

# 3A. SITES SUITABLE FOR WORKFORCE HOUSING

## What is RHNA?

Regional Housing Needs Allocation (RHNA) is the total number of new housing units that the Town must plan to accommodate in the upcoming cycle, split into four categories representing different levels of affordability, based on median income level in the county.

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
<b>MARIN COUNTY</b>					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
<b>Ross</b>	<b>34</b>	<b>20</b>	<b>16</b>	<b>41</b>	<b>111</b>
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,100	634	512	1,323	3,569

## Where does RHNA come from?

The State determines the estimated need for new housing in each region of California for the upcoming cycle, based on population projections and other factors including rates of vacancy, overcrowding, and cost-burden. For the Bay Area region, the Association of Bay Area Governments (ABAG) then allocates a target to each city or town within its jurisdiction, considering factors such as access to jobs, good schools, and healthy environmental conditions.

## Site Suitability

Per State law, sites suitable for lower income RHNA housing need to be large enough to support financially feasible projects and free of environmental constraints that add to development costs. ADUs -- which may be "affordable by design" -- are not subject to these stringent requirements and can be built in any residential zone, so long as building code requirements are met to ensure safe habitability.

