

Affordable Housing Plan
For the Cui Family Land Subdivision in Point Reyes Station

December 8, 2024

1. Project Summary

The Cui family plans to subdivide the vacant land it owns in Point Reyes Station. The land APN: 119-050-04, 119-050-09, 119-140-03, 119-140-09 with a total area of 82.32 acres. The land is located within the Coastal Zone. The Land Use is C-AG3 (Coastal Agricultural 3; 1 unit/1-9 acres; see Figure 1) and the Zoning is C-ARP-3 (Coastal, Agricultural, Residential Planned; 1 unit/3 acres; see Figure 2). The 82.32-acre subject property is proposed to be subdivided into 37 parcels for future single-family residential development (see Figure 3), with an individual parcel size ranging from about 1.02 acres to 8.23 acres. Of the 37 parcels, 5 parcels are designated as affordable housing. The subdivision considered a density bonus of 35% after meeting the 20% affordable housing requirement which are explained below.

2. Affordable Housing - Inclusionary Units

According to the Marin County Municipal Code Title 22, 20 percent of the total number of lots within a subdivision shall be developed as, or dedicated to, affordable housing. (See Section 22.22.090 Inclusionary Housing Standards—Lot Creation in Chapter 22.22 - Affordable Housing Regulations of ARTICLE III - Site Planning and General Development Regulations)

a. Number of Affordable Housing Units

According to the Zoning C-ARP-3, the land can be divided into 27.44 base parcels.

The required affordable housing is 5.49 units (27.44 x 20% = 5.49).

The proposed number of affordable housing units will be 5 units with an in-lieu fee for the fractional 0.49 unit (that is less than 0.5 unit). (Marin County Code 22.22.090.A)

b. Income Level of Affordable Housing

All units will be built for “Low Income Family” (California Health & Safety Code, Division 31, Housing and Home Finance, PART 1, CHAPTER 2, Section 50079.5). (See also Marin County Code 22.22.080.E)

c. Dwelling Type

All units will be “four-bedroom” units. Each unit will include more than 1,100 sq. ft. of living space, one kitchen and two bathrooms. The “four-bedroom” for the affordable

housing units has the same number of bedrooms as the market rate units in the residential development project.

The bedrooms sizes are planned to be; 1st>120 sq. ft.; 2nd>120 sq. ft.; 3rd>70 sq. ft.; and 4th>70 sq. ft. (Marin County Code 22.22.080.F)

d. Distribution of Affordable Housing Units

The affordable housing units will be dispersed throughout the Project (See Figure 3) and will be compatible with the exterior design and use of the market rate units in appearance, materials, amenities, and finished quality. (Marin County Code 22.22.080.E)

e. Selection Criteria

The selection criteria for all units of affordable housing will comply with Marin County Code 22.22.080 - General Affordable Housing Standards (See Chapter 22.22 - Affordable Housing Regulations of ARTICLE III - Site Planning and General Development Regulations) and all applicable fair housing laws and the Health and Safety Code.

3. In-lieu Fee for Inclusionary Units

The Marin County Code 22.22.090 - Inclusionary Housing Standards specifies the situation where inclusionary housing calculation results are in a decimal fraction: “Where the inclusionary housing calculation results in any decimal fraction less than or equal to 0.50, the project applicant shall pay an in-lieu fee proportional to the decimal fraction.”

In compliance with this provision, the Cui family will pay the County an in-lieu fee proportional to the fractional 0.49 unit.

4. Request for Incentives/Density Bonus

The applicant expressly requests regulatory concessions and/or incentives concerning the applicability of the County policy that would result in identifiable and actual cost reductions. The applicant understands that the County's environmental review process may result in further mitigation measures and revisions to the Project that may necessitate corresponding revisions to the density bonus request and the requests for concessions or incentives.

The following concessions and incentives are being requested under the California State Density Bonus law:

a. Reserve the right

Reserve the right to pursue up to the maximum 35% density bonus (to the base 27.44 units) as a result of the stated intent to build 20% (5 units) of the total units for Low Income households. (See CA Government Code Title 7, Division 1, Chapter 4.3 - Density

Bonuses and Other Incentives [65915 - 65918] and Marin County Code Title 22, Chapter 22.24. 22.24.020 - Density Bonus and Other Incentives Pursuant to State Law.) The resulting total units are:

$$27.44 \times 35\% + 27.44 = 37.04$$

The total proposed units are 37 units which include 5 units of affordable housing and 32 units of market rate housing.

b. Exemptions.

