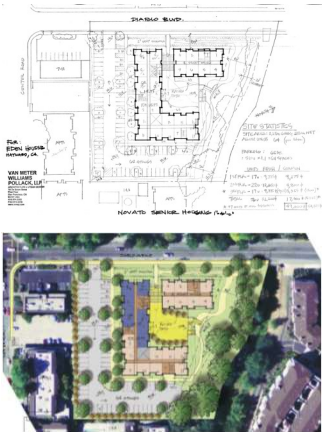
**PARKING :** 48-66 Spaces.



Podium Level- Below Grade Parking with Lobby, Management and Housing in Podium: Cost: \$2.8 to \$3.4 million in parking cost.



## What might this Housing look like? Warner Creek Senior Housing: Novato



**2.2 acres, 64 units,  
54 parking spaces**

## What might this Housing look like? Diablo Avenue Senior Housing: Lafayette



**.88 acres, 43 units, 34 parking spaces**

## What might this Housing look like? Villa Vasconcellos, Senior Housing: Walnut Creek



**1.25 acres, 67 units, 34 parking spaces**

## What might this Housing look like? San Lorenzo, Senior Housing: San Lorenzo



**1.4 acre, 77 units, 40 parking spaces**

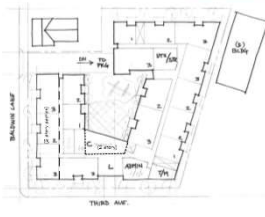


## What might this Housing look like? West Rivertown, Family Housing: Antioch



2.5 acres on 3 blocks/parcels, 56 units, 64 parking spaces

## What might this Housing look like? Arboleda, Family Housing: Walnut Creek



**Zoning Data**  
**M2** (Control) 1.46 per 2000 sq ft  
 = 17.5 units (28 density bonus) = 28 units  
**M2.5** 1.66 per 1000 sq ft  
 = 22.5 units (20% bonus) = 27 units  
**M3** 1.86 per 1000 sq ft  
 = 28.5 units (20% bonus) = 34 units

**Statistics**  
 Base: 48 units  
 Density: 14.4 units/acre  
 Capacity: 100% of lot  
 Building Area: 74,510 sq ft  
 Height: 1 unit (3 stories) 30' max.

**Unit Count**  
 1 Bed: 12 units  
 2 Bed: 17 units  
 3 Bed: 19 units  
 Total: 48 units

**Parking**  
 Full Parking: 15 required  
 100% of units  
 12.50000000  
 15 units  
 28,752 sq ft

**Required per unit (minimum, 100%)**  
 1 Bed: 1.00 12  
 2 Bed: 1.00 17  
 3 Bed: 1.00 19  
 Total: 48

1 acre, 48 units, 56 parking spaces

## What might this Housing look like? Los Medanos, Family Housing: Pittsburg

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**3 acre, 75 units, 125 parking spaces**

## What might this Housing look like? Ohlone Gardens, Family Housing: El Cerritto

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**1 acre, 57 units,  
64 parking spaces**

## Issues, Challenges

### What other Counties are doing...

#### Here are some things other Counties and Cities are doing to create Affordable Housing.

- Alameda and Santa Clara Counties voted over 2/3 for a bond of \$500 mil. and \$950mil for Affordable Housing.
- Many Cities have a 13% to 20% affordable Housing requirement on all private developments.
- Many Cities are creating community benefit regulations which provide funds for community benefits, and prioritize affordable housing.
- Many Cities purchase parcels on the open market and then select development partners through RFP process.
- Many communities set up special zoning regulations to support affordable housing allowing substantial parking reductions, height allowances and other concessions; beyond State density bonus laws.

## Issues, Challenges and Hope

- Marin is “Nationally Liberal” and “Locally Conservative”
- Communities need to support affordable housing within their communities at a level much greater than they do now. This means:
  - Zoning and Regulations
  - Funding and Financial Support
  - Housing Elements that provide real project opportunities (Larger Sites in the Right Places)
  - Political Support from Commissions and Council (Less Pandering to neighborhoods who yell loudest)
- *Events like this suggest that Marin may be gathering momentum for more support for affordable housing.*
- *I hope that I see all of you at my next neighborhood meeting, the PC and CC when I present the next affordable housing or high density downtown development..... Your opportunity is coming SOON !!!*



# Thank you

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