



San Anselmo Planning Commission

REVIEW OF THE 6TH CYCLE DRAFT HOUSING ELEMENT

December 19, 2022

Purpose:

- Housing Element Update Overview
- Public Review Draft Housing Element Overview
- Next Steps
- Comments



HOUSING ELEMENT PURPOSE AND UPDATE PROCESS





What is a Housing Element?

- Provides an assessment of the City's housing needs and identifies how to accommodate the housing needs of existing and future residents.
- Sets citywide policies, programs, and actions 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).

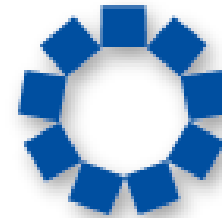
Why are Housing Elements Updated?

- Ensure the City complies with State housing laws
- Demonstrate San Anselmo's ability to meet future housing growth needs
- To adopt and implement policies addressing local housing issues
- Allow the community to further engage in the planning process



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
TOTAL:	833
AMI = Area Median Income AMI for Marin County = \$166,000/year for a family of four	



Units Already Accounted For

- ADUs - 160
- Pipeline Projects - 43

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	194
Low Income	145	97	88
Moderate Income	121	73	69
Above Moderate Income	314	298	279
TOTAL:	833	673	630
AMI = Area Median Income AMI for Marin County = \$166,000/year for a family of four			



20% No Net Loss Buffer

- 630 units remaining after subtracting ADUs and pipeline projects
- $630 \times .20 = 126$
- Total remaining RHNA and 20% no net loss buffer: **754**

Update Process

- 6/4/2022 – Town Council Introduction
- 7/11/2022 – HEAC Meeting 1
- 7/21/2022 – Town Hall Meeting 1
- 7/25/2022 – HEAC Meeting 2
- 8/25/2022 – Town Hall Meeting 2
- 9/1/2022 – HEAC Meeting 3
- 9/26/2022 – HEAC Meeting 4
- 10/11/2022 – Town Council Meeting
- 11/3/2022 – HEAC Meeting 5
- 12/15/2022 – HEAC Meeting 6

Introductory and Informational Meetings

Housing Opportunity Sites Identification and Discussion

Finalize Housing Opportunity Sites and Discuss Policies, Programs, and Actions

Public Review Draft HE Overview

PUBLIC REVIEW DRAFT HOUSING ELEMENT OVERVIEW

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

SETTING THE STAGE: Background and Identification of Housing Conditions, Needs, Barriers, and Resources

Housing Element Outline

1. Introduction
2. Housing Needs and Constraints Executive Summary
3. Housing Needs
4. Housing Constraints
5. Housing Resources
6. Housing Opportunities
7. Affirmatively Furthering Fair Housing
8. Policies, Programs, and Actions

SETTING THE STAGE: Background and Identification of Housing Conditions, Needs, Barriers, and Resources

THE MAIN ACT: Identification of Housing Opportunity Sites and Plan for Accommodating Additional Housing in San Anselmo

Main Housing Element Pieces

■ Housing Opportunity Sites

- *Parcels that have been identified as feasibly developing or redeveloping with housing over the next 8 years*
- *Property owners are **not required** to redevelop/build housing on identified parcels*
- *Town of San Anselmo **is required** to remove barriers to redeveloping/building housing on identified parcels*

■ Policies, Programs, and Actions

- *Steps the Town will take to remove barriers to redeveloping/building housing on identified parcels and throughout the community*

Housing Opportunity Sites Identification Process

1. Preliminary housing opportunity sites were identified by Town staff.
2. Staff identified sites were brought to the HEAC for review and consideration during HEAC meeting two for initial consideration.
3. Staff identified sites were brought to the public at a virtual workshop for initial consideration.
4. Staff identified sites were refined based on the feedback from the HEAC and the public. For example, staff identified sites in the R-1H and R-1C zoning districts were eliminated based on community concerns regarding environmental degradation and wildfire hazard.
5. The refined sites were brought back to the HEAC for further consideration and revision.
6. An objective sites inventory analysis was conducted to determine whether the revised sites were appropriate for new housing, balancing a myriad of factors as detailed in the Sites Inventory Analysis subsection later in this section of the Housing Element.

Housing Opportunity Sites Identification Process

7. The results of the sites inventory analysis were presented to the HEAC at HEAC meeting four for further review and refinement. Necessary zoning ordinance amendments to accommodate the density needed on the identified housing opportunity sites were also presented to and discussed by the HEAC. At HEAC meeting four the HEAC made a motion to recommend the sites to the Town Council.
8. The Town Council considered the sites recommended by the HEAC and made a motion to move forward with all sites with the exception of the dog park.
9. Town staff conducted meetings with the schools to discuss the potential of housing on the portion of their sites included in the Town Council approved list of housing opportunity sites. Based on the feedback received from these meetings, the school sites were removed from the list of housing opportunity sites.

Housing Opportunity Sites Identification Process

10. To make up for the deficit from eliminating the school sites, Town staff reached out to Side by Side, a local nonprofit organization and major property owner in the community to determine whether they were still interested in constructing affordable housing on a portion of their site. Side by Side had originally proposed affordable housing be constructed on a portion of their site in RHNA Cycle 5 but were met with barriers to development approval. Side by Side expressed continued interest if the Town worked to eliminate the barriers to development approval it had previously faced. Policy 5. Eliminate Barriers to the Development of Market Rate and Affordable Housing includes programs and actions to eliminate said barriers thus the additional site was included.
11. The updated housing opportunity sites were brought to the HEAC for final review and consideration at HEAC meeting 5.

