

COUNTY FOCUS

Marin County Today

Plan BayArea
2040



Data Sources: Population–California Department of Finance, 2014; Employment–U.S. Census Bureau: American Community Survey, 2013; California Employment Development Department, 2013; Transportation–U.S. Census Bureau: American Community Survey, 2013; Commute Times–U.S. Census Bureau: American Community Survey, 2013; Traffic–Caltrans Performance Monitoring System, 2013; Metropolitan Transportation Commission, 2013; Public Transit–Federal Transit Administration: National Transit Database, 2012; Housing– U.S. Census Bureau: American Community Survey, 2013; Multiple Listing Service Homes Sales Records, 2014; California Homebuilding Foundation/Construction Industry Research Board, 2013; Metropolitan Transportation Commission, 2013 Regional Pavement Condition Report.

What are the current trends in Marin County?

Belvedere | Corte Madera | Fairfax | Larkspur | Mill Valley | Novato | Ross | San Anselmo | San Rafael | Sausalito | Tiburon

Understanding what’s happening in Marin County now helps us recognize what issues may become most important as we plan for the future. Here’s a brief snapshot of Marin County and some key issues to consider for its communities as we update Plan Bay Area.



TRANSPORTATION: Local pavement conditions remain a challenge in some areas.



DIVERSITY: 2.6% of Marin County residents are African-American, 5.6% are Asian, 15.5% are Latino, and 72.7% are White, and 3.5% are multiple or other races.

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PDAs in Marin County

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Locally Nominated Priority Development Areas and Priority Conservation Areas

Located north of San Francisco and south of Sonoma County, Marin County is recognized for its natural and agricultural landscapes, which support local farming and ranching, tourism, recreation, wildlife habitat, and water supply. More than 50 percent of the county is protected open space and the Marin Agricultural Land Trust and the Marin County Department of Parks and Open Space have worked for decades to protect and preserve the county’s iconic landscapes. Plan Bay Area will support continued protection of the many Priority Conservation Areas in Marin County.

For decades, Marin County has managed growth through city-centered growth policies and focused development along the urbanized U.S. Route 101 Highway corridor. Golden Gate Transit bus service offers connections throughout the county and to surrounding areas. Ferry terminals in Sausalito, Tiburon, and Larkspur also connect residents to jobs in San Francisco. In the future, the proposed Sonoma-Marín Area Rail Transit (SMART) rail connection will link the Larkspur ferry terminal with Sonoma County.

Marin County is home to 2 locally nominated PDAs and 14 PCAs.

Priority Development Areas (PDAs)

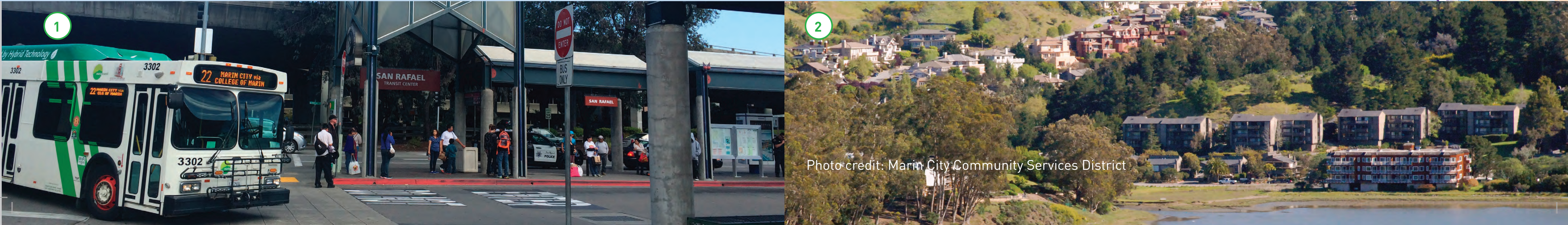
Priority Development Areas (PDAs) are locally designated areas within existing communities that provide infill development opportunities, and are easily accessible to transit, jobs, shopping and services.

Priority Conservation Areas (PCAs)

Priority Conservation Areas (PCAs) are regionally significant open spaces for which there exists a broad consensus for long-term protection and for which public and private funds may be invested to promote their protection. The purpose for identifying Priority Conservation Areas is to highlight near-term opportunities for land conservation in the San Francisco Bay Area that are supported by local consensus.



A Map of Marin County PDAs



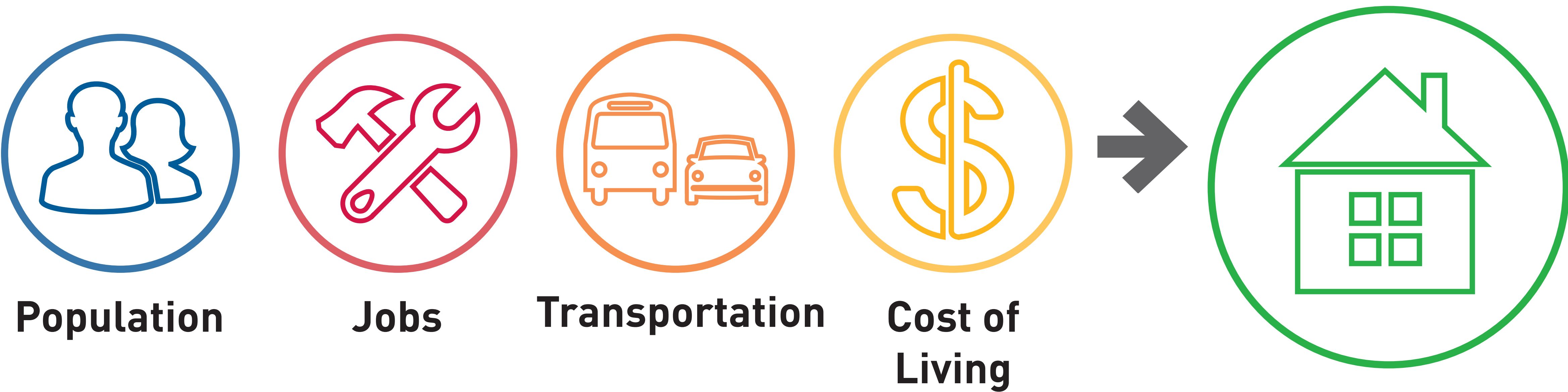
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Marin Housing

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What Housing is Being Built?

