



San Anselmo Housing Element Update

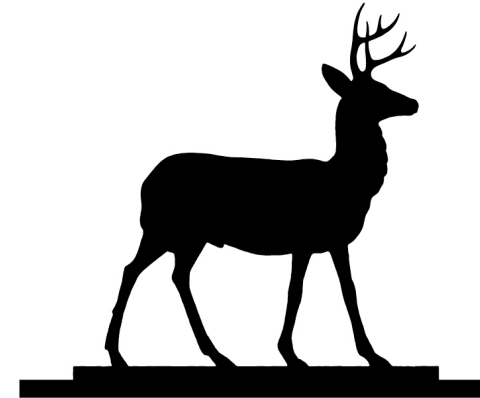
COMMUNITY WORKSHOP

6:00pm

August 25, 2022

Town Team Introductions

- **Dave Donery** – Town Manager
- **Sean Condry** – Public Works Director
- **Heidi Scoble** – Planning Director
- **Kelley Warner** – Community Engagement Coordinator



TOWN OF
SAN ANSELMO
EST. 1907

Housing Element Advisory Committee (HEAC)

- **Role**

- *Ad hoc advisory committee to the Town Council*

- **Responsibilities**

- *Review and provide feedback on draft Element components*
 - *Attend and participate in HEAC Meetings*
 - *Spread the word about community engagement opportunities*



Housing Element Advisory Committee

Introduction

- **Alexis Fineman** – Mayor
- **Eileen Burke** – Town Councilmember
- **Tom Tunny** – Planning Commissioner
- **Kathy Ogren** – HEAC Member
- **Richard Redmond** – HEAC Member
- **Robin Poppins** – HEAC Member
- **Sandra Becker** – HEAC Member

Consultant Team

Lead Consultant



Housing Element
Public Safety Element

Kimley»Horn

Housing Element



Public Safety Element



Houseal Lavigne Team Introductions



Robert Kain

Project Oversight



Jackie Wells, AICP

Project Manager

HOUSING ELEMENT OVERVIEW



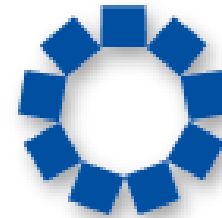


What is a Housing Element?

- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents.
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community.
- Must be reviewed for compliance and certified by State Department of Housing and Community Development (HCD).

What is "RHNA"?

- Regional Housing Needs Allocation
 - *Assigned by State via ABAG*
 - *Projected number of new units needed in the region over 8 years*
 - *Broken into four income categories*
 - *Currently in Cycle 5 or "RHNA 5"*
 - *Planning for Cycle 6 or "RHNA 6"*
- RHNA 5: 2014-2022
- RHNA 6: 2023-2031



**Association of Bay Area
Governments**

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation
Very Low Income (0-50% AMI)	253
Low Income (51-79% AMI)	145
Moderate Income (80-119% AMI)	121
Above Moderate Income (120% AMI+)	314
20% Not Net Loss Buffer	167
TOTAL:	1,000
AMI = Area Median Income AMI for Marin County = \$166,000/year for a family of four	




Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 33

San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Allocation	RHNA 6 Allocation After ADUs	RHNA 6 Allocation After ADUs & Pipeline
Very Low Income	253	205	199
Low Income	145	97	93
Moderate Income	121	73	69
Above Moderate Income	314	298	279
20% Not Net Loss Buffer	167	167	167
TOTAL:	1,000	840	807
AMI = Area Median Income AMI for Marin County = \$166,000/year for a family of four			

The background image shows a sunny day at a park. In the foreground, a group of children and an adult are on a grassy field, some near a soccer goal. A chain-link fence separates the field from a row of houses in the middle ground. In the background, there are rolling green hills and mountains under a clear blue sky. A large, dark semi-transparent rectangle is overlaid on the left side of the image, containing white text.

Where do we go from here?

Can we develop a community driven plan that accommodates our RHNA number in a way that reflects the character of San Anselmo and maintains local control?

HOUSING OPPORTUNITY SITES



A photograph of a stone church with a prominent tower and palm trees in the background. The church is constructed from dark stone blocks and features a large, conical roof on the tower. The background shows a clear blue sky and some greenery.

What is a Housing Opportunity Site?

- Parcels that will feasibly develop or redevelop with housing over the next 8 years
- Development of sites is not mandatory – property owners may choose when/if to develop or redevelop
- Town is responsible for “setting the stage” only

Housing Opportunity Site Suitability Factors

1. **Current Zoning.** The Town allows a variety residential development types and densities in its residential districts and as a conditional use in its commercial districts. Zoning districts were scored based on the residential density they support and whether it is allowed by-right or as a conditional use.
2. **General Plan Land Use.** General Plan land uses were scored based on the residential densities supported by each category.
3. **Lot Acreage.** Based on HCD's guidelines for sites suitable for affordable housing development, lots that are between half-an-acre and ten acres were scored higher compared to the other.
4. **Vacancy.** Lots were scored based on presence of any physical building or structure on them. This does not take into consideration potentially vacant or abandoned buildings/structures on lots that could be vacant or abandoned.
5. **Residual Lot Coverage.** Lots were scored based on how much land area is available to accommodate additional development.
6. **Fire Hazard or Severity Zones.** Lots were scored based on the severity of the fire hazard district it is in.
7. **Slope.** The lots were scored based on the average slope of the property which would determine how feasible it would be to build on.

Housing Opportunity Site Suitability Factor Weights

1. Current Zoning. 2x
2. General Plan Land Use. 1x
3. Lot Acreage. 1x
4. Vacancy. 2x
5. Residual Lot Coverage. 1x
6. Fire Hazard or Severity Zones. 1x
7. Slope. 1x

Poll Questions

- The appropriate site suitability factors were considered in the analysis of housing opportunity sites.
 - *Agree*
 - *Disagree*
 - *I don't know*
- The appropriate amount of weight was given to each site suitability factor.
 - *Agree*
 - *Disagree*
 - *I don't know*

MAP EXERCISE

NEXT STEPS

In the Spring of 2022, an online questionnaire was made public and a consultant was hired to help with the update.

During the Fall of 2022, the housing opportunity sites will be finalized and preliminary goals, policies, and actions will be crafted and refined with HEAC and public input.



In the Winter of 2022, the Town began the process to update the Housing Element.

During the Summer of 2022, the HEAC was established and began meeting and virtual public meetings were held to gather input on appropriate locations for new housing.

In the Winter of 2022-2023, the updated Housing Element will be made available to the public and State for review and comment and the refined document will be adopted by the Town.

**STAY INFORMED &
SPREAD THE WORD**

How to Stay Involved

- **Take the ADU Questionnaire:** available on the Housing Element Webpage
- **Visit the Housing Element Update Webpage:** San Anselmo Housing Element Update | San Anselmo, CA - Official Website (townofsananselmo.org)
- **Attend Housing Element Advisory Committee Meetings:** Housing Element Advisory Committee (HEAC) | San Anselmo, CA - Official Website (townofsananselmo.org)
- **Sign up to review notifications:** Notify Me • San Anselmo • CivicEngage (townofsananselmo.org)
- **Attend the September 1, 2022 Housing Element Meeting:** Discuss Housing Opportunity Sites
- **Email the HEAC and Share your thoughts and ideas or if you are interested in adding units to your property:** heac@townofsananselmo.org

QUESTIONS?

THANK YOU!