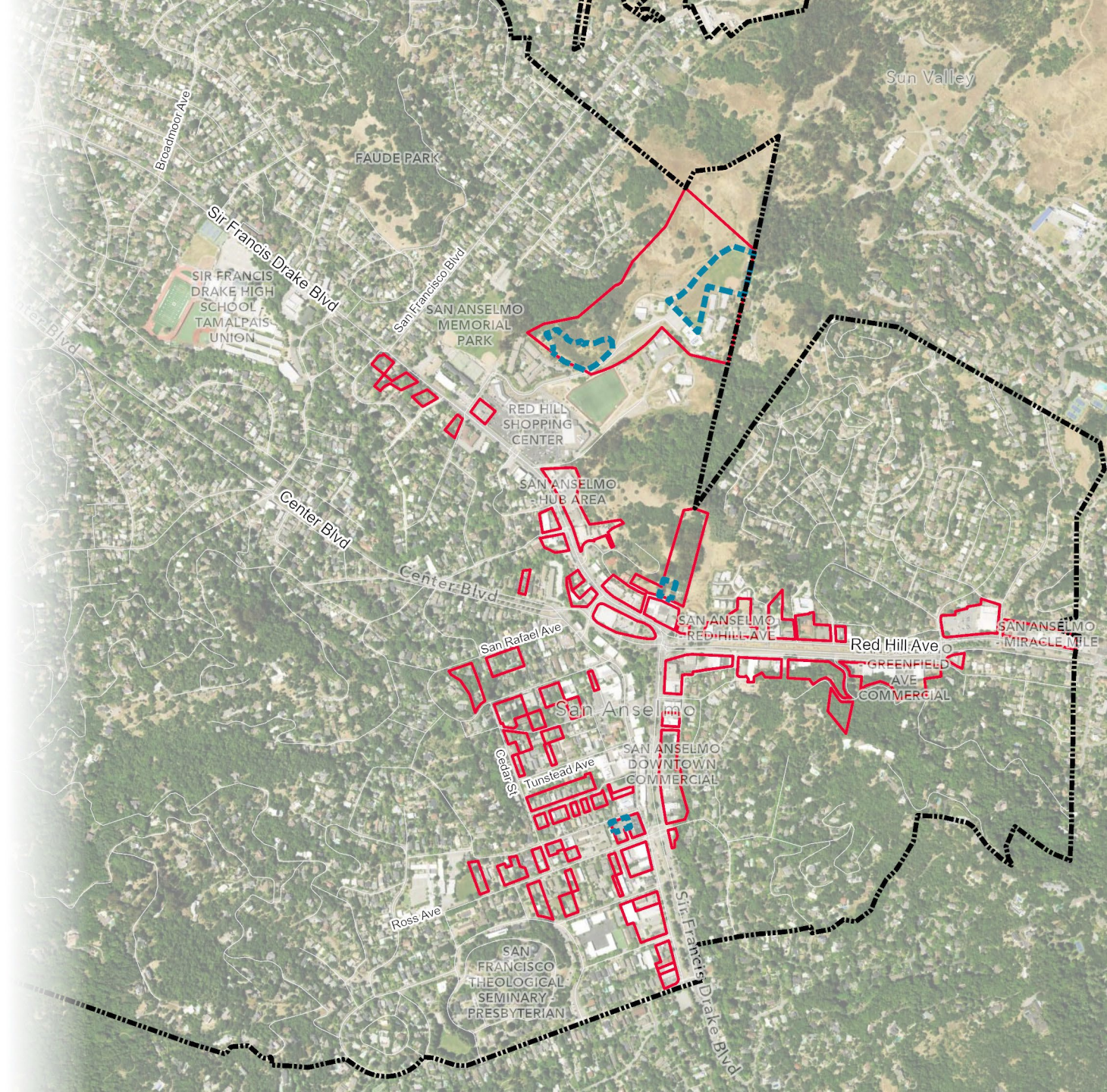
Housing Opportunity Sites Identification Methodology

Site Suitability Factors

- Current Zoning
- General Land Use Plan Designation
- Vacancy
- Residual Lot Coverage
- Fire Hazard or Severity Zones
- Slope

Housing Opportunity Sites

- Total Housing Opportunity Sites: 62
- Total Parcels: 170
- Total Projected Units: 837
 - *Lower Income: 354*
 - *Moderate Income: 271*
 - *Above Moderate Income: 212*
- Proposed Zoning Amendments to Accommodate Development of Projected Units: increase maximum density in the R-3, C-3, C-L, and SPD districts from 20 dwelling units an acre to 30



San Anselmo's RHNA 6 Allocation

Income Level	RHNA 6 Less ADUs & Pipeline, Plus 20% Buffer	Housing Opportunity Site Units	Unit Surplus / Deficit
Very Low Income	233	354	15-unit surplus
Low Income	106		
Moderate Income	83	271	188-unit surplus
Above Moderate Income	335	212	123-unit deficit
TOTAL:	756	673	80-unit surplus
AMI = Area Median Income AMI for Marin County = \$166,000/year for a family of four			

Policies, Programs, and Actions

- **Policies:** Statements that declare the Town's goals for increasing housing availability and affordability in the next 8 years.
- **Programs:** Programs the Town will employ to realize policy.
- **Actions:** Specific actions the Town will take to complete programs and realize policy.
- **Action Matrix:**
 - *Town Lead*
 - *Completion Time Frame*
 - *Quantifiable Metric*

NEXT STEPS



Next Steps

- **December 19:** Planning Commission Public Meeting
 - *Review of Draft Housing Element*
- **January 10:** Town Council Public Meeting
 - *Preliminary consideration of public comment*
- **January 12:** Public Comment Period Closes
 - *Feedback incorporated into document per Town Council direction*
- **January 24:** Town Council Public Meeting
 - *Consider adoption of revised Housing Element*
- **January 26:** Submit Adopted Housing Element to HCD
 - *90-day review period begins*

QUESTIONS