



Collaboration in Marin on Housing Elements and Housing Policy

March 25, 2026
Marin County Council of Mayors &
Councilmembers

What is the Housing Working Group?

Formed in 2018, Marin County's Housing Working Group brings together Planning Directors and staff from **all jurisdictions** to **coordinate** and **partner** on affordable housing efforts, lead **implementation** of State housing legislation, and manage **collaborative initiatives** and grant funding to **support Housing Element** updates and **Countywide Fair Housing** work.



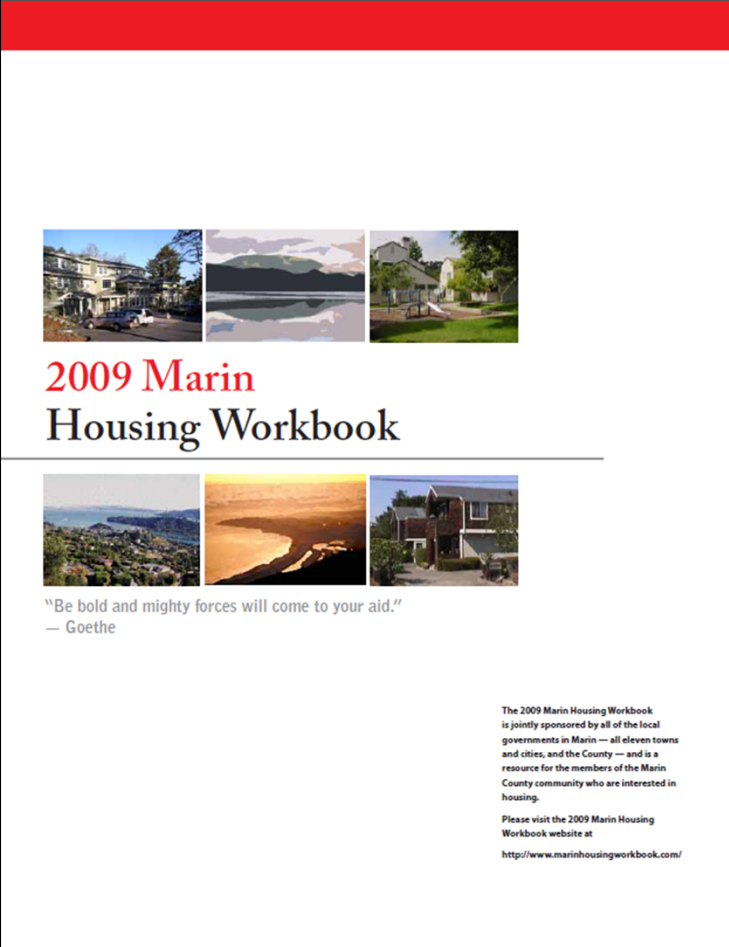
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Community Development Agency

History of Collaboration: 2008-2020

- Staff have been partnering on housing for years
- Housing Element Workbook
- Objective Design and Development Standards
- Inclusionary and Commercial Linkage Fee Nexus Study and Policy
- ADUMarin.org + ADU Center Merger



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The image shows the cover of the 2009 Marin Housing Workbook. It features a red header bar at the top. Below the header, there are three small images: a multi-story apartment building, a scenic view of a bay with mountains in the background, and a modern house with a large deck. The title "2009 Marin Housing Workbook" is written in a serif font, with "2009" in red and "Marin Housing Workbook" in black. Below the title, there are three more small images: a view of a bay from a distance, a sunset over a beach, and a modern house. A quote by Goethe is included: "Be bold and mighty forces will come to your aid." — Goethe. At the bottom right, there is a paragraph of text explaining that the workbook is jointly sponsored by all local governments in Marin and is a resource for the community. The website URL <http://www.marinhousingworkbook.com/> is provided.

**2009 Marin
Housing Workbook**

"Be bold and mighty forces will come to your aid."
— Goethe

The 2009 Marin Housing Workbook is jointly sponsored by all of the local governments in Marin — all eleven towns and cities, and the County — and is a resource for the members of the Marin County community who are interested in housing.

Please visit the 2009 Marin Housing Workbook website at <http://www.marinhousingworkbook.com/>

How Did the 6th Housing Element Cycle

Go?

- **High cost:** Average planning and environmental review consultant costs to each jurisdiction was approximately \$669,000 with some jurisdictions **spending over \$1,000,000.**
 - Estimate of over \$10 million total
- **Significant staff time:** Outside of consultant hours, a substantial amount of **staff time** was spent on **outreach** and engagement, **code updates** and ongoing communication with HCD.
- **Inconsistent review and communication from HCD:** Several jurisdictions noted **turnover** with HCD reviewers and **conflicting comments** for neighboring jurisdictions.



