



Legislation Details (With Text)

File #: 22-018
Type: Report **Status:** Passed
File created: 12/19/2021 **In control:** Town Council
On agenda: 1/25/2022 **Final action:** 1/25/2022
Title: Annual report on General Plan. Receive annual report on General Plan, pursuant to Government Code Section 65400, including progress in implementation, and direct staff to submit the report to the State Governor's Office of Planning and Research and State Housing and Community Development Department.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 Annual Report for Housing Element, 3. Attachment 2 Annual Report on General Plan, 4. Attachment 3 HCD Annual Report Form

Date	Ver.	Action By	Action	Result
1/25/2022	1	Town Council	approved	Pass

FROM:

Elise Semonian, Planning Director

SUBJECT:

Annual Report on General Plan for 2021 and Review of 2015-2023 Housing Element

RECOMMENDATION

Hold a public hearing and accept public comments and direct staff to submit the report to the State Governor's Office of Planning and Research (OPR) and State Housing and Community Development Department (HCD).

BACKGROUND

State law requires the Town to present a status report on the General Plan annually to the Town Council and OPR. It also requires the Town to provide an update on the implementation of the Housing Element to HCD by April 1st each year on their Annual Progress Report form (Attachment 3).

DISCUSSION

The attached reports provide an update on the Town's progress in implementing the programs in the General Plan for calendar year 2021 and progress implementing the Housing Element for 2015-2021. This year, staff has included thorough analysis of the goals, policies and programs in the current Housing Element (Attachment 1). The Town is required to review the current Housing Element for the development of the 6th Cycle 2023-2031 Housing Element. The public is invited to comment on this document, which will be

incorporated as an appendix in the Housing Element 2023-2031.

ANALYSIS

The Town has made excellent progress in developing new housing units in all income levels except units for Extremely Low-Income households. No Extremely Low-Income units have been developed during this Regional Housing Needs Allocation (RHNA) projection period (January 1, 2014 - October 31, 2022).

Table 1

PROGRESS TOWARDS 2015-2023 RHNA ALLOCATION				
<i>Since start of reporting period January 1, 2014</i>				
Income Level	2015-2023 RHNA Allocation	Approved since	Building Permit Issued	Units Completed
EXTREMELY LOW INCOME (<30% of Area Median Income)	17	0	0	0
VERY LOW INCOME (<50% of Area Median Income)	16	17	21	19
LOW INCOME (50-80% of Area Median Income)	17	28	33	22
MODERATE INCOME (80-120% of Area Median Income)	19	51	31	24
ABOVE MODERATE INCOME (>120% of Area Median Income)	37	63	46	24
TOTAL	106	159	131	89

Table 2

The Town has approved a variety of housing types, including several multifamily housing projects. The following summarizes the types of units approved:

Type of Unit	Net New Units
Junior Accessory Dwelling Unit	1
Duplex structure	2
Apartment added to existing multifamily	3
Townhomes/Condo: 6-unit, 4 unit	8
Single Family Residence	9
New apartment building: 12-unit, 16-unit, 16-unit	44[1]
<i>Each project has 2 units of deed restricted very low- or low-income housing</i>	
Accessory Dwelling Unit	90
Total	157

[\[1\] One project included conversion of two existing units to deed-restricted affordable housing.](#)

[Those two units are not included here, since they were existing.](#)

Notable housing accomplishments in 2021 were the Town Council adoption of ordinances enacting temporary moratoriums on rent increases and evictions due to the financial impacts of the COVID-19 Pandemic, and Town promotion of the Marin County [emergency rental assistance grant program](https://www.marincounty.org/depts/cd/divisions/housing/renter-and-landlord-resources/marin-county-emergency-rental-assistance-program) <https://www.marincounty.org/depts/cd/divisions/housing/renter-and-landlord-resources/marin-county-emergency-rental-assistance-program>. The programs were promoted on social media and the Town email list and information was mailed to all property owners and tenants of multi-unit property. As of January 7, 2022, the County has received 135 applications for emergency rental assistance and paid 40 cases in San Anselmo.

FISCAL IMPACT

None.

GENERAL PLAN CONSISTENCY

The annual report is required by State law and the General Plan Housing Element programs.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Acceptance of the report is not a project subject to review under the California Environmental Quality Act (CEQA) and will not conflict with the Climate Action Plan 2030. The report details actions taken to further the General Plan.

CONCLUSION

Direct staff to submit the report to the State Governor's Office of Planning and Research (OPR) and State Housing and Community Development Department (HCD).