

How can we influence the process?

- Attend the **July 9th Planning Commission hearing** at 9:00am in the Board of Supervisors chambers to demand that affordable workforce housing be a real budget priority in Marin for this year and the years to come.
- Attend the **Grassroots workshop on Tuesday July 24th** to prepare for making public statements at the County budget Hearing on July 25th.
- Attend the **July 25th Marin County Budget Hearing** at 9:00am in the Board of Supervisors chambers to demand that affordable workforce housing be a real budget priority in Marin for this year and the years to come.

The following sources were used in the production of this fact sheet:

County of Marin, Community Development Agency, Affordable Housing: <http://www.co.marin.ca.us/>
US Department of Housing and Urban Development (HUD): <http://www.hud.gov/>
Marin Community Profile
Marin Countywide Plan web page
<http://www.co.marin.ca.us/>
Built Environment Element of the Marin Countywide Plan web page
<http://seeit.real-livingsolutions.com>
2007-2008 Marin County Proposed Budget

Grassroots Leadership Network of Marin is a membership-based, non profit organization dedicated to supporting grassroots leadership and promoting civic participation to reduce poverty and improve the quality of life in under-represented communities. For more information about issues affecting Marin County or to become a member, visit www.maringrassroots.org.
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Affordable Housing in Marin

Fact Sheet - July 2007



According to the Department of Housing and Urban Development, housing costs should equal 30% of a household's gross income. For homeowners this includes principal, interest, taxes and insurance and for renters it includes rent and utilities.

What is “affordable”?

- A school-teacher earning \$43,000 per year can afford \$1,000 per month for housing
- A police officer earning \$58,000 can afford monthly payments up to \$1,400 per month for housing.
- A senior on fixed income earning \$20,000 a year can afford \$450 per month for housing.

Marin County Ordinance 22.22.010 (The 20% rule). Section D. Inclusionary Housing. Requires 20% of the total number of housing units of all new residential developments containing 2 or more units to be affordable by households of very low or low income. It also requires that 25% of the total number of housing units generated by new commercial and industrial developments be affordable by households of very low, low or moderate income.

Produced by **Grassroots Leadership Network of Marin**.
For more information on this issue and others affecting Marin County, visit www.maringrassroots.org.



Who needs Affordable Housing?

- **Lower Income Households**
- **Marin's Aging Population.** Seniors with very low and low incomes, primarily SSI-dependent.
- **Young Adults.** Students and young adults working in local businesses
- **Persons with Special Needs.** People living with disabilities who require specific design or service considerations

What's needed

Rental units, smaller for-sale housing, special needs housing, second units and new housing that fits in with existing communities

Alarming housing facts in Marin:

As of January 1st 2006 Marin has experienced a decrease in county government employees who live in Marin from 63% to 52%. If there is a disaster, the county (and most importantly county public safety services) would only be able to operate at 50% capacity.

The Marin County Planning Commission reduced its "housing overlay" proposal from an original total of 1,700 housing units to 658, and scrapped plans to allow housing in Santa Venetia and Tamalpais Junction after vehement opposition by local residents.

In Strawberry, development on a Habitat for Humanity project which will bring three market rate affordable units for low income families has been consistently delayed due to public outcry from the local residents, despite the fact that they will be built using green technology and will be designed to fit in with the existing housing stock.

Housing in the county budget

In the 2007-2008 Marin County proposed budget (totaling \$414.3 million) there are significant increases in almost all county departments. However, funding for affordable housing ranks #10 in the county budget allocations.

	Top 10 county budget allocations	Budget in millions \$
1	Social services	52.3
2	Sheriff department	45.7
3	Public health	43.5
4	Public works	35.2
5	Community mental health	34.4
6	Fire	18.8
7	Information services & technology	18.5
8	District attorney	16.3
9	Probation	14.8
10	Community development agency *	14.5

* the county Affordable Housing Department is part of the Community Development Agency.

Other Marin housing red flags:

- The Marin County Planning Commission has recently cut back its plans to allow affordable housing in areas throughout unincorporated Marin currently zoned for commercial use.
- 21% of the County's population is over the age of 60. Since 27% of Marin County's population is between the ages 45 to 59, Marin will see an even greater demand for affordable housing for seniors in the next 15-20 years.