Feedback and Ideas from Housing Working

Group

- Strong support for current and future collaboration
- Interest in shared Housing Element document and analysis
- Importance of one HCD reviewer for the whole County
- Existing collaboration reduces impacts on staff and should be built on



Opportunities + Challenges of RHNA Subregion

- Opportunities

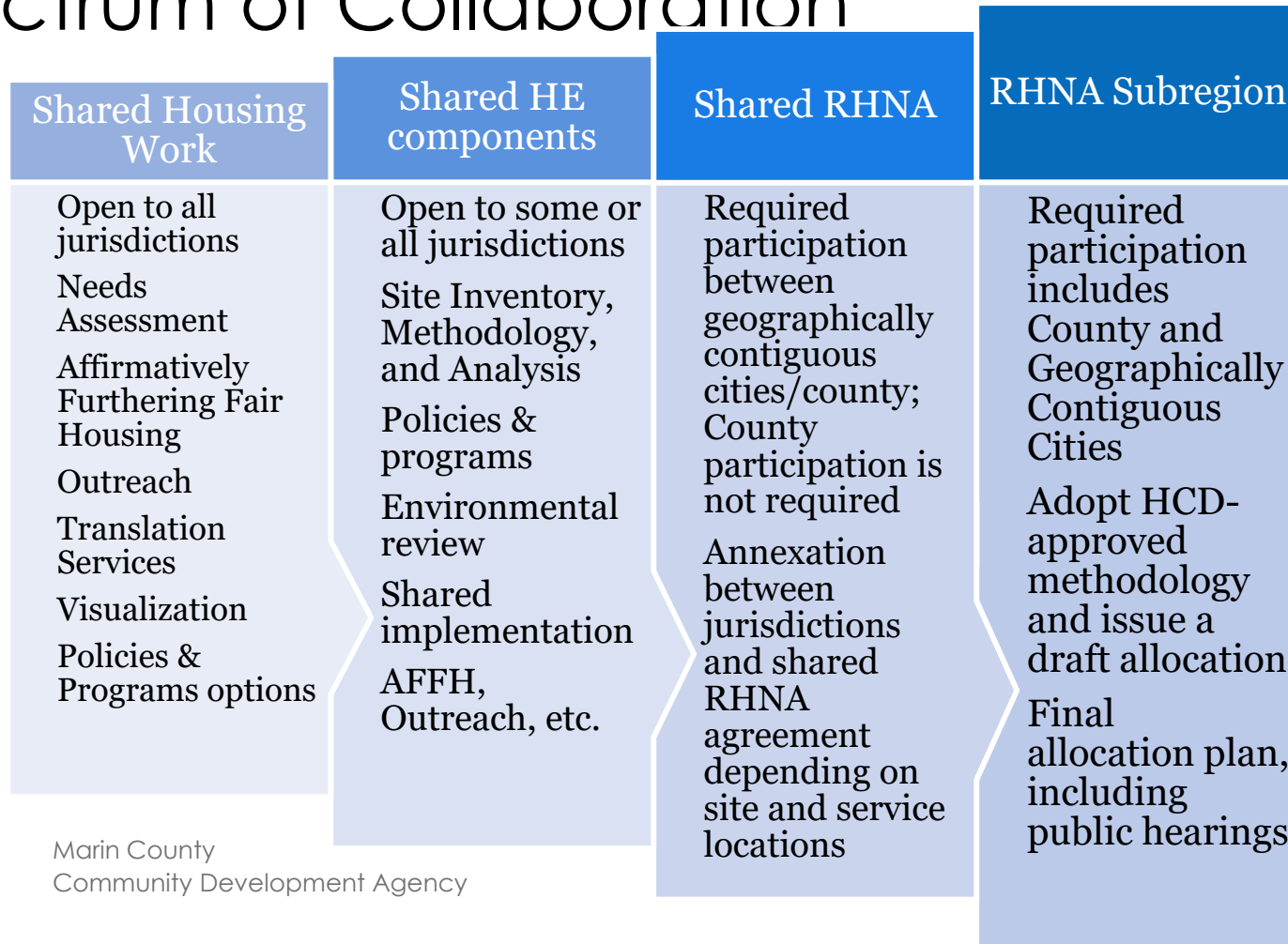
- **Sustainable regional planning** that could consider sea level rise, transportation, other planning factors.
- **Cost sharing**
- One HCD review process
- Continued **success of collaboration** among staff
- Affirmatively Furthering Fair Housing

- Challenges

- If RHNA is like Cycle 6, shared **planning for over 14,000 units**
- **Complicated** planning process among jurisdictions and with HCD
- **Cost** additional to Housing Element work
- **Starts earlier** than traditional Housing Element cycle and important to have this initial conversation now



Spectrum of Collaboration



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Potential Next Steps

- MCCMC subcommittee to explore options and further advance collaboration
 - Develop guiding principals
 - Staff level coordination through HWG
 - Gather background information on subregional RHNA through discussion with staff and elected officials in Solano County and other previous Subregions
 - Obtain detailed information from HCD
 - Research process and outcomes of different collaboration approaches



Thank You