In Marin County — and across the Bay Area — the type of housing being permitted and constructed is changing. Factors that influence these shifts include population growth, household size, job availability, access to transportation and the cost of living.



Slow Housing Growth in Marin County

Unlike much of the Bay Area, which experienced expansive growth over the last half-century, Marin County has retained its rural character. Some focused growth in Marin County, particularly in San Rafael, has shifted toward multifamily homes, which range from duplexes to apartment buildings. Novato recently passed an innovative “Junior Accessory Unit” ordinance making it easier for homeowners to create new rental units within their single family homes. The city also negotiated with the local water and sanitary districts much lower water and sewer hook-up fees, removing a major barrier to creating more second units.

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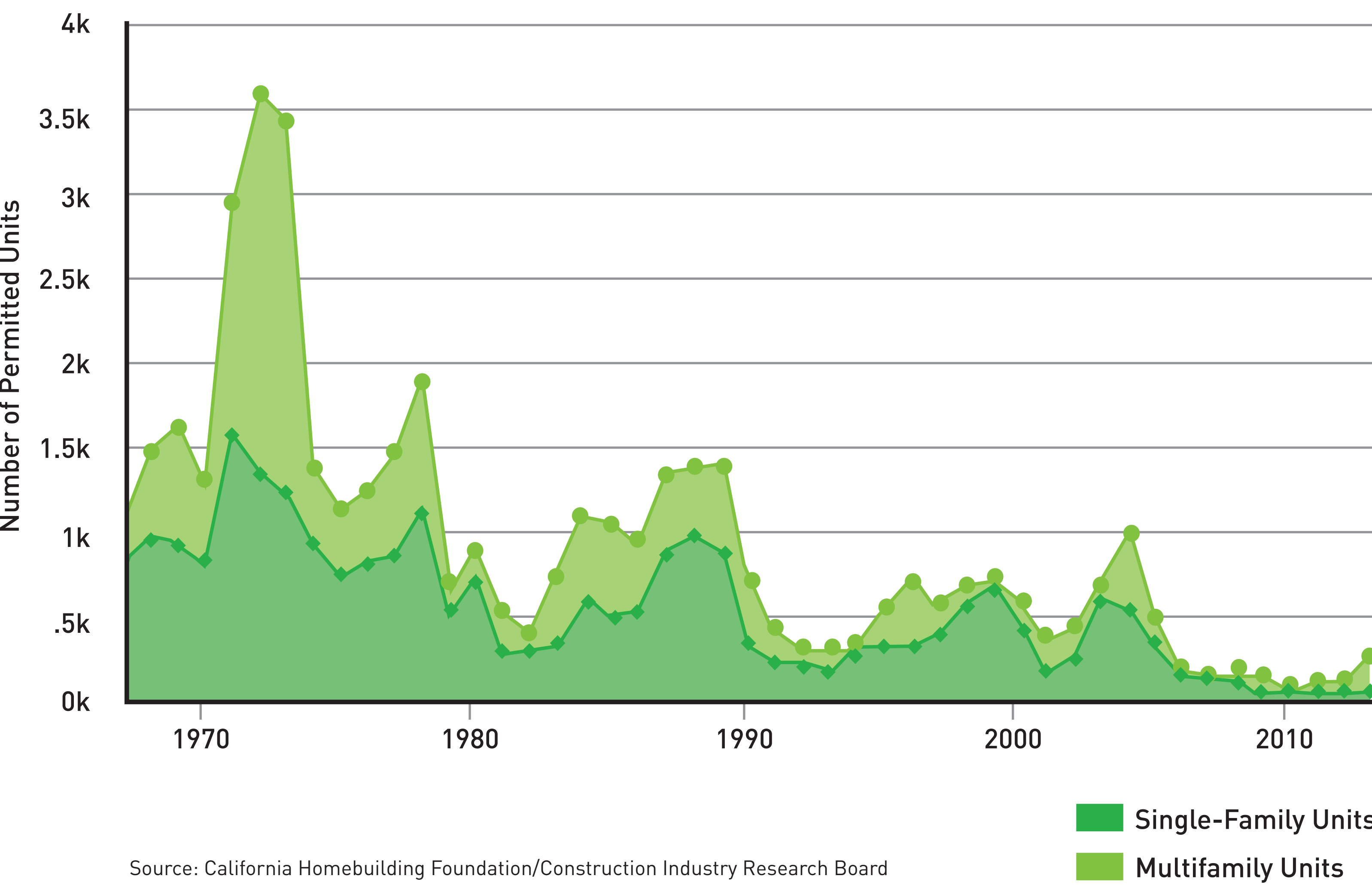
housing units permitted in Marin County in 2013. Of these...


212

(70%) were multifamily

Source: California Homebuilding Foundation/Construction Industry Research Board

Historical Trends for Housing Growth in Marin County





70%

of permits are now for multifamily homes across the Bay Area, compared to

40%

25 years ago

Source: California Homebuilding Foundation/Construction Industry Research Board