The following shall be exempt from the provisions of Chapter 22.22: agricultural development; agricultural worker housing and all related accessory structures; and residential projects developed at the targeted income level and percentage cited in the Housing Overlay Designation policies in the Countywide Plan. Affordable housing shall be exempt from Inclusionary Housing Standards. (22.22.050 - Exemptions)

c. Waivers

The review authority may grant a waiver to the requirements of Chapter 22.22 if they determine an alternative affordable housing proposal demonstrates a better means of serving the County in achieving its affordable housing goals than the requirements of Chapter 22.22 (Affordable Housing Regulations). (Marin Code 22.22.060 – Waivers)

- i. Residential projects. The review authority may approve one or more of the following alternative means of compliance with the requirements of Marin County Code Section 22.22.090 (Inclusionary Housing Standards).

d. The following incentives are requested under the Marin County Code Section 22.24.020 - Density Bonus and Other Incentives Pursuant to State Law:

- i. Applicability. Density bonuses and other requirements under State law, including incentives, concessions, waivers or reductions of development standards and parking requirements, are available to the following types of projects:
 1. A housing development with at least five percent of the units at affordable rent or affordable housing cost for very low income households, as defined by Section 50105 of the Health and Safety Code, or 10 percent of the units at affordable rent or affordable housing cost for lower income households, as defined by Section 50079.5 of the Health and Safety Code.
- ii. All of the types of projects listed above shall be eligible for a density bonus and other incentives, concessions, and waivers or reductions of development standards and parking requirements, as required by State law. Normally,

complying with the County's inclusionary housing standards is sufficient for a project to be eligible for a density bonus.

- e. According to Marin County Code 22.24.020.E, any request for a density bonus, incentive, concession, parking reduction, or waiver pursuant to Section 22.24.020 shall be included in the affordable housing plan submitted as part of the first approval of any residential development project and shall be processed, reviewed, and approved, conditionally approved, or denied concurrently with all other applications required for the project.

5. Possibility of Building More Affordable Housing

The project design team has conducted careful and detailed research and analysis on the construction of more affordable housing units on the site. We believe that it is feasible to build up to 14 affordable housing units on the project site. However, the specific details and density bonus incentive requirements need to be consulted with the Marin County government.

6. Cui Family's Responsibility for Affordable Housing Construction

The dedication of 5 lots for affordable housing and the payment of an in-lieu fee for the fractional 0.49 unit are not the end of the Cui family's responsibility. In any case, the Cui family needs to bear the ultimate responsibility for the construction and completion of affordable housing.

7. Ways to Construct Affordable Housing

a. Preferred Plan

After the Tentative Map is approved and before the Final Map is obtained, the Cui family plans to donate five affordable housing sites to the County government or an affordable housing developer.

However, the recipient (grantee) shall be required to specify a complete affordable housing construction plan in the donation contract signed with the recipient. The plan must include the following basic elements:

- i. The source of funds for affordable housing construction. This requirement is not limited to a promise on paper, but also requires confirmation of the reliability of the source of funds. The Cui family needs to verify it.
- ii. Provide a detailed affordable housing plan that complies with the County's housing approval process. The number, area and functions of the houses indicated in the plan cannot be lower than the standards defined in Section 2.c of this plan.

- iii. Timeline for affordable housing construction. The timing of each stage of construction needs to be clarified. The time for completion and market launch of affordable housing must be clearly defined and guaranteed
- iv. Fair Housing Market Plan. A detailed Fair Housing Market Plan needs to be developed within the framework of Section 7 of this plan, “Principles of Fair Housing Market Plan”
- v. The grantee (affordable housing developer) is required to sign an agreement with the County to ensure the long-term affordability of the housing it develops.

b. If the land grant fails

Efforts to donate land for affordable housing won't be smooth sailing, and it may not be successful. Because there are not many developers who are able to successfully build affordable houses under certain requirements. For them, raising funds will be quite difficult due to the slim hope of return on investment.

The Cui Family will strictly select the recipients to ensure the smooth implementation of the affordable housing project. We will not compromise with the recipients in order to speed up the process.

c. Commitment to affordable housing

The Cui family hereby solemnly promises to take the ultimate responsibility for the construction of the five affordable housing units approved.

Before these five affordable housing units are built, the approved market rate parcels of land will not be sold, and no houses will be built on it.

8. Principles of Fair Housing Market Plan.

Management will ensure that compliance with all applicable fair housing laws occurs through the implementation of a Fair Housing Marketing Plan which will include the following:

- a. Identification of Fair Housing Recipients — The applicant will compare regional demographics with neighboring counties (San Francisco, Contra Costa, Sonoma, and Napa).
- b. Policy — the applicant will have written policies in place regarding program opportunities to groups of people otherwise least likely to apply for these housing opportunities.
- c. Training — the applicant will participate in Fair Housing training through educational opportunities offered through HUD in compliance with HUD regulations.

- d. Data Collection/Reporting — the applicant will have procedures in place to obtain appropriate information and the ability to report it.
- e. Compliance Assessment — The Project Sponsor will have a review process in place ensuring efforts are effective and in compliance with the law.
- f. Recordkeeping — The Project Sponsor will have procedures for record keeping on all relevant data.

Figure 1

MAP 19e

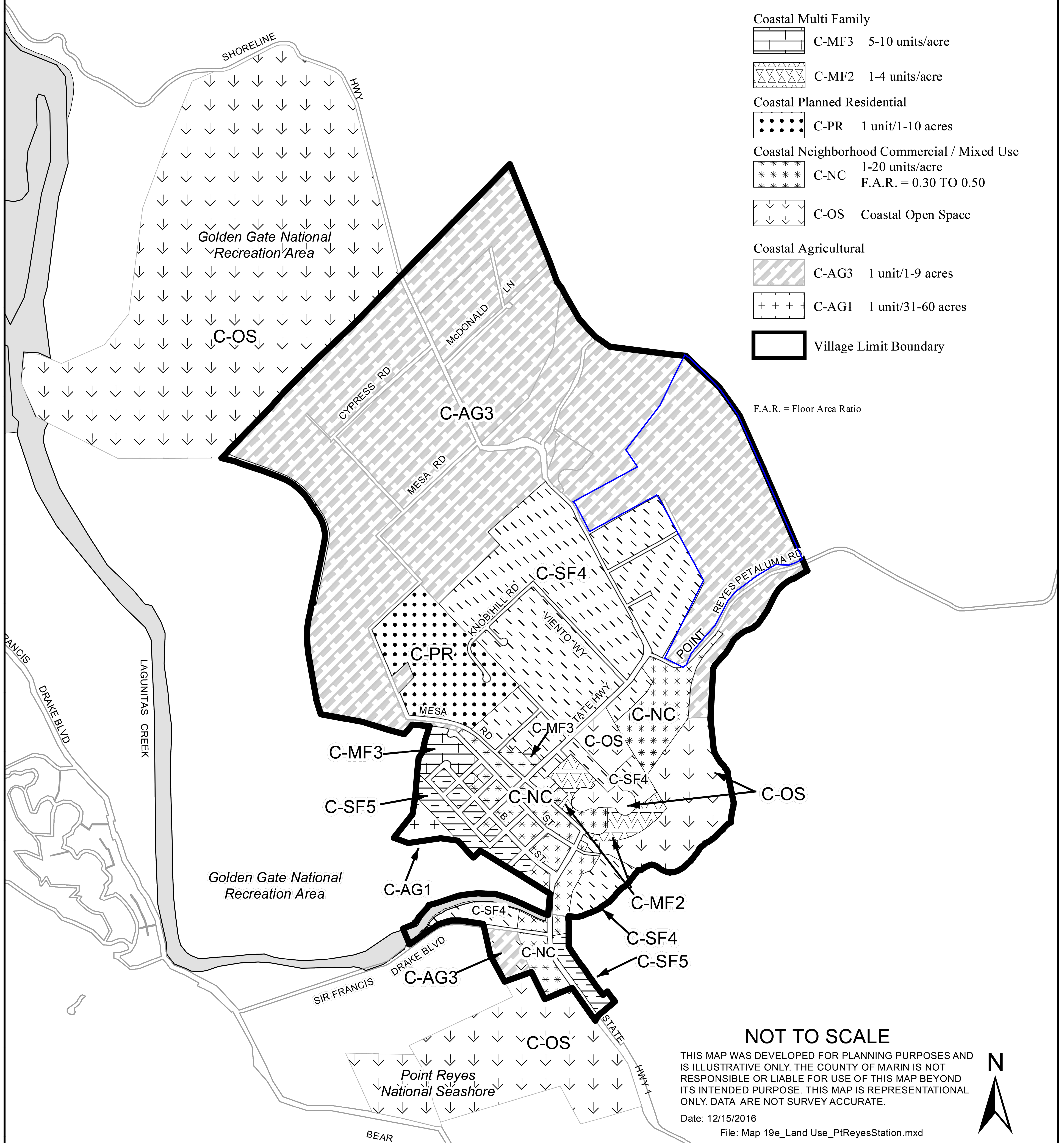
POINT REYES STATION LAND USE POLICY MAP

The Coastal Zone Boundary is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

Legend

- Coastal Single Family
 - C-SF5 2-4 units/acre
 - C-SF4 1-2 units/acre
- Coastal Multi Family
 - C-MF3 5-10 units/acre
 - C-MF2 1-4 units/acre
- Coastal Planned Residential
 - C-PR 1 unit/1-10 acres
- Coastal Neighborhood Commercial / Mixed Use
 - C-NC 1-20 units/acre
F.A.R. = 0.30 TO 0.50
- C-OS Coastal Open Space
- Coastal Agricultural
 - C-AG3 1 unit/1-9 acres
 - C-AG1 1 unit/31-60 acres
- Village Limit Boundary

F.A.R. = Floor Area Ratio



NOT TO SCALE

THIS MAP WAS DEVELOPED FOR PLANNING PURPOSES AND IS ILLUSTRATIVE ONLY. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE. THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY ACCURATE.

Date: 12/15/2016

File: Map 19e_Land Use_PtReyesStation.mxd

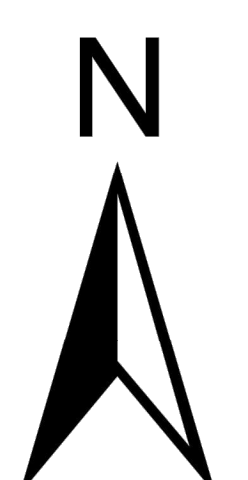
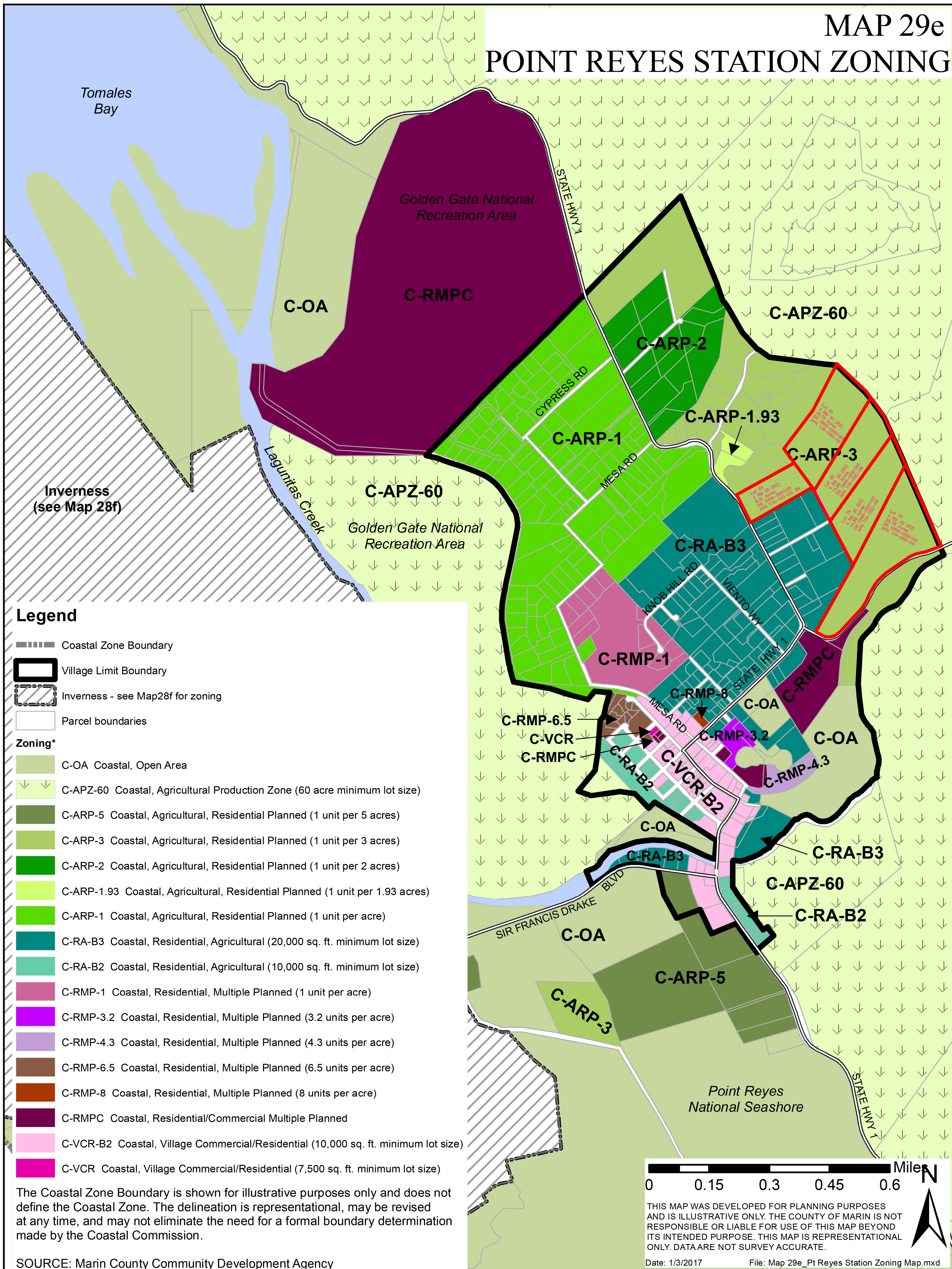


Figure 2

MAP 29e

POINT REYES STATION ZONING

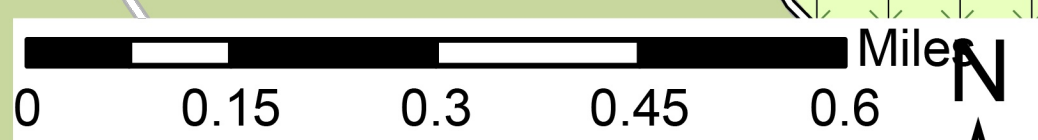


Legend

- Coastal Zone Boundary
- Village Limit Boundary
- Inverness - see Map28f for zoning
- Parcel boundaries
- Zoning***
- C-OA Coastal, Open Area
- C-APZ-60 Coastal, Agricultural Production Zone (60 acre minimum lot size)
- C-ARP-5 Coastal, Agricultural, Residential Planned (1 unit per 5 acres)
- C-ARP-3 Coastal, Agricultural, Residential Planned (1 unit per 3 acres)
- C-ARP-2 Coastal, Agricultural, Residential Planned (1 unit per 2 acres)
- C-ARP-1.93 Coastal, Agricultural, Residential Planned (1 unit per 1.93 acres)
- C-ARP-1 Coastal, Agricultural, Residential Planned (1 unit per acre)
- C-RA-B3 Coastal, Residential, Agricultural (20,000 sq. ft. minimum lot size)
- C-RA-B2 Coastal, Residential, Agricultural (10,000 sq. ft. minimum lot size)
- C-RMP-1 Coastal, Residential, Multiple Planned (1 unit per acre)
- C-RMP-3.2 Coastal, Residential, Multiple Planned (3.2 units per acre)
- C-RMP-4.3 Coastal, Residential, Multiple Planned (4.3 units per acre)
- C-RMP-6.5 Coastal, Residential, Multiple Planned (6.5 units per acre)
- C-RMP-8 Coastal, Residential, Multiple Planned (8 units per acre)
- C-RMPC Coastal, Residential/Commercial Multiple Planned
- C-VCR-B2 Coastal, Village Commercial/Residential (10,000 sq. ft. minimum lot size)
- C-VCR Coastal, Village Commercial/Residential (7,500 sq. ft. minimum lot size)

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SOURCE: Marin County Community Development Agency



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Date: 1/3/2017 File: Map 29e_Pt Reyes Station Zoning Map.mxd

Legend

-  Land Boundary
-  Parcels 20240824
-  Leftovers
-  ESHA
-  Affordable Housing Pad
-  Market Housing Pad
-  Common Area
-  Public Area
-  Cutting Area 20240824
-  Filling Area 20240824
-  Balanced Area
-  Retaining Wall
-  Driveway CenterLine
-  Driveway Curb Line
-  Entrance Centerline
-  Bike Lanes
-  Public